

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

29th November 2016

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/16/01763	Former Castle Wharf Esso Petrol Station, Leamouth Road, E14	Redevelopment of the former Service Station site with a residential-led mixed use development, comprising 338 residential units, together with 376 sqm of flexible non-residential floorspace (Use Classes A1, A2, A3, B1, D1 and D2), 36 sqm café floorspace (Use Class A3), set across two main buildings including a 24 storey tower with stepped blocks of 20, 17, 11 and 8 storeys, linked by a 2 storey podium at ground level, with a single basement level, landscaping and associated amenities

1.0 ADDITIONAL REPRESENTATIONS

1.1 Applicants representation:

The Applicant has advised that the site is owned by Esso UK Limited.

1.2 Local representations:

One additional representation has been received from a neighbouring resident, on the grounds that the proposal would have a negative impact on the value of their property. The Committee is advised that impact of development proposals on property values is not a material planning consideration.

1.3 Consultation responses:

Further to the publication of the report, additional comments have been received from TfL who have requested a further condition relating to an infrastructure protection agreement (IPA). The proposed basement is within the tunnel zone of influence of the A13 East India Dock Road. The developer would have to satisfy the requirements in the "A13 Thames Gateway DBFO – Criteria for Foundations of Future Development" document. Officers' consider it reasonable to include this as a pre-commencement condition.

2.0 FINANCIAL CONSIDERATIONS - CIL

2.1 Since the publication of the original committee report, the CIL liability is estimated as follows:

Total: £2,019,608.25 (Mayoral CIL £787,850.47 and Tower Hamlets CIL £1,231,757.78).

3.0 CHILD PLAY SPACE

3.1 During the course of the application, the Councils Planning Obligations SPD was adopted. This resulted in a shift to using GLA child yields instead of LBTH yields. Applying the methodology within the Mayor's Play and Informal Recreation SPG (2012), the scheme is expected to generate a child yield of 106 requiring a total of 1,060 sq.m of play space. A breakdown of the expected number of children per age group is shown in the table below.

3.2 Play space provision to meet the planning policy requirements would be provided on site. Following GLA's initial concern with regards to the proposal not achieving the minimum requirement, an additional 130m2 of child play space has been provided to the communal roof terrace on level 17, which would be accessible to all of the occupants of the development using a fob system.

3.3 As a result, 1066 sqm of play space is proposed, which meets the Mayor's Play and Informal Recreation SPG (2012), and how this is broken down is illustrated in the table below:

Age	Child Yield	Requirement	Provided
Under 5	34	340 sqm	343 sqm
5 to 11	40	400sqm	391 sqm
12+	32	320 sqm	202 sqm
Additional on level 17 roof		-	130 sqm
Total	-	1060 sqm	1066 sqm

3.4 Overall, Officers consider the development would meet the minimum requirement.

3.5 A condition is included which requires full details of child play space to be submitted for approval, allowing the age yields to be adjusted to meet the Mayor's Play and Informal Recreation SPG (2012).

3.6 For the avoidance of doubt 505sqm of communal amenity is provided. This meets the policy requirement of 378sqm.

4. RECOMMENDATION

3.7 Officers' original recommendation to **GRANT** planning permission remains unchanged, subject to the addition of the infrastructure protection agreement condition requested by TfL.