

DEVELOPMENT COMMITTEE

Thursday, 6 August 2015 at 7.00 p.m.

Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove
Crescent, London, E14 2BG

UPDATE REPORT

This meeting is open to the public to attend.

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UPDATE REPORT

Agenda Item number:	7.13
Reference number:	PA/14/03660
Location:	219-221 Bow Road and 27-31 Payne Road, Bow, E3
Proposal:	Demolition of existing buildings and erection of four blocks of four, five and six storeys to provide 89 dwellings together with ancillary parking and landscaping.

1.0 AMENDMENTS TO COMMITTEE REPORT

- 1.1 Paragraphs 4.7, 8.28, 10.14 and 10.84. It is reported that the site has a PTAL 5 'Very Good'. This is shown on the Council's GIS database. The applicant says the site scores PTAL 6 a 'Excellent' as confirmed by the Transport for London web site. PTAL 6a is the highest possible score on a scale of 1 to 6. This discrepancy does not alter officers assessment of the scheme, in particular paragraph 10.39 of the report which correctly advises:

"10.39 Policy 3.4 of the London Plan requires development to optimise housing output taking account of local context and public transport capacity and availability. The development would result in a density of 748 habitable rooms per hectare which is a little above the 200 - 700 hrh advocated by the Sustainable residential quality density matrix for areas with PTALs 4-6 at Table 3.2 of the London Plan."

- 1.2 Paragraph 10.59. This advises that a communal amenity space of 133 sq. m. is required compared with 150 sq. m. of the proposed provision. These figures refer to the 93 unit scheme originally submitted. The 89 units now applied for require 129 sq. m. of communal space which also exceeds minimum standards.

ADDITIONAL RECOMMENDED PRIOR TO OCCUPATION CONDITION

- 1.3 Paragraph 6.2 of the Committee Report explains that the application is Phase 2 of the permitted redevelopment scheme for Nos. 213-217 Bow Road adjoining to the west that is currently on site to provide two residential buildings. The current application proposes to link the common service areas to provide a comprehensive solution to access, landscaping, refuse storage and amenity provision with a single vehicular access to Bow Road at Nos. 219-221. Because of this connection the current scheme at Nos. 219-221 cannot be serviced in isolation. It is therefore recommended that the following additional condition No. 27 be applied to any planning permission to prevent the occupation of the buildings at Nos. 219-221 until joint servicing arrangements have been provided:

"The development hereby permitted shall not be occupied until the vehicular access and turning arrangements on the site of Nos. 213-217 Bow Road have been provided in accordance with the plans and documents hereby approved."

2.0 RECOMMENDATION

- 2.1 Officers' original recommendation to **GRANT** planning permission remains unchanged.

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