

DEVELOPMENT COMMITTEE

Thursday, 27 September 2018 at 6.30 p.m.

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

SUPPLEMENTAL AGENDA

This meeting is open to the public to attend.

Contact for further enquiries:

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agenda:



For further information including the Membership of this body and public information, see the main agenda.

5 .5 Update Reports for 27 September 2018

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LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

27TH September 2018

UPDATE REPORT OF DIRECTOR OF PLACE

INDEX

Agenda item no	Reference no	Location	Proposal / Title
4 .1	PA/18/01477 and PA/18/01478	Raine House, 16 Raine Street, London, E1W 3RL	Demolition of existing buildings at 27-29 and 33 Caroline Street and erection of two buildings up to 9 storeys in height to provide 56 residential units and landscaped amenity space, cycle parking and associated works.
5 .1	PA/18/00065	Regency Court, 10 Norman Grove, London, E3 5EG	Demolition of the existing building and redevelopment to provide 32 residential dwellings (Class C3) with new hard and soft landscaping, ancillary servicing and plant, car and cycle parking, and associated works.
5 .2	PA/18/00092	Appian Court, 87 Parnell Road, London, E3 2RS	The demolition of the existing buildings at Appian Court and the construction of a part 4/5 plus lower ground floor storey building to provide age restricted sheltered housing consisting of 60 units together with the provision of communal amenity space, parking and cycle storage spaces and associated landscaping.
5.3	PA/18/01776	Site Rear of 225 to 347, Hanbury Street	Demolition of the existing garages and the construction of four three bedroom and three four bedroom affordable houses, including improved open space, play area and hard landscaping.
5.4	PA/17/01808	13-19 Herald Street, London, E2 6JT	Demolition of two storey commercial building and scrap metal yard bounded by Herald Street, Witan Street and Glass Street and erection of new residential building ranging between 6 and 9 storeys (including the creation of a basement), to accommodate 553 sqm of commercial space (Class D1) at ground floor and 62 residential units (21 x 1 bed, 33 x 2 bed, 8 x 3 bed) at the upper floors, together with associated works.

Agenda item no	Reference no	Location	Proposal / Title
4.1	PA/18/01477 and PA/18/01478	Raine House, 16 Raine Street, London, E1W 3RL	Refurbishment and reconfiguration of existing community facility. No change of use is proposed.

1.0 ADDITIONAL REPRESENTATIONS

1.1. Following the publication of the officers' report, two additional representations have been received raising the following additional matters:

- Objectors should have the right to address the committee on account of the new information contained in the officers' update report following the Committee site visit.
- Improper consultation.
- The application should be rejected and a steering group formed from the interested and affected parties.
- Impact on the delivery of services provided at Raine House from decanting temporarily to Glamis House during the works.
- Insufficient notice has been provided for community groups to move from Raine House. The works should not start until 2019.
- Glamis House will not be ready in time.

1.2. Officers' response: The information provided in the officers' update report is a response to information requested by the Committee to provide context to the proposed development. These are not new issues and do not provide grounds for speaking rights, though this is at the discretion of the Chair of the Planning Committee.

1.3. If planning permission and listed building consent were to be granted, the applicant would have three years in which to implement the permission. There would be no obligation to commence immediately. The timing of the works and whether occupiers need to be decanted and how long for are not planning matters.

2.0 RECOMMENDATION

2.1 The officer recommendation to grant planning and listed building consent remains unchanged.

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/18/00065	Regency Court, 10 Norman Grove, London, E3 5EG	Demolition of the existing building and redevelopment to provide 32 residential dwellings (Class C3) with new hard and soft landscaping, ancillary servicing and plant, car and cycle parking, and associated works.

1.0 UPDATES TO REPORT

1.1 Paragraph 7.101 refers to the separation distances of 3 adjacent roads:

- 16m at Saxon Hall
- 18.8m at Saxon Road
- 15m- 20m at Rosebank Gardens

1.2 Norman Grove should be included in this section and paragraph 7.101 should read as follows:

- 16m at Saxon Hall
- 18.8m at Saxon Road
- 15m- 20m at Rosebank Gardens
- 15m at Norman Grove

1.3 Norman Grove has been considered in the application and the following paragraphs (7.102- 7.107) specifically take into account the separation distance and also note objections raised by residents with regards to this relationship at Norman Grove, which is 15m. Norman Grove is not explicitly stated however and this is an omission.

1.4 The non- financial contributions section paragraph d of paragraph 3.1 refers to the delivery of 16 intermediate units and 46 shared ownership units. This should be read as 14 intermediate units and 44 sheltered units.

1.5 Paragraph d should read as follows:

- Delivery of affordable housing comprising 2 intermediate units at Regency Court.

1.6 Paragraph 4.13 refers to 44 age restricted sheltered units and 16 residential units. This should read as 14 intermediate units and 46 social rented sheltered accommodation units.

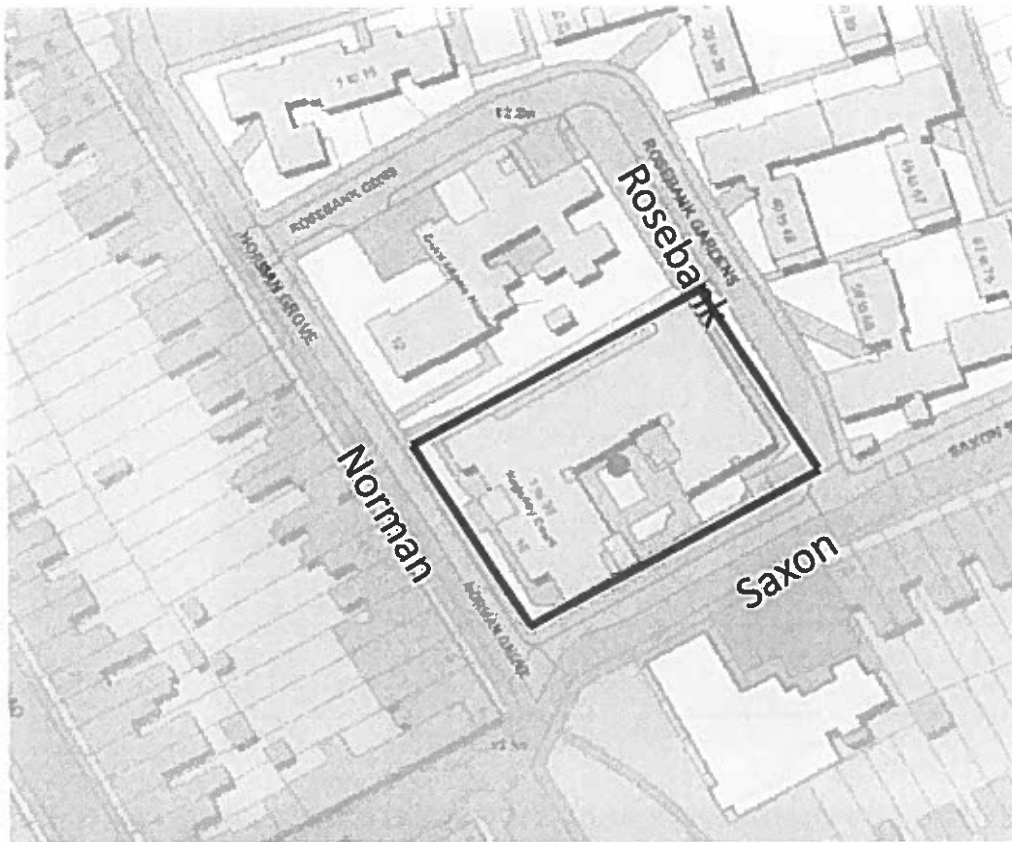
2.0 ADDITIONAL REPRESENTATION

2.1 4 additional letters of objection have been received regarding:

- Lack of consultation
- Lack of consideration of residents objections
- Residents not informed of committee dates
- Design and height not sympathetic to the conservation area
- Omission of properties on Norman Grove with regards to residential amenity
- Impact of balconies on residential amenity

- Development of 12 Norman Grove at the same time
 - Split level units
- 2.2 The consultation boundary map appended to the main report confirms all properties adjacent to the site have been consulted in accordance with the statement of community involvement.
- 2.3 In terms of notification regarding committee dates, only residents who have commented on the application have been notified of the committee. Officers confirm the letters were sent 1st class on 19th September 2018.
- 2.4 The development of Regency Court and the Council's redevelopment of 12 Norman Grove are by separate applicants who are independent of each other. There are no guarantees that both schemes will be approved, and even if approved, there is no guarantee they will be implemented. The council is therefore unable to influence the development timeframes of schemes which fall outside of their ownership.
- 2.5 The proposed development has been designed to specifically take into account the adjoining conservation area. This is covered within the main report.
- 2.6 The impact on neighbouring amenity has been fully addressed in the main report, as well as the impact of the proposed balconies. Norman Grove as detailed in section 1.0 of this report has also been considered as part of the officers assessment.
- 2.7 With regards to split level units, the unit mix is considered in p. 7.68 of the main report. A table showing the unit mix is also provided in p. 7.46. It is considered that the housing mix is considered to be acceptable. This is supported by housing officers.
- 3.0 RECOMMENDATION**
- 3.1 The officer recommendation to grant planning permission remains unchanged.

Appendix B: Site Photographs and drawings



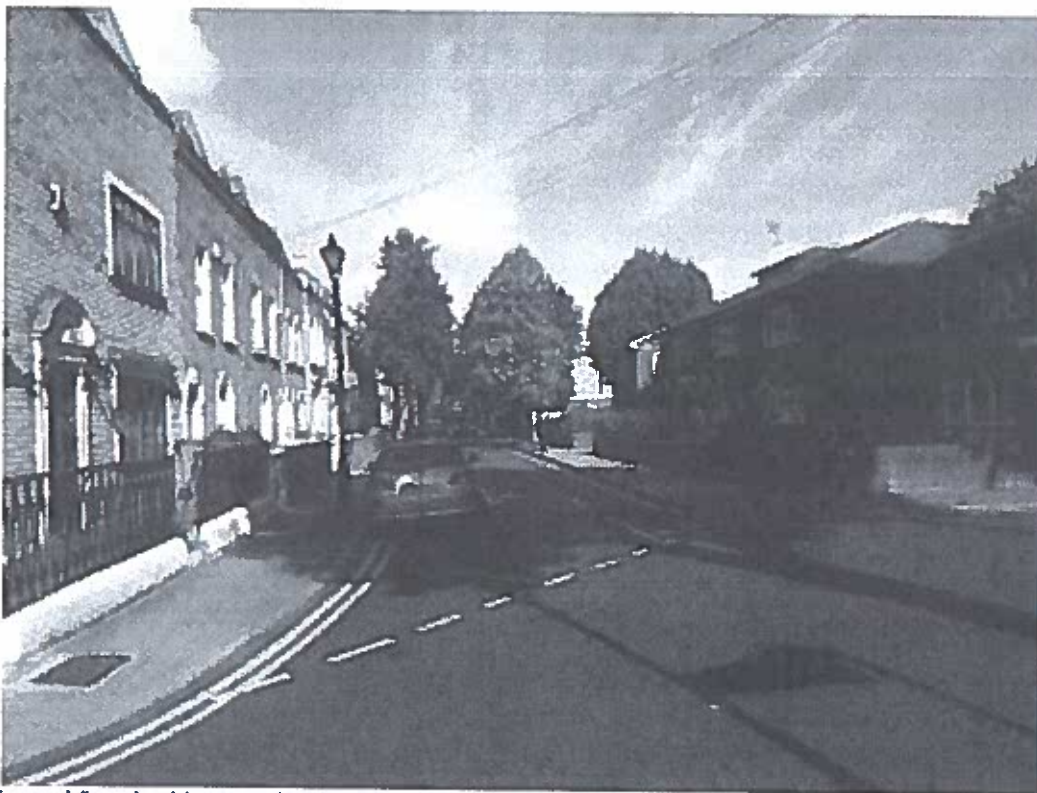
Site Location Plan



Aerial photo of site



Existing Norman Grove Elevation



Long View looking north along Norman Grove



Long View looking south along Norman Grove



Long View looking east along Saxon Road



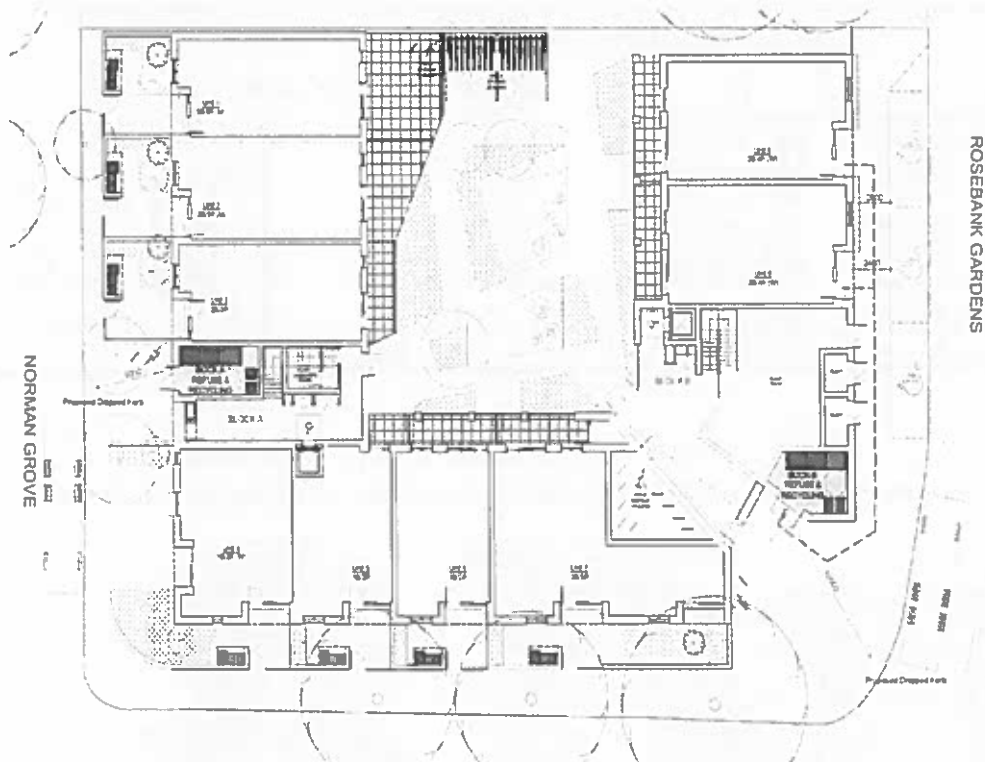
Long View looking West along Saxon Road



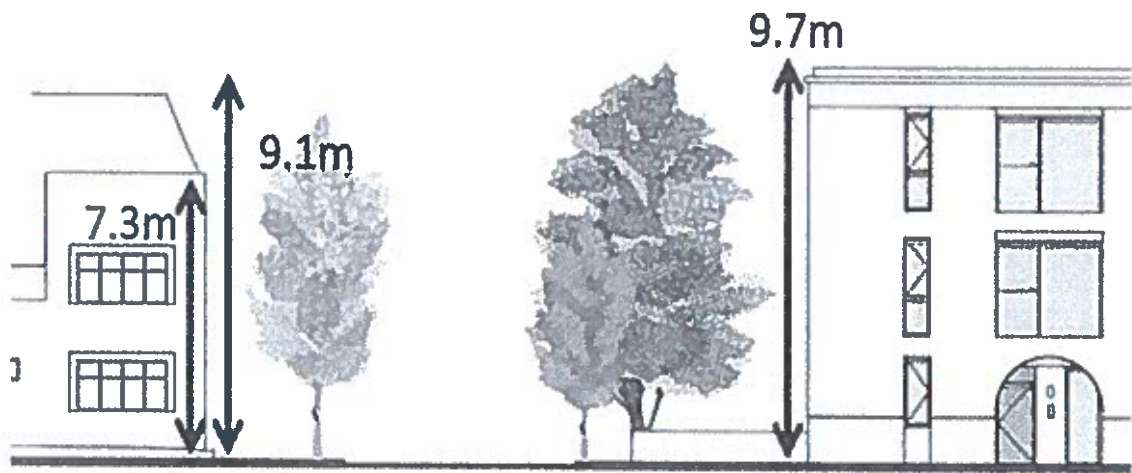
Long View looking north along Rosebank Gardens



Long View looking south along Rosebank Gardens



Ground floor plan



Properties at Norman Grove

Proposed development

NORMAN GR.

APPLICATION BOUNDARY

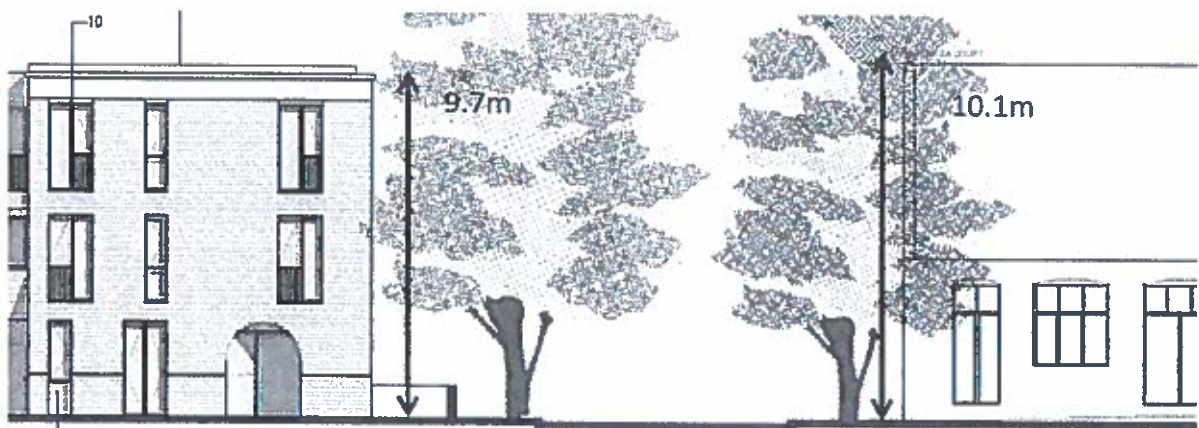
Height difference between existing and proposed developments along Norman Grove



APPLICATION BOUNDARY

ROSEBANK GDNS

Height difference between existing and proposed developments along Rosebank Gardens



Height difference between existing and proposed developments along Saxon Road



Proposed view looking south along Norman Grove

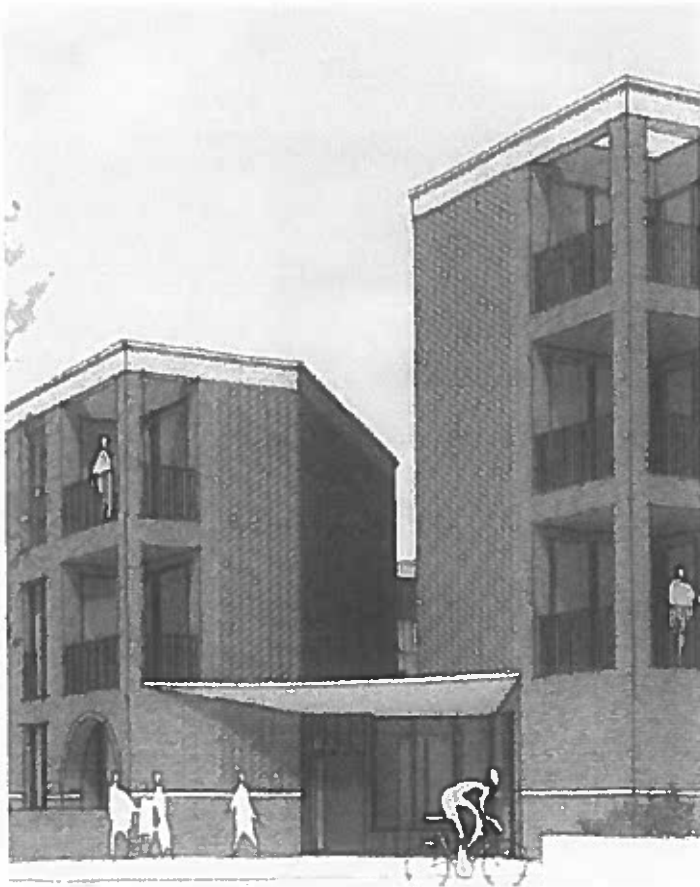
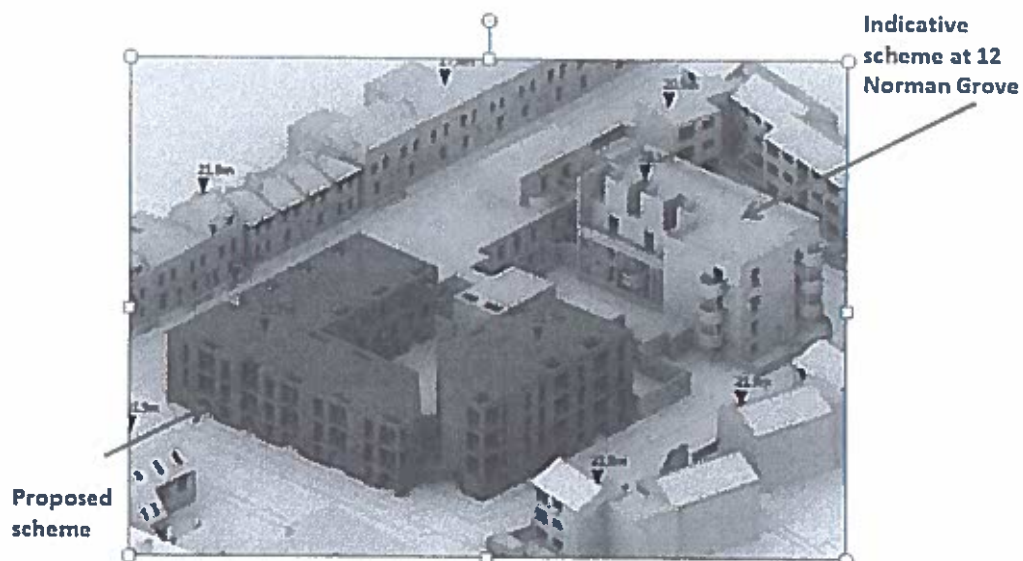


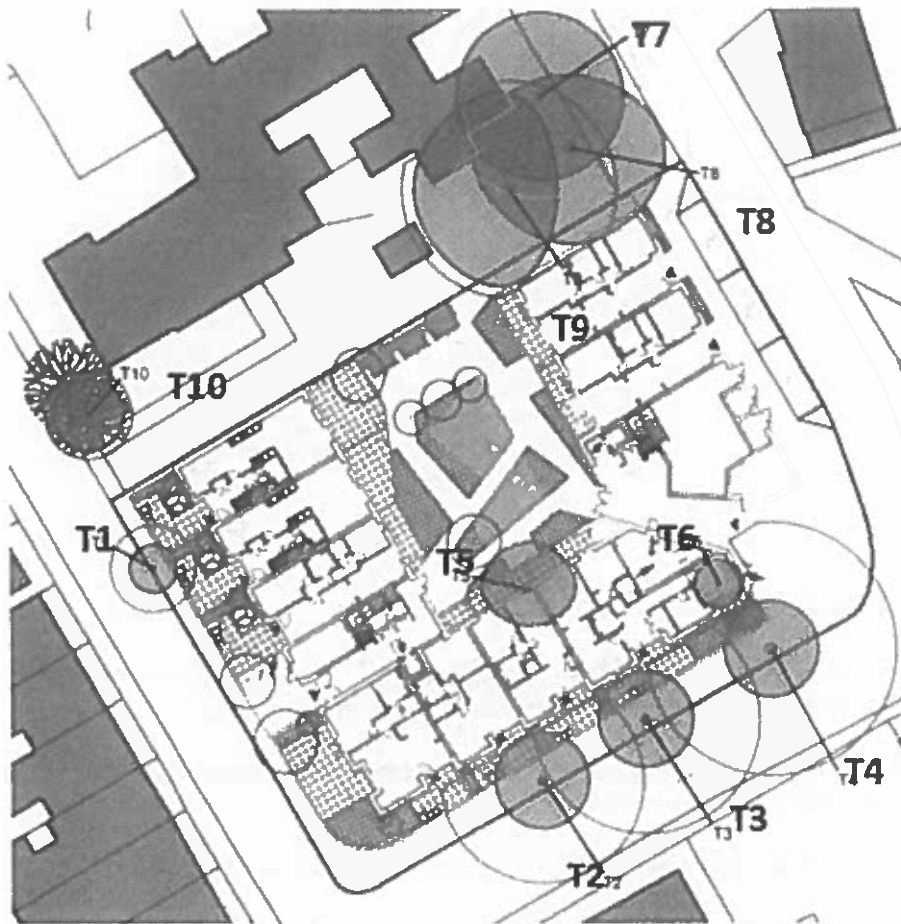
Image of communal entrance



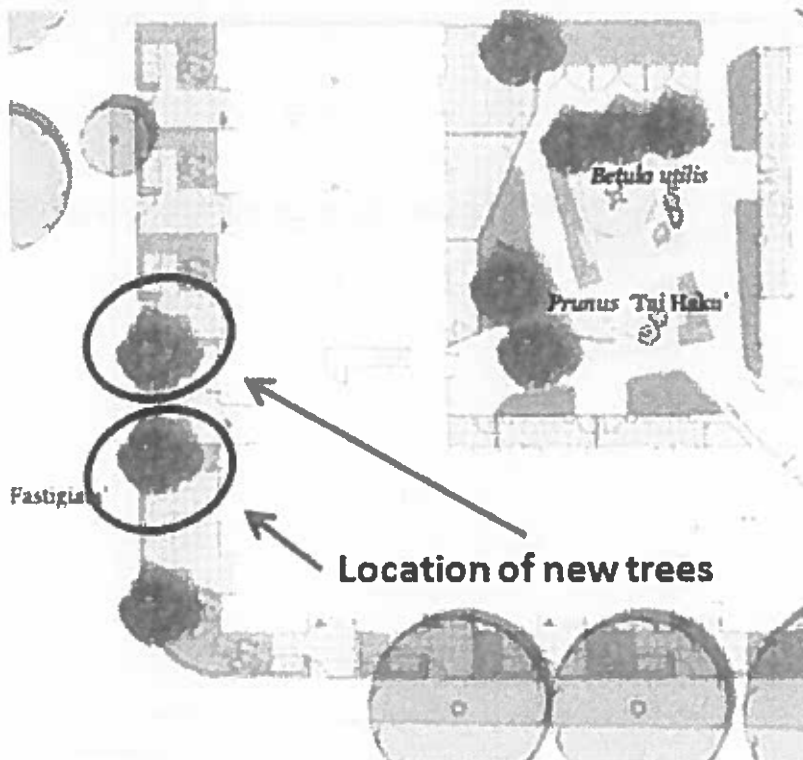
Site Plan



Model showing proposed scheme and indicative c=scheme as No. 12



Existing trees on site



Proposed trees on site

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/18/00092	Appian Court, 87 Parnell Road, London, E3 2RS	The demolition of the existing buildings at Appian Court and the construction of a part 4/5 plus lower ground floor storey building to provide age restricted sheltered housing consisting of 60 units together with the provision of communal amenity space, parking and cycle storage spaces and associated landscaping.

1.0 UPDATES TO REPORT

- 1.7 The non- financial contributions section, paragraph a of 3.1 refers to the delivery of 46 shared ownership units. This should be read as 46 sheltered units.
- 1.8 Paragraph a of section 3.1 also refers to the delivery of 2 intermediate units at Regency court. This should be omitted.
- 1.9 Paragraph a (non-financial contribution) of section 3.1 should read as follows:
- Delivery of affordable Housing comprising 14 intermediate units and 46 social rented sheltered accommodation units. The reference to Regency Court is omitted within the obligation as this scheme is not reliant on Regency Court to come forward.

2 RECOMMENDATION

- 2.1 Officer recommendation remains that planning permission should be GRANTED for the reasons set out in the main report.

Appendix B: Site photos and Plans



Site Plan



Aerial photo of site



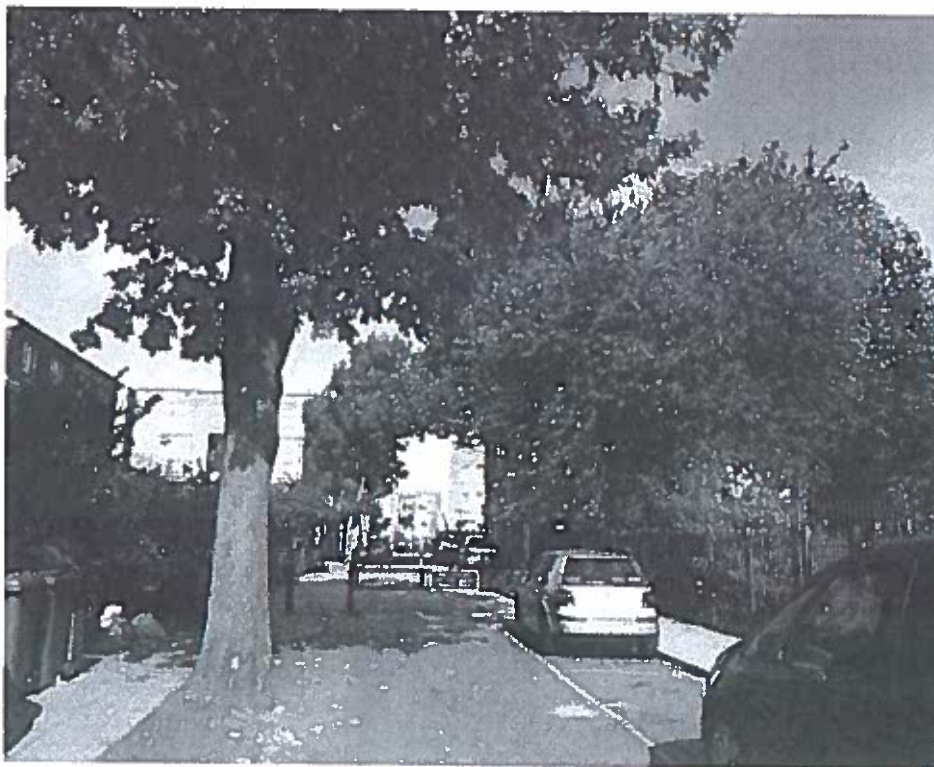
Existing buildings on Usher Road



Existing buildings on Parnell Road



View looking south along Usher Road



View looking north along Usher Road



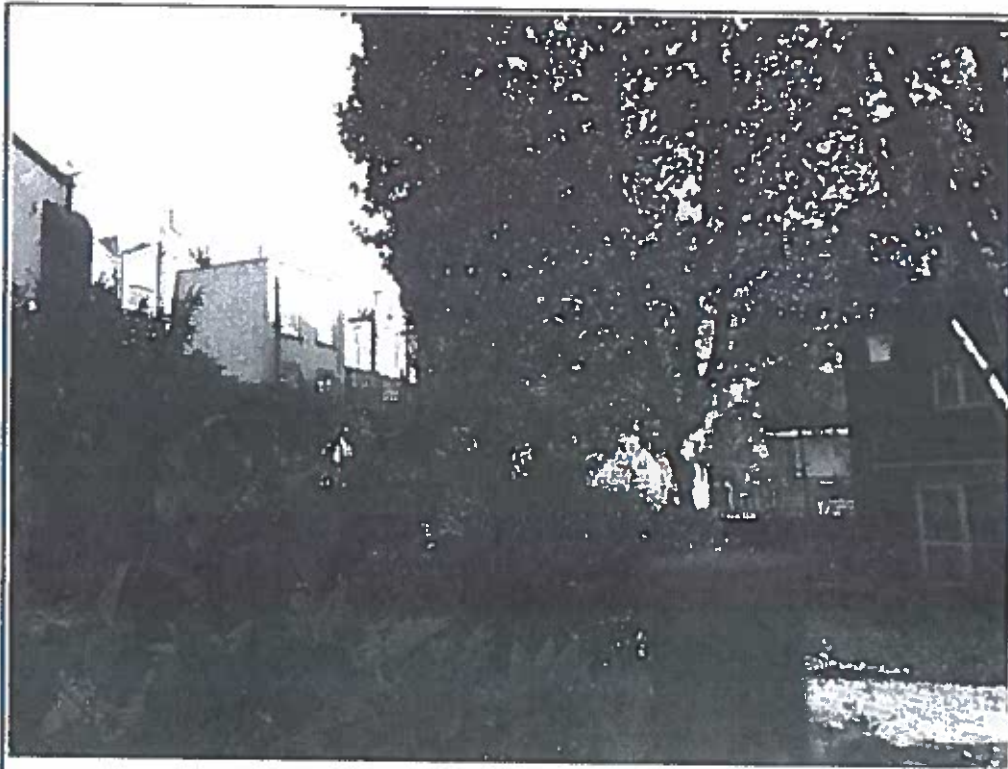
View looking north along Pamell Road



Category A trees on site



Existing car parking



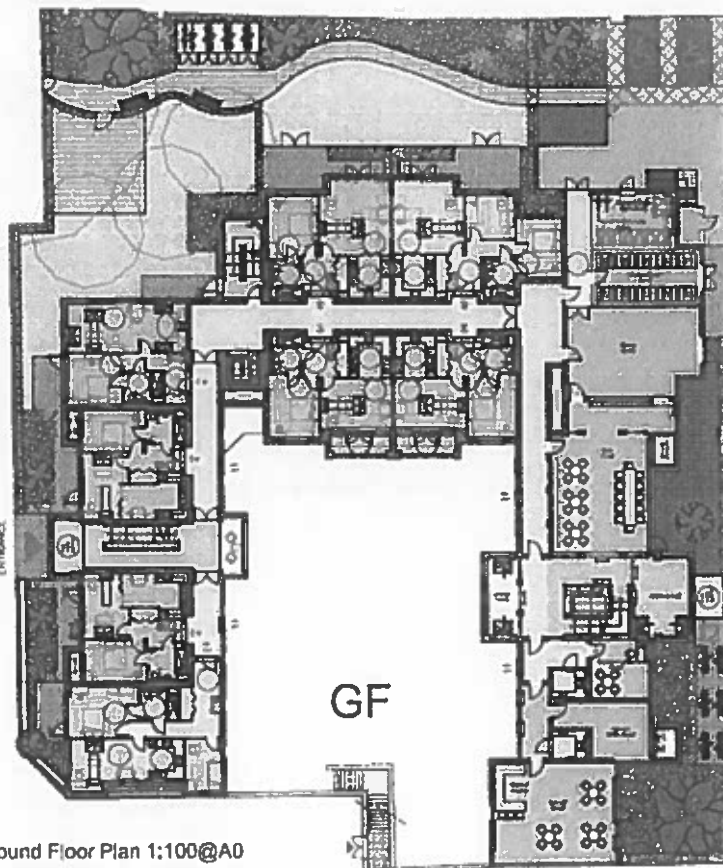
Existing northern amenity space



Rear of Nos. 612 to 630 Roman Road

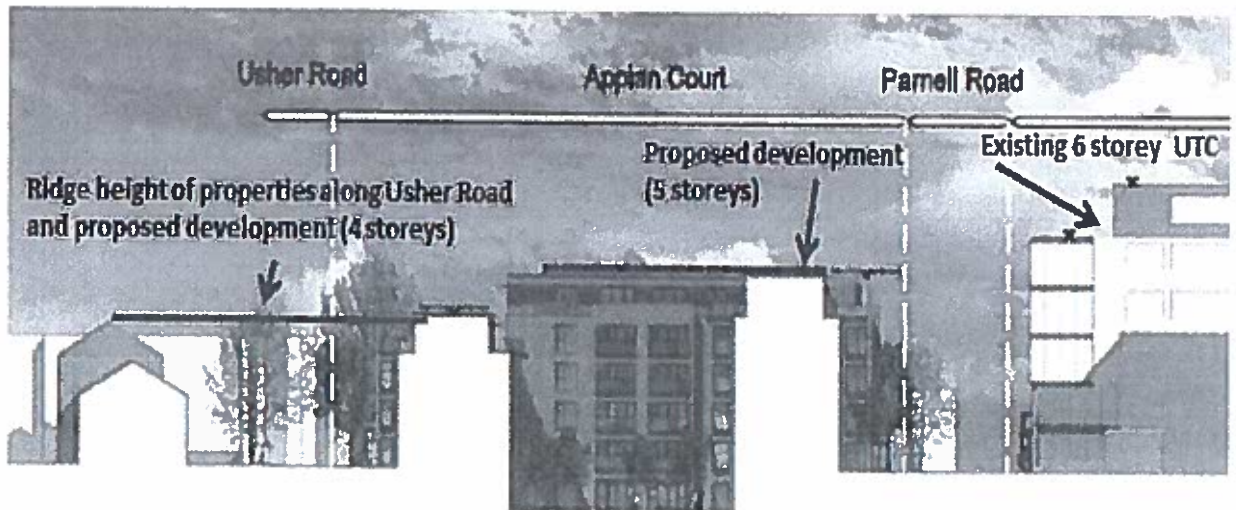


Proposed Parnell Road elevation



Ground Floor Plan 1:100@A0

Proposed Ground floor



Height difference between proposed development, Usher Road and Parnell Road

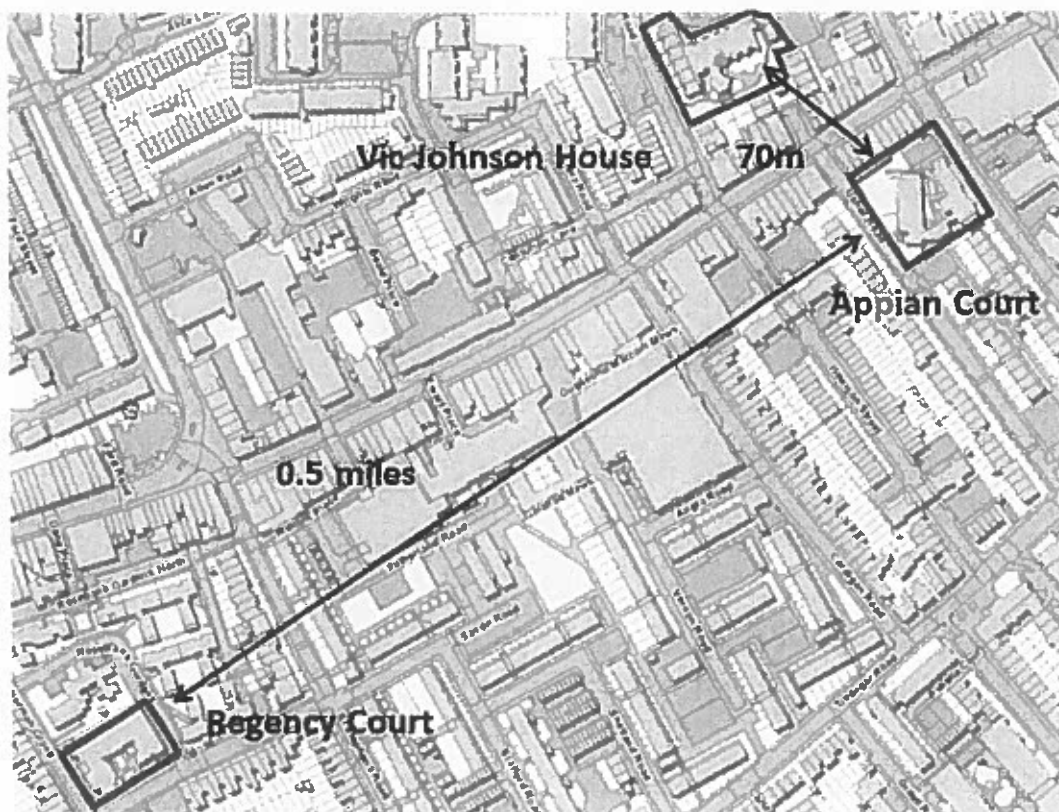


Height difference between proposed development, Roman Road and Parnell Road

Roman Road Conservation area



Long View of application site and Roman Road Conservation Area along Parnell Road



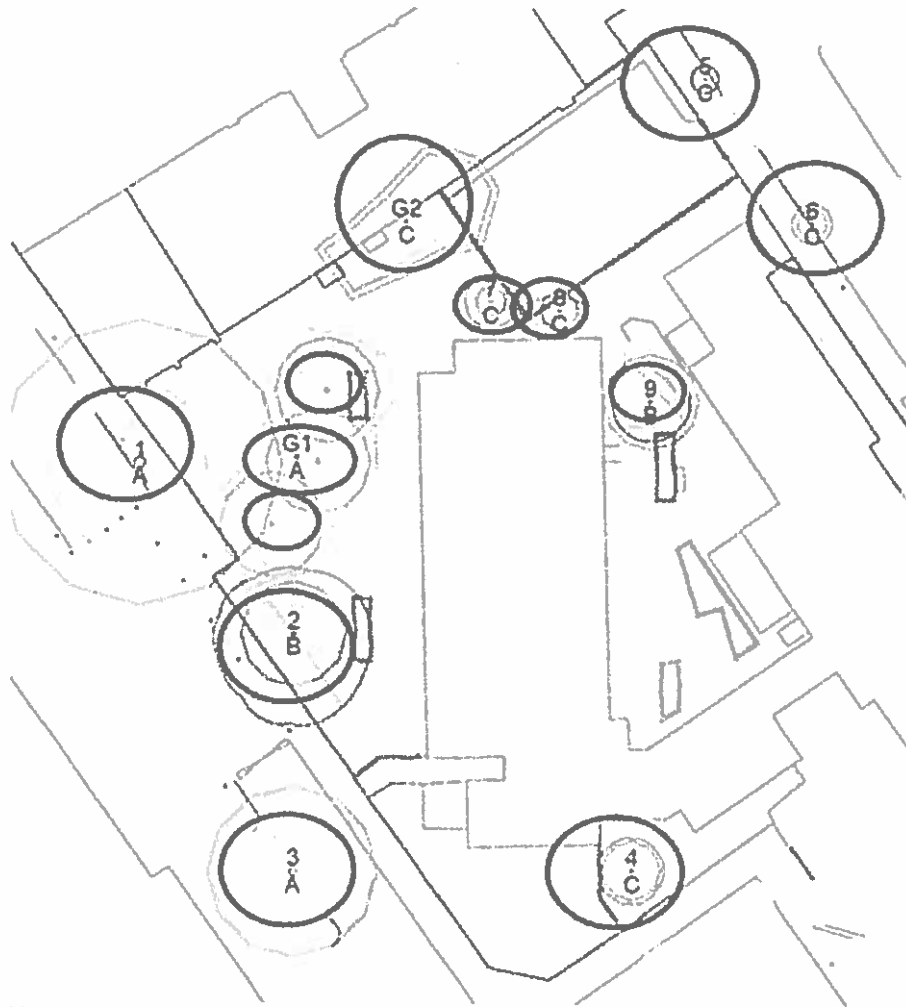
70m

Appian Court

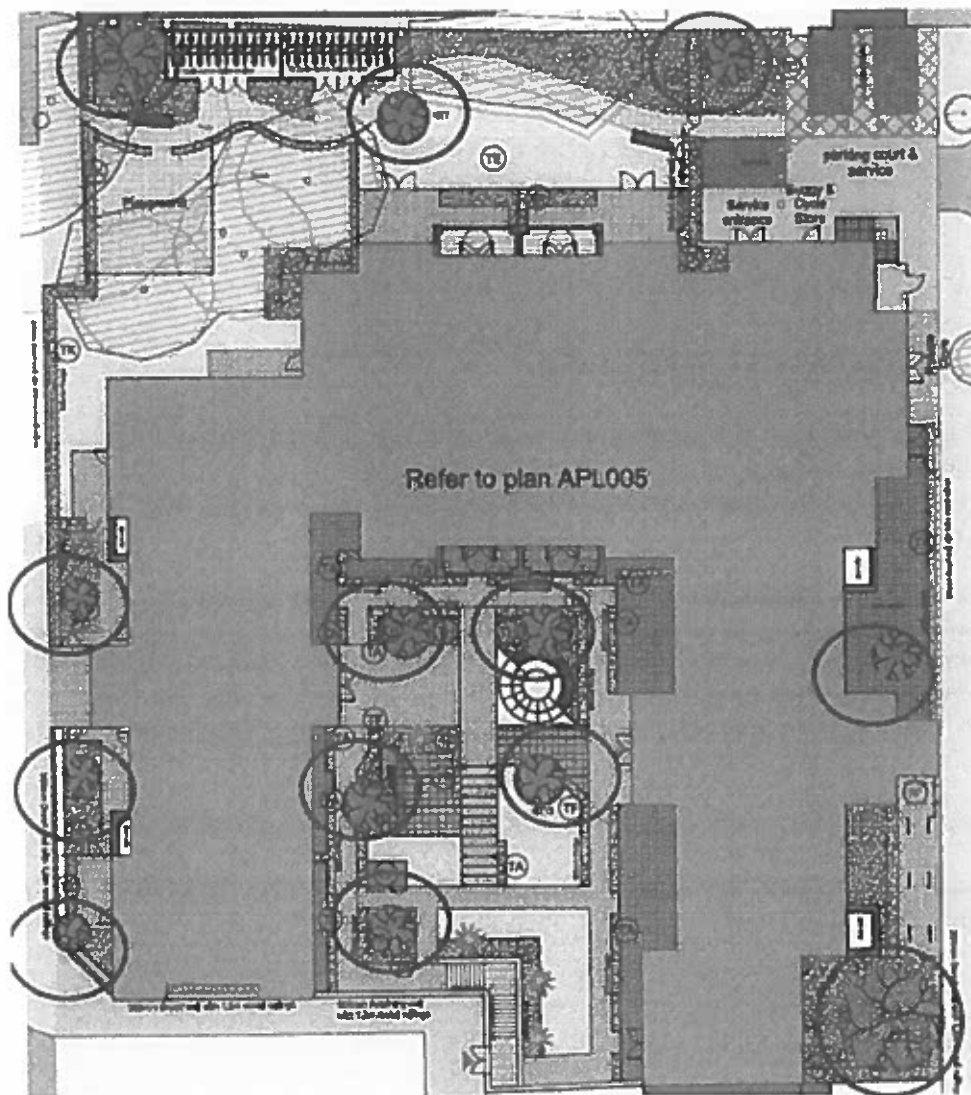
0.5 miles

Regency Court

Site Plan



Trees to be felled



Proposed trees

Agenda item no	Reference no	Location	Proposal / Title
5.3	PA/18/01776	Site Rear of 225 to 347, Hanbury Street, London	Demolition of the existing garages and the construction of four three bedroom and three four bedroom affordable houses, including improved open space, play area and hard landscaping.

2.0 CORRECTIONS AND CLARIFICATIONS

- 1.1 Paragraph 8.6: Should remove references to balconies as these are just terraces. The balustrades to these are brick parapet and not metal railings and glazed balustrades as stated. Brick parapets will provide increased privacy to both new and existing residents.
- 1.2 Paragraph 10.03: Should read: "That due to the size of the application there is no requirement to provide wheelchair accessible dwellings rather than it is disappointing. Also when considering other LBTH applications as a whole, whether minor or major applications the provision of wheelchair accessible homes is in line with Policy and LBTH's requirements. Also, all houses will be design to Building Regulations AD Part M4(2).
- 1.3 Paragraph 10.73: Remove reference to balconies as these are just terraces.
- 1.4 Paragraph 10.83: DSO Assessment was undertaken by PRP and not Brooke Vincent & Partners

2.0 DRAWING NUMBERS

- 2.1 Appendix 2:
Drawings numbers for the following should read:

Site Location Plan:	AA7010-2000
Proposed Ground Floor Plan:	AA7010-2200
Proposed First & Second Floor Plans:	AA7010-2201

3.0 RECOMMENDATION

- 3.1 Officer's recommendation is unchanged to APPROVE planning permission subject to the conditions and planning obligations set out in the officer's report.

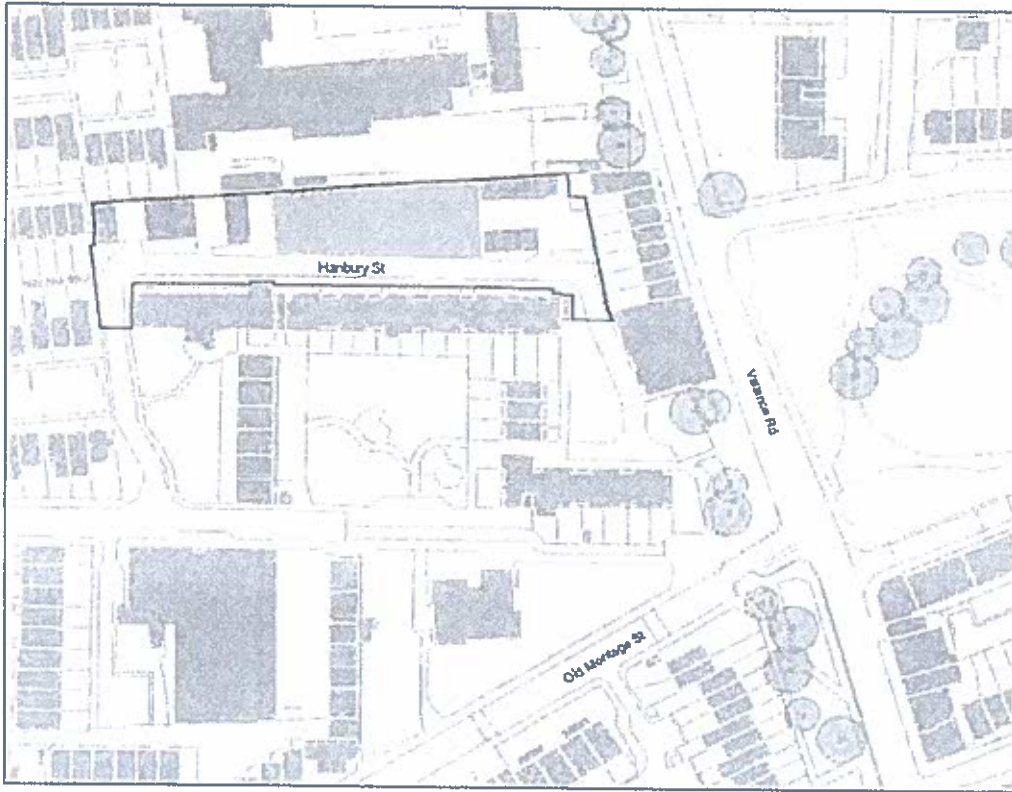
Appendix b – Selected plans and photos



Proposed CGI



Proposed CGI



Existing Site plan



Existing view looking west



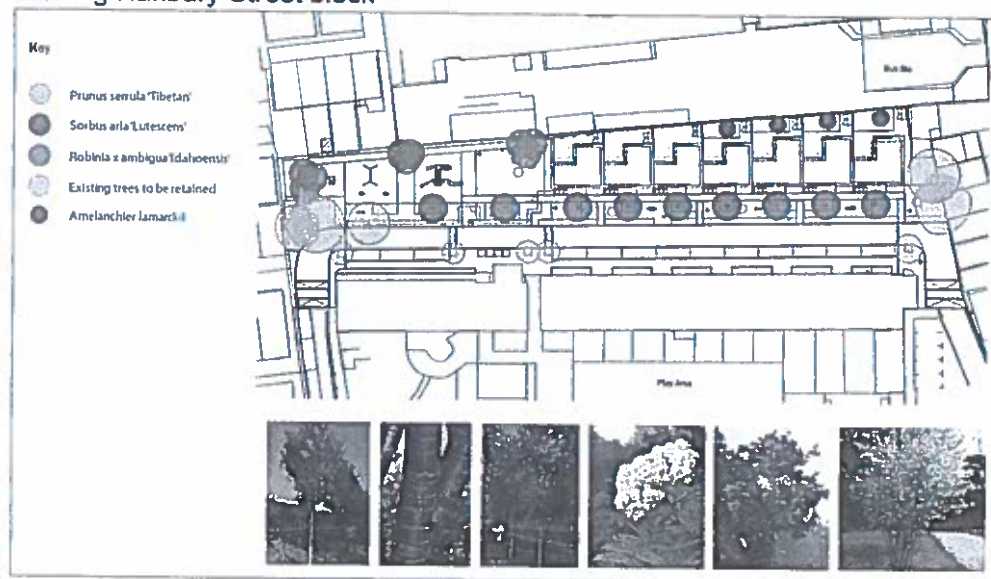
Existing view looking east



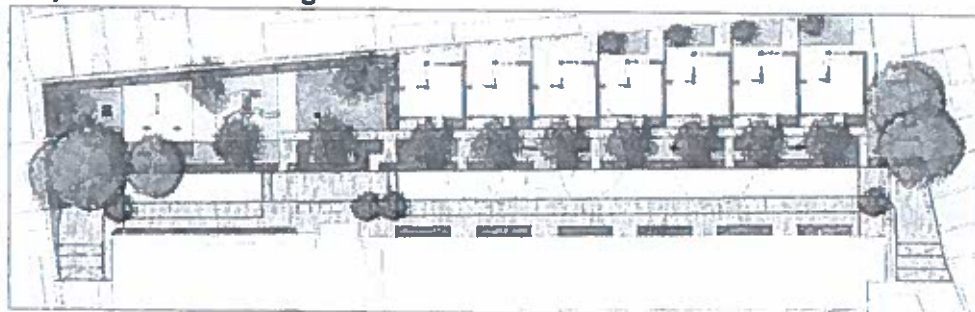
Existing garages to the east



Existing Hanbury Street block



Proposed Tree Planting



Proposed landscape scheme and site layout

Agenda item no	Reference no	Location	Proposal / Title
5.4	PA/17/01808	13-19 Herald Street, London, E2 6JT	Demolition of two storey commercial building and scrap metal yard bounded by Herald Street, Witan Street and Glass Street and erection of new residential building ranging between 6 and 9 storeys (including the creation of a basement), to accommodate 553 sqm of commercial space (Class D1) at ground floor and 62 residential units (21 x 1 bed, 33 x 2 bed, 8 x 3 bed) at the upper floors, together with associated works.

1.0 CLARIFICATIONS AND CORRECTIONS

- 1.1 Paragraph 10.111 should read..."the affordable entrance would be located mid-way along the Glass Street elevation".
- 1.2 The description for development and the table set out in paragraph 10.74 were not updated to reflect the minor amendments made to the unit mix within the private tenure.
- 1.3 The unit mix as listed in the description of development should read '21 x 1 bed, 32 x 2 bed, 9 x 3 bed). For clarity, the description of development now reads:

Demolition of two storey commercial building and scrap metal yard bounded by Herald Street, Witan Street and Glass Street and erection of new residential building ranging between 6 and 9 storeys (including the creation of a basement), to accommodate 553 sqm of commercial space (Class D1) at ground floor and 62 residential units (21 x 1 bed, 32 x 2 bed, 9 x 3 bed) at the upper floors, together with associated works.

- 1.4 The amended table is set out below. This table also includes the habitable rooms.

Unit Size	Total Units	Social/Affordable Rented			Intermediate (shared ownership)			Market Housing		
		Units (habitable rooms)	As a %	Policy Target %	Units (habitable rooms)	As a %	Policy Target %	Units (habitable rooms)	As a %	Policy Target %
Studio	0	0 (0)	/	/	0	/	/	0	/	/
1 Bed	21	0	/	30%	0	/	25%	21 (42)	41.2%	50%
2 Bed	32	3 (12)	37.5%	25%	1 (4)	33.33%	50%	28 (84)	54.9%	30%
3 Bed	9	5 (25)	62.5%	30%	2 (10)	66.66%	25%	2 (8)	3.9%	20%
4 Bed	0	0	/	15%	0	/	0%	0	/	
Total	62	8 (37)	100%		3 (14)	100%		51 (134)	100%	100%

- 1.5 Some drawings were mis-titled, or missing from, the 'List of documents and plans for approval' in Appendix 2. For clarity, the correct 'drawing' list is provided below. The 'documents' list remains unchanged

EXISTING DRAWINGS

SITE LOCATION PLAN	PL-001 REV B
SITE PLAN	PL-002 REV B
EXISTING PLAN	PL-010 REV B
EXISTING ELEVATION – EAST	PL-011 REV B
EXISTING ELEVATION – NORTH	PL-012 REV B
EXISTING ELEVATION – SOUTH	PL-013 REV B
EXISTING – AERIAL PHOTOGRAPH	PL-020 REV B
EXISTING – MASSING VIEWS	PL-021 REV B

PROPOSED DRAWINGS

PROPOSED BASEMENT PLAN	PL-099 REV D
PROPOSED GROUND FLOOR PLAN	PL-100 REV G
PROPOSED FIRST FLOOR PLAN	PL-101 REV F
PROPOSED SECOND FLOOR PLAN	PL-102 REV E
PROPOSED THIRD FLOOR PLAN	PL-103 REV E
PROPOSED FOURTH FLOOR PLAN	PL-104 REV F
PROPOSED FIFTH FLOOR PLAN	PL-105 REV D
PROPOSED SIXTH FLOOR PLAN	PL-106 REV E
PROPOSED SEVENTH FLOOR PLAN	PL-107 REV D
PROPOSED EIGHTH FLOOR PLAN	PL-108 REV C
PROPOSED ROOF PLAN	PL-109 REV D
PROPOSED SECTION – AA	PL-130 REV C
PROPOSED SECTION – BB	PL-131 REV C
PROPOSED ELEVATION EAST	PL-150 REV E
PROPOSED ELEVATION SOUTH	PL-151 REV E
PROPOSED ELEVATION NORTH	PL-152 REV D
PROPOSED ELEVATION WEST	PL-153 REV D

FURTHER INFORMATION

- 1.6 It should be noted that the following CIL amounts would be payable if the scheme approved:

Mayoral CIL:	£193, 620
Local LBTH CIL:	£359, 580

- 1.7 It should be further noted that the New Homes Bonus is as follows:

Payment for one year (lower tier):	£92, 437
Total payment over 6 years:	£554, 622

- 1.8 This should be read in conjunction with the Financial Consideration (paragraph 10.268 onwards) of the report.

2.0 RECOMMENDATION

- 2.1 The officer's recommendation to grant planning permission remains unchanged.