

Strategic Development Committee



Agenda

Tuesday, 18 May 2021 6.00 p.m.

**Committee Room One - Town Hall Mulberry
Place**

UPDATE REPORT

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STRATEGIC DEVELOPMENT COMMITTEE 18 MAY 2021 UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
4.1	PA/20/00557	Land bounded by 2-10 Bethnal Green Road, 1-5 Chance Street (Huntingdon Industrial Estate) and 30-32 Redchurch Street	Demolition of the existing buildings, excluding the façade of 30-32 Redchurch Street, and redevelopment to provide a mixed-use development within a single building rising to three, seven and nine storeys maximum AOD height circa 56m comprising office (up to 14393 sqm of B1(a)) floorspace, up to 1444 sq.m flexible commercial floorspace (B1(a)/B1(c)), and up to 1181 sqm flexible retail floorspace (Use Class A1 and A3) along with servicing facilities, cycle parking, vehicle parking and associated works.

1. Additional Representations

- 1.1 53 further letters of support have been received up until midnight on May 17th 2021. Of those that gave their full address: 3 were from Tower Hamlets, 2 were from the City of London, 2 were from Camden, 1 was from Hackney, 1 was from Greenwich and 1 was from Croydon. The remaining 43 letters either did not give an address or only provided a postcode,
- 1.2 These additional letters made the following main statements:

Land use

- Much need commercial space will be provided.
- It would free up other sites for residential development.

Design and heritage

- The height and appearance is in keeping with the area.
- It would be an improvement on the existing main building on site.
- The redbrick building will be an asset to the area.
- Activity would be brought to street frontages which is not currently the case.
- It would be a positive addition to the skyline, cutting above the railway line.
- Well done to the design team.
- The building should actually be taller.
- It would also look good in the context of the Bishopsgate Goodsyrd scheme if built.

- The site is well-connected so warrants higher-density development.
- All four street scenes would be improved.
- There are no heritage concerns.
- The building could be improved making it more symmetrical and chamfering the corner for pedestrian comfort.

Transport

- The site has good access to transport links.

Public benefits

- Jobs for different skill levels would be created.
- Nearby shops and the wider neighbourhood would be rejuvenated.
- There would be benefits to the wider community.
- It would reduce the cost for housing nearby.
- The building would help provide an important boost to the local economy as we emerge from the pandemic.
- Staff within the proposed development would contribute to the local economy.
- Cheaper commercial rents would benefit the local and wider economy.
- The office space would be a gift to the area.
- Increased commercial space could reduce rents and therefore increase wages.

Other

- Small interest groups who oppose this must be ignored for the greater good.
- "Save Arnold Circus" are completely detached from reality and Opposing the demolition of an old warehouse is unreasonable.
- Blocking this development would hamper Bethnal Green Road's potential.

2. Additional drawings and documents recommended for approval not listed in the previous SDC update

Existing drawings

Street elevation - north and west - 01 251
 Street elevation - south and east - 01 252
 Section EE, FF & GG - A276-MCO-XX-ZZ-DR-A--01 351

Proposed drawings

Site Plan - A276-MCO-ZZ-XX-DR-A--01 002
 Basement 02 - 01 102
 Section AA - A276-MCO-XX-ZZ-DR-A--01 301
 Section BB - A276-MCO-XX-ZZ-DR-A--01 302
 Section CC - A276-MCO-XX-ZZ-DR-A--01 303
 Section DD - A276-MCO-XX-ZZ-DR-A--01 304

Schedule of documents

Energy Statement Revision 01 Dated 28/02/2020
Sustainability Statement Revision 01 28/02/2020
Outline Construction Resource Management Plan Dated February 2020
Environmental Statement Volume 1
Environmental Statement Volume 2
Demolition & Construction Traffic Management Plan

3. Recommendation

- 3.1 The committee are invited to note the additional representations and clarifications. There are no changes proposed to the officer recommendation to grant planning permission.

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/20/01696	Stroudley Walk	Demolition of existing buildings and structures and redevelopment to provide four buildings, including a tall building of up to 25 storeys, comprising residential units and flexible commercial space (A1/A2/A3/B1) at ground floor level and alterations to façade of retained building, together with associated ancillary floorspace, cycle and car parking, landscaping and highway works (Site Area 0.87 ha).

1. Additional Representations

- 3.1 Since publication of the agenda, seven additional representations have been submitted from local residents, raising the following issues:
- scale of development, height,
 - impact on the character of the area
 - impact on neighbouring amenity
 - proposed development will promote gentrification
 - will cause working class communities to move out of the area
 - small businesses are not represented in the scheme
 - rents for shop units will increase and locals will not be outpriced.
- 1.2 An additional representation was received from Eastway Management, the resident management for Regent Square. Comments received in relation to the impact of construction works and regarding the opportunity to engage with the developer with regards the construction management plan. Other points raised were regarding the potential to input into the design for Botolph Passage; Right of Way on Stroudley Walk and Boundry Wall management.
- 1.3 One representation was received in support of the application. Main points raised were in relation to the improvements to public realm, the greening of Stroudley Walk, the additional housing provided and the provision of a safer neighbourhood.

2. Clarifications and Corrections

- 2.1 Executive Summary notes that the proposed development delivers 50% affordable housing. The proposed development actually delivers 51% affordable housing provision

2.2 Table 3 in Section 2.7 needs updating to include the roof access as GIA. This is an enclosed area. It is correct to exclude the deck access from the GIA figures. Updated table below.

Proposed Floor space	Use Class	Sqm GIA
Residential (incl. bins, cycle storage, core, lobby)	C3	22,895
Roof Access	C3	45
Flexible Commercial (incl. water tanks and bins and Plant)	A1/A2/A3/B 1	603
Plant	C3	557
Total		24,100

2.3 Paragraph 4.2- An additional 17 support cards were sent to LBTH on 10 May 2021. The numbers should be updated to read:

- Total number of forms received: 292
- Total number of supporters: 275
- Total number of objectors: 17

2.4 Executive Summary and in Paragraph 7.76: permission was granted for a 16 storey tower not 15 as referred to in the report.

3. Recommendation

3.1 The committee are invited to note the additional representations and clarifications. There are no changes proposed to the officer recommendation to grant planning permission.

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