

Development Committee



Agenda

Thursday, 17 September 2020 6.00 p.m.

Online 'Virtual' Meeting -

<https://towerhamlets.public-i.tv/core/portal/home>

Chair:

Councillor Abdul Mukit MBE

Vice Chair:

Councillor John Pierce

Members:

1 Vacancy, Councillor Mufeedah Bustin, Councillor Kahar Chowdhury, Councillor Dipa Das and Councillor Leema Qureshi

Substitute Members:

Councillor Sabina Akhtar, Councillor Kevin Brady and Councillor Rajib Ahmed

(The quorum for the Committee is 3)

The deadline for registering to speak is **4pm Tuesday, 15 September 2020**

The deadline for submitting information for the update report is Noon

Wednesday, 16 September 2020

Contact for further enquiries:

Zoe Folley, Democratic Services, zoe.folley@towerhamlets.gov.uk 020 7364 4877 1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, E14 2BG
<http://www.towerhamlets.gov.uk/committee>



Meeting Webcast

The meeting is being webcast for viewing through the Council's webcast system.

<http://towerhamlets.public-i.tv/core/portal/home>

View Planning application documents here:

https://www.towerhamlets.gov.uk/lgnl/planning_and_building_control/planning_applications/planning_applications.aspx

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Development Committee

Thursday, 17 September 2020

6.00 p.m.

APOLOGIES FOR ABSENCE

1. **DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS (Pages 7 - 8)**

Members are reminded to consider the categories of interest in the Code of Conduct for Members to determine whether they have an interest in any agenda item and any action they should take. For further details, please see the attached note from the Monitoring Officer.

Members are reminded to declare the nature of the interest and the agenda item it relates to. Please note that ultimately it's the Members' responsibility to declare any interests form and to update their register of interest form as required by the Code.

If in doubt as to the nature of your interest, you are advised to seek advice prior to the meeting by contacting the Monitoring Officer or Democratic Services

2. **MINUTES OF THE PREVIOUS MEETING(S) (Pages 9 - 16)**

To confirm as a correct record the minutes of the meeting of the Development Committee held on 9th July 2020

3. **RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE (Pages 17 - 20)**

To RESOLVE that:

- 1) in the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes is delegated to the Corporate Director Place along the broad lines indicated at the meeting; and
- 2) in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate Director Place is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision.
- 3) To note the procedure for hearing objections at meetings of the Development Committee and meeting guidance.

Tower Hamlets Council
Town Hall
Mulberry Place
5 Clove Crescent
E14 2BG

		PAGE NUMBER	WARD(S) AFFECTED
4.	DEFERRED ITEMS		
	None		
5.	PLANNING APPLICATIONS FOR DECISION	21 - 26	
5 .1	Existing garages, Vawdrey Close, London, E1 4UA (PA/20/00580)	27 - 50	Bethnal Green
	Proposal:		
	Demolition of existing garages and construction of four new family-sized houses.		
	Recommendation:		
	Grant planning permission with conditions and planning obligations		
5 .2	Land at Bancroft TMC and Wickford Street Garages, Wickford Street, London, (E1PA/19/02611)	51 - 96	Bethnal Green
	Demolition of Bancroft TMC building and Wickford Street garages and construction of a part-two, part-three and part-six storey building comprising Class D1/B1(a) community/office use at ground/first floor and 15 x Class C3 residential dwellings on the upper floors together with associated private amenity areas, cycle parking and refuse/recycling stores (Site 1) and a part 3 and part 5 storey building comprising 18 x Class C3 residential dwellings together with associated private amenity areas, cycle/blue badge car parking (in the form of 3 x new accessible parking bays and 1 x replacement accessible parking bay) and refuse/recycling stores (Site 2) and new and enhanced public realm, associated hard and soft landscaping, new and improved vehicular and pedestrian access and associated highways improvements to Wickford Street.		
	Recommendation		
	Grant planning permission, subject to conditions and subject to a legal agreement		



Construction of a part-four and part-nine storey building comprising 32 x Class C3 residential dwellings, hard and soft landscaping works, security enhancements, and the re-opening of an existing undercroft parking structure.

Grant planning permission, subject to conditions and subject to a legal agreement

Next Meeting of the Development Committee

Thursday, 8 October 2020 at 6.00 p.m.



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Agenda Item 1

DECLARATIONS OF INTERESTS AT MEETINGS– NOTE FROM THE MONITORING OFFICER

This note is for guidance only. For further details please consult the Code of Conduct for Members at Part C, Section 31 of the Council's Constitution

(i) Disclosable Pecuniary Interests (DPI)

You have a DPI in any item of business on the agenda where it relates to the categories listed in **Appendix A** to this guidance. Please note that a DPI includes: (i) Your own relevant interests; (ii) Those of your spouse or civil partner; (iii) A person with whom the Member is living as husband/wife/civil partners. Other individuals, e.g. Children, siblings and flatmates do not need to be considered. Failure to disclose or register a DPI (within 28 days) is a criminal offence.

Members with a DPI, (unless granted a dispensation) must not seek to improperly influence the decision, must declare the nature of the interest and leave the meeting room (including the public gallery) during the consideration and decision on the item – unless exercising their right to address the Committee.

DPI Dispensations and Sensitive Interests. In certain circumstances, Members may make a request to the Monitoring Officer for a dispensation or for an interest to be treated as sensitive.

(ii) Non - DPI Interests that the Council has decided should be registered – (Non - DPIs)

You will have 'Non DPI Interest' in any item on the agenda, where it relates to (i) the offer of gifts or hospitality, (with an estimated value of at least £25) (ii) Council Appointments or nominations to bodies (iii) Membership of any body exercising a function of a public nature, a charitable purpose or aimed at influencing public opinion.

Members must declare the nature of the interest, but may stay in the meeting room and participate in the consideration of the matter and vote on it **unless:**

- A reasonable person would think that your interest is so significant that it would be likely to impair your judgement of the public interest. **If so, you must withdraw and take no part in the consideration or discussion of the matter.**

(iii) Declarations of Interests not included in the Register of Members' Interest.

Occasions may arise where a matter under consideration would, or would be likely to, **affect the wellbeing of you, your family, or close associate(s) more than it would anyone else living in the local area** but which is not required to be included in the Register of Members' Interests. In such matters, Members must consider the information set out in paragraph (ii) above regarding Non DPI - interests and apply the test, set out in this paragraph.

Guidance on Predetermination and Bias

Member's attention is drawn to the guidance on predetermination and bias, particularly the need to consider the merits of the case with an open mind, as set out in the Planning and Licensing Codes of Conduct, (Part C, Section 34 and 35 of the Constitution). For further advice on the possibility of bias or predetermination, you are advised to seek advice prior to the meeting.

Section 106 of the Local Government Finance Act, 1992 - Declarations which restrict Members in Council Tax arrears, for at least a two months from voting

In such circumstances the member may not vote on any reports and motions with respect to the matter.

Further Advice contact: Asmat Hussain, Corporate Director, Governance and Monitoring Officer,
Tel: 0207 364 4800.

APPENDIX A: Definition of a Disclosable Pecuniary Interest

(Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, Reg 2 and Schedule)

Subject	Prescribed description
Employment, office, trade, profession or vacation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the relevant authority) made or provided within the relevant period in respect of any expenses incurred by the Member in carrying out duties as a member, or towards the election expenses of the Member. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the relevant authority— (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land	Any beneficial interest in land which is within the area of the relevant authority.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the relevant authority for a month or longer.
Corporate tenancies	Any tenancy where (to the Member's knowledge)— (a) the landlord is the relevant authority; and (b) the tenant is a body in which the relevant person has a beneficial interest.
Securities	Any beneficial interest in securities of a body where— (a) that body (to the Member's knowledge) has a place of business or land in the area of the relevant authority; and (b) either— (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 6.00 P.M. ON THURSDAY, 9 JULY 2020

ONLINE 'VIRTUAL' MEETING - [HTTPS://TOWERHAMLETS.PUBLIC-I.TV/CORE/PORTAL/HOME](https://towerhamlets.public-i.tv/core/portal/home)

Members Present:

Councillor Abdul Mukit MBE (Chair)

Councillor Kahar Chowdhury

Councillor Dipa Das

Councillor Leema Qureshi

Councillor John Pierce

Councillor Rajib Ahmed (Substitute for Councillor Mufeedah Bustin)

Other Councillors Present:

None

Officers Present:

Shahara Ali-Hempstead

– (Planning Officer, Place)

Jerry Bell

– (Area Planning Manager (East), Planning Services, Place)

Paul Buckenham

– (Development Manager, Planning Services, Place)

Gareth Gwynne

– (Area Planning Manager (West), Planning Services, Place)

Siddhartha Jha

– (Principal Planning Lawyer, Governance, Legal Services)

Aleksandra Milentijevic

– (Planning Officer, Place)

Gareth Owens

– (Daylight and Sunlight Consultant, Place)

Simon Westmorland

– (West Area Team Leader, Planning Services, Place)

Matthew Wong

– (Planning Officer, Place)

Zoe Folley

– (Committee Officer, Governance)

Apologies:

Councillor Mufeedah Bustin

1. ELECTION OF VICE -CHAIR OF THE COMMITTEE

It was proposed by Councillor Abdul Mukit MBE and seconded by the Councillor Dipa Das and **RESOLVED:**

That Councillor John Pierce is appointed Vice-Chair of the Development Committee for the remainder of the Municipal Year 2020/2021

2. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

There were no declarations of interests.

3. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 4th June 2020 be agreed as a correct record and signed by the Chair.

4. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee **RESOLVED** that:

1. The procedure for hearing objections and meeting guidance be noted.
2. In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes be delegated to the Corporate Director, Place along the broad lines indicated at the meeting; and
3. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate Director, Place be delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision

5. DEFERRED ITEMS**5.1 Bow Exchange, 5 Yeo Street, London E3 3Q (PPA/19/02281)**

Paul Buckenham (Development Manager, Planning Services, Place) introduced the application for the redevelopment of the site to provide a 4-9 storey mixed used scheme, comprising residential units and workspace. Matthew Wong (Planning Officer, Place) presented the application.

This application was considered by the Development Committee on 4th June 2020. Members decided to defer the application in order that Members could view the proposed developments' relationship with Caspian Wharf.

Members were reminded of the site location, the surrounds and the key features of the proposals, including the:

- Provision of commercial units with 10% at affordable rents.
- New housing including 35% affordable housing.
- Public open space and improvements to pedestrian links.
- That the appearance of the development would be in keeping with policy

Concerns were raised about the relationship with Caspian Wharf in terms of access between the podium areas. In response to the security concerns, the applicant has taken the following steps:

- Submitted imagery clarifying the relationship.
- Increased the podium railing.
- Provided details of the new boundary treatment

The podium arrangements have been designed in consultation with the Metropolitan Police (Designing out Crime Officers) and conditions would be secured to ensure the development was secure by design. Given this, officers felt that this relationship would be acceptable.

Concerns were also expressed about the amenity impacts on Caspian Wharf, in view of the relationship with the proposal. It was reported that:

- The rooms mostly affected should continue to receive adequate levels of sunlight and daylight and outlook given they were served by unobstructed windows. The separation distances, in some instances, should also provide some relief.
- The outdoor terrace space would retain BRE compliant levels of sunlight and should retain an unobstructed outlook.

In summary, there would be no undue loss of daylight and sunlight, loss of outlook, sense of enclosure or loss of privacy to properties at Caspian Wharf.

In response to questions about the design, Officers advised of the approach to the design. The scheme had been design to respond appropriately to the area. Officers would take care to ensure that the materials were of the highest quality and the development adhered to the plans.

On a vote of 5 in favour and 0 against the Committee **RESOLVED:**

1. That, planning permission is **GRANTED** at Bow Exchange, 5 Yeo Street, London E3 3Q for the
 - Demolition of the existing building and redevelopment of the site comprising the erection of 4 to 9 storey building to provide 2,471sqm of flexible B1c workspace at ground and mezzanine level and 92 residential units (Use Class C3) on the upper floors, together with landscaped public open space, communal amenity space, on-site child play space, waste storage, cycle parking and disabled car parking. (PA/19/02281)
2. Subject to the prior completion of a legal agreement to secure the planning obligations set out in the report.
3. The planning conditions set out in the Committee report including updated conditions regarding the boundary treatment, the provision of

a 2.5 meter podium boundary to be maintained for the lifetime of the development

6. PLANNING APPLICATIONS FOR DECISION

6.1 38-44 White Horse Road and 605-623 Commercial Road, London (PA/19/00669)

Paul Buckenham introduced the application for the provision of a mixed use development of up to 5 storeys. The plans also included 46 White Horse Road. Its omission from the site address has had no material impact on the assessment of the application.

Shahara Ali – Hempstead (Planning Officer, Place) presented the application explaining the nature of the site and the surrounds within the Conservation Area and the Limehouse Neighbouring Centre. The proposal sought to redevelop the site through demolishing existing buildings and the construction of the new development. The enforcement action relating to the unlawful demolition works had been held in abeyance pending the outcome of this planning application. Consultation had been carried out. Nine letters in objections had been submitted and, and issues raised were noted.

It was noted that:

- In land use terms, the scheme would contribute to the broader regeneration of the area. It would provide a significant opportunity to enhance the derelict site by bringing back commercial units and providing an active frontage along Commercial Road. Whilst there would be a net reduction in employment floor space, the proposal would provide an improved quality of commercial floor space. This would complement the role and the function of the Town Centre. There were no restrictions in policy regarding the provision of housing on the site.
- The scheme would provide 40% affordable housing by habitable room. The housing mix, including the slight divergence from policy, was considered acceptable. The private and the affordable units would have separate cores.
- The quality of the residential dwellings would be high in terms of internal accommodation and external amenity. All play space for younger children(0-11) would be provided on site.
- The plans included a number wheelchair assessable units.
- The height, massing and design of the proposed development would appropriately respond to and would make a positive contribution to the surrounding area and meet Local Plan policy.
- The loss of the non-designated heritage assets would result in a less than substantial harm to the conservation area. The replacement buildings would not wholly compensate. Nevertheless it was felt that the public benefits would outweigh this including the provision of new housing, affordable housing and commercial units

- The proposal would impact upon the daylight and sunlight to some habitable rooms to Powesland Court on the west side of White Horse Road. The impacts were considered to be acceptable in the urban context. There were also measures to protect privacy and adequate separation distances that should preserve amenity.
- The proposals were acceptable in highways, servicing, biodiversity and energy terms, subject to the appropriate use of planning conditions and obligations.
- A range of contributions has been secured

In response, Members asked questions about a number of issues. The following points were discussed:

- Whether the development met the requirement to provide 50% affordable housing on public and industrial land.
- In this case, it is not considered this requirement applied due to the timing of the sale of the land in relation to the introduction of the requirement.
- That there would be a management plan to control the maintenance of the child play space. The Housing Association would be responsible for managing the space.
- That the play space on the ground floor would be accessible to all of the residents of the development and would be for the use of the residents only.
- The lack of green space currently on site or public open space.
- The daylight and sunlight impacts on neighbouring properties. The vast majority of windows tested would meet the policy guidelines. The impacts were considered to be acceptable, given the number of residential units to be provided on site. The units affected currently overlooked an empty site, so any development of the site would affect these units. No objections had been received from Powesland Court.
- The next stages in any enforcement action, should this application not be approved.
- That the proposal sought to provide a range of use classes, that should provide flexibility in terms of future occupants.
- The Committee discussed the merits of placing restrictions on the A3 use class units given their proximity to nearby residential areas.

Councillor Kahar Chowdhury proposed and Councillor Leema Qureshi seconded additional conditions restricting the opening hours of the A3 Use Class and to require the installation of sound proofing.

On a vote of 5 in favour and 0 against the Committee **RESOLVED:**

1. That planning permission is **GRANTED** at 38-46 White Horse Road and 605-623 Commercial Road, London for
 - Development of mixed-use scheme up to 5 storeys comprising 38 residential units, 740sqm flexible commercial floor space (Use Class A1, A2, A3, B1, D1, and D2) at basement and ground floor level, and associated amenity space and cycle storage (PA/19/00669)
2. Subject to the prior completion of a legal agreement to secure the planning obligations set out in the Committee report
3. The conditions set out in the Committee report and the additional conditions restricting the opening hours of the A3 Use Class and to require the installation of sound proofing.

6.2 Former 23 Gillender Street, 24-26 Gillender Street, London, E3 3LB (PA/19/02684)

Paul Buckenham introduced the application for the restoration and refurbishment of the existing buildings for continued industrial use.

Aleksandra Milentijevic (Planning Services Officer) presented the application explaining the nature of the site and the surrounds. Consultation had been carried out by the Council as set out in the report and the applicant had carried out extensive consultation.

She explained the key features of the application, including:

- The proposed ground floor arrangements. This included the provision of a new glazed main pedestrian entrance and reception area, providing a better working environment and improvements to the street scene.
- The provision of additional flexible workspace.
- Supporting facilities for future staff.
- Improved servicing arrangements including noise mitigation measures.
- Other benefits of the proposals included, biodiversity diversity enhancements through the provision of green walls along the site's boundary, planting on the roof terrace, and measures to improve energy efficiency of the existing industrial buildings on site.

It was noted that the external changes would result in less than substantial harm to the grade II listed and locally listed buildings. However given the merits of the scheme, this was found to be acceptable.

In response to questions, the following points were noted.

- No objections had been received from heritage groups.
- Details of the biodiversity diversity enhancements. Such measures should also provide additional sound proofing and help mitigate the effects of air pollution.

On a vote of 5 in favour and 0 against the Committee **RESOLVED:**

1. That subject to any direction by the Mayor of London, planning permission is **GRANTED** at Former 23 Gillender Street, 24-26 Gillender Street, London, E3 3LB for
 - The restoration and refurbishment of the existing buildings for continued industrial use falling within Class B1c, B2 and B8 uses. Associated external alterations to the existing buildings and internal and external alterations to the listed building at 23 Gillender Street. (PA/19/02684)
2. subject to the conditions and the prior completion of a legal agreement to secure the planning obligations set out in the Committee report
3. That the Corporate Director of Place is delegated the power to negotiate the legal agreement. If within three months of the resolution the legal agreement has not been completed, the Corporate Director for Place is delegated power to refuse planning permission.
4. That the Corporate Director of Place is delegated the power to impose conditions and informatives to address the matters set out in the Committee report

7. OTHER PLANNING MATTERS
NONE

The meeting ended at 8.30 p.m.

Chair, Councillor Abdul Mukit MBE
Development Committee

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DEVELOPMENT COMMITTEE

Report of the Corporate Director of Place

Classification: Unrestricted

Guidance for Development Committee/Strategic Development Committee Meetings.

Who can speak at Committee meetings?

Members of the public and Councillors may request to speak on applications for decision (Part 6 of the agenda). All requests must be sent direct to the Committee Officer shown on the front of the agenda by the deadline – 4pm one clear working day before the meeting. Requests should be sent in writing (e-mail) or by telephone detailing the name and contact details of the speaker and whether they wish to speak in support or against. Requests cannot be accepted before agenda publication. Speaking is not normally allowed on deferred items or applications which are not for decision by the Committee.

The following may register to speak per application in accordance with the above rules:

Up to two objectors on a first come first served basis.	For up to three minutes each.
Committee/Non Committee Members.	For up to three minutes each - in support or against.
Applicant/ supporters. This includes: an agent or spokesperson. Members of the public in support	Shall be entitled to an equal time to that given to any objector/s. For example: <ul style="list-style-type: none">• Three minutes for one objector speaking.• Six minutes for two objectors speaking.• Additional three minutes for any Committee and non Committee Councillor speaking in objection. It shall be at the discretion of the applicant to allocate these supporting time slots.

What if no objectors register to speak against an applicant for decision?

The applicant or their supporter(s) will not be expected to address the Committee should no objectors register to speak and where Officers are recommending approval. However, where Officers are recommending refusal of the application and there are no objectors or members registered, the applicant or their supporter(s) may address the Committee for 3 minutes.

The Chair may vary the speaking rules and the order of speaking in the interest of natural justice or in exceptional circumstances.

Committee Members may ask points of clarification of speakers following their speech. Apart from this, speakers will not normally participate any further. Speakers are asked to arrive at the start of the meeting in case the order of business is changed by the Chair. If speakers are not present by the time their application is heard, the Committee may consider the item in their absence.

This guidance is a précis of the full speaking rules that can be found on the Committee and Member Services webpage: www.towerhamlets.gov.uk/committee under [Council Constitution, Part C Section 35](#) Planning Code of Conduct

What can be circulated?

Should you wish to submit a representation or petition, please contact the planning officer whose name appears on the front of the report in respect of the agenda item. Any representations or petitions should be submitted no later than noon the working day before the committee meeting for summary in the update report that is tabled at the committee meeting. No written material (including photos) may be circulated at the Committee meeting itself by members of the public including public speakers.

How will the applications be considered?

The Committee will normally consider the items in agenda order subject to the Chair's discretion. The procedure for considering applications for decision shall be as follows:
Note: there is normally no further public speaking on deferred items or other planning matters



- (1) Officers will introduce the item with a brief description.
- (2) Officers will present the report supported by a presentation.
- (3) Any objections that have registered to speak to address the Committee
- (4) The applicant and or any supporters that have registered to speak to address the Committee
- (5) Committee and non- Committee Member(s) that have registered to speak to address the Committee
- (6) The Committee may ask points of clarification of each speaker.
- (7) The Committee will consider the item (questions and debate).
- (8) The Committee will reach a decision.

Should the Committee be minded to make a decision contrary to the Officer recommendation and the Development Plan, the item will normally be deferred to a future meeting with a further Officer report detailing the implications for consideration.

How can I find out about a decision?

You can contact Democratic Services the day after the meeting to find out the decisions. The decisions will also be available on the Council's website shortly after the meeting.

For queries on reports please contact the Officer named on the front of the report.

Deadlines. To view the schedule of deadlines for meetings (including those for agenda papers and speaking at meetings) visit the agenda management timetable, part of the Committees web pages. Visit www.towerhamlets.gov.uk/committee - search for relevant Committee, then 'browse meetings and agendas' then 'agenda management timetable'.	 Scan this code to view the Committee webpages.
The Rules of Procedures for the Committee are as follows: <ul style="list-style-type: none">• Development Committee Procedural Rules – Part C of the Council's Constitution Section 35 Appendix B.• Terms of Reference for the Development Committee - Part B of the Council's Constitution Section 19 (7).	 Council's Constitution

Public Information – ‘Accessing and Participating in Remote’ Meetings

The meeting is due to be held as a ‘remote meeting’ through the Microsoft Teams app in accordance with:

- The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, allowing for remote Committee Meetings.

The following guidance provides details about the operation of the virtual Strategic and Development Committee Meetings.

Publication of Agenda papers and meeting start time.

Electronic copies of the Committee agenda will be published on the Council’s Website on the relevant Committee pages at least five clear working days before the meeting. In the event of a technical difficulty, the meeting arrangements may need to be altered at short notice (such as a delay in the start time). Where possible any changes will be publicised on the website.

A link to the electronic planning file can be found on the top of the Committee report. Should you require any further information or assistance with accessing the files, you are advised to contact the Planning Case Officer.

How can I watch the Committee meeting?

Except when an exempt item is under discussion, the meeting will be broadcast live for public viewing via our Webcasting portal <https://towerhamlets.public-i.tv/core/portal/home>. Details of the broadcasting arrangements will be published on the agenda front sheet. The meeting will also be available for viewing after the meeting. Physical Attendance at the Town Hall is not possible at this time

How can I register to speak?

Members of the public and Councillors may address the meeting in accordance with the Development Committee Procedure Rules. (Details of the process are set out on the above guidance). Please note however, that it may not usually be possible to arrange for additional speaking rights and late requests to speak, particularly those received during or shortly before a meeting.

Should you wish to address the Committee, please contact the Democratic Services Officer to register to speak by the deadline, who will assist you to join the meeting. It is recommended that you supply the Officer with a copy of your representation in case you lose connection. You may address the Meeting via Teams. You have the option of joining through a video link or audio.

(Please note that if you participate at the meeting, you must be able to hear and be heard by the other participants attending remotely).

Where participation through video or audio tools is not possible, please contact the Democratic Services officer by the deadline to discuss the option of:

- Submitting a written statement to be read out at the meeting.

You may also wish to consider whether you could be represented by a Ward Councillor or another spokesperson.

Microsoft Teams:

This is a Microsoft Teams Event. If you are using a Laptop or PC or a mobile device, you may join via the website. Should you require assistance please contact the relevant Democratic Services Officer who will be able to assist you further.

Procedure at the Committee meeting.

Participants (contributors) in the virtual meeting are expected to log in to the meeting in advance of the start time of the meeting, as set out in the guidance that will be provided by the Democratic Services Officer, when you register to speak. This is in order to check the connection. You will be expected to confirm your identity before the meeting starts.

The Chair will formally open the meeting and will introduce themselves and every participant. The Chair will then set out the expected meeting etiquette, including the following:

- When speaking for the first time, participants should state their full name before making a comment.
- To only speak at the invitation of the Chair.
- The method for indicating how to speak.
- If referring to a specific page of the agenda pack, you should mention the page number.
- All participants microphones must be muted when not speaking.
- Where necessary, participants may switch off their cameras when not speaking to save bandwidth.
- Participants **must alert** the Chair/Democratic Services Officer if they experience technical difficulties, particularly a loss of connection, or if they need to leave the meeting, as soon as possible. Where a key participant experiences a loss of connection, the Chair may adjourn the meeting until such a time the participant can re-join the meeting. A key participant is defined as a participant whose continuing contribution to the meeting is vital to allow a decision to be made.

The Chair, following consultation with Democratic Services and the Legal Advisor, may adjourn the virtual meeting for any reason should they consider that it is not appropriate to proceed.

The format for considering each planning application shall, as far as possible, follow the usual format for Strategic and Development Committee Meetings, as detailed below.

- Officers will introduce the item with a brief description, and mention any update report that has been published.
- Officers will present the application supported by a presentation
- Any objectors that have registered to speak to address the Committee.
- The applicant or any supporters that have registered to speak to address the Committee.
- Committee and Non Committee Members that have registered to speak to address the Committee.
- The Committee may ask points of clarification of each speaker.
- The Committee will consider the item (Questions and Debate)
- Voting. At the end of the item, the Chair will ask the Committee to vote on the item. The Chair will ensure that all Members are clear on the recommendations, have heard all of the presentation and submissions. The Chair will conduct a roll call vote, asking each Committee Member to indicate their vote, (for, against, or abstain) Other voting methods may be used at the Chair's discretion
- The Democratic Services Officer will record the votes and confirm the results to the Chair.



DEVELOPMENT COMMITTEE

Report of the Corporate Director of Place

Classification: Unrestricted

Advice on Planning Applications for Decision

1. INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Committee. Although the reports are ordered by application number, the Chair may reorder the agenda on the night. If you wish to be present for a particular application you need to be at the meeting from the beginning.
- 1.2 The following information and advice applies to all those reports.

2. FURTHER INFORMATION

- 2.1 Members are informed that all letters of representation and petitions received in relation to the items on this part of the agenda can be made available for inspection at the meeting.
- 2.2 Members are informed that any further letters of representation, petitions or other matters received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

2.3 ADVICE OF CORPORATE DIRECTOR, GOVERNANCE

- 3.1 This is general advice to the Committee which will be supplemented by specific advice at the meeting as appropriate. The Committee is required to determine planning applications in accordance with the Development Plan and other material planning considerations. Virtually all planning decisions involve some kind of balancing exercise and the law sets out how this balancing exercise is to be undertaken. After conducting the balancing exercise, the Committee is able to make a decision within the spectrum allowed by the law. The decision as to whether to grant or refuse planning permission is governed by section 70(2) of the Town and Country Planning Act 1990 (TCPA 1990). This section requires the Committee to have regard to:

- the provisions of the Development Plan, so far as material to the application;
- any local finance considerations, so far as material to the application; and
- to any other material considerations.

- 3.2 What does it mean that Members must have regard to the Development Plan? Section 38(6) of the Planning and Compulsory Purchase Act 2004 explains that having regard to the Development Plan means deciding in accordance with the Development Plan, unless material considerations indicate otherwise. If the Development Plan is up to date and contains material policies (policies relevant to the application) and there are no other material considerations, the application should be determined in accordance with the Development Plan.

The Local Development Plan and Other Material Considerations

- 3.3 The relevant Development Plan policies against which the Committee is required to consider each planning application are to be found in:
 - The London Plan 2016;

- The Tower Hamlets Core Strategy Development Plan Document 2025 adopted in 2010; and
 - The Managing Development Document adopted in 2013.
- 3.4 The Planning Officer's report for each application directs Members to those parts of the Development Plan which are material to each planning application, and to other material considerations. National Policy as set out in the National Planning Policy Framework 2019 (**NPPF**) and the Government's online Planning Practice Guidance (PPG) are both material considerations.
- 3.5 One such consideration is emerging planning policy such as the Council's Local Plan¹ and the Mayor of London's New London Plan². The degree of weight which may be attached to emerging policies (unless material considerations indicate otherwise) depends on the stage of preparation of the emerging Development Plan, the extent to which there are unresolved objections to the relevant policies, and the degree of consistency of the relevant policies in the draft plan to the policies in the framework. As emerging planning policy progresses through formal stages prior to adoption, it accrues weight for the purposes of determining planning applications (NPPF, paragraph 48).
- 3.6 Having reached an advanced stage in the preparation process, the Local Plan now carries more weight as a material consideration in the determination of planning applications. However, the policies will not carry full weight until the Local Plan has been formally adopted. The New London Plan is at a less advanced stage of the adoption process.
- 3.7 The purpose of a Planning Officer's report is not to decide the issue for the Committee, but to inform Members of the considerations relevant to their decision making and to give advice on and recommend what decision Members may wish to take. Part of a Planning Officer's expert function in reporting to the Committee is to make an assessment of how much information to include in the report. Applicants and objectors may also want to direct Members to other provisions of the Development Plan (or other material considerations) which they believe to be material to the application.
- 3.8 The purpose of Planning Officer's report is to summarise and analyse those representations, to report them fairly and accurately and to advise Members what weight (in their professional opinion) to give those representations.
- 3.9 Ultimately it is for Members to decide whether the application is in accordance with the Development Plan and if there are any other material considerations which need to be considered.

Local Finance Considerations

- 3.10 Section 70(2) of the TCPA 1990 provides that a local planning authority shall have regard to a local finance consideration as far as it is material in dealing with the application. Section 70(4) of the TCPA 1990 defines a local finance consideration and both New Homes Bonus payments (**NHB**) and Community Infrastructure Levy (**CIL**) fall within this definition.

¹ The Tower Hamlets Local Plan 2031: Managing Growth and Sharing the Benefits' was submitted to the Secretary of state for Housing, Communities and Local Government to undergo an examination in public on 28 February 2018. As part of the examination process, the planning inspector held a series of hearing sessions from 6 September to 11 October 2018 to discuss the soundness of the Local Plan. The planning inspector has put forward a series of modifications as part of the examination process in order to make it sound and legally compliant. These modifications are out to consultation for a 6 week period from 25 March 2019.

² The draft New London Plan was published for public consultation in December 2017, The examination in public commenced on 15 January 2019 and is scheduled until mid to late May 2019.

- 3.11 Although NHB and CIL both qualify as *“local finance considerations*, the key question is whether they are "material" to the specific planning application under consideration.
- 3.12 The prevailing view is that in some cases CIL and NHB can lawfully be taken into account as a material consideration where there is a direct connection between the intended use of the CIL or NHB and the proposed development. However to be a ‘material consideration’, it must relate to the planning merits of the development in question.
- 3.13 Accordingly, NHB or CIL money will be 'material' to the planning application, when reinvested in the local areas in which the developments generating the money are to be located, or when used for specific projects or infrastructure items which are likely to affect the operation or impact on the development. Specific legal advice will be given during the consideration of each application as required.

Listed Buildings and Conservation Areas

- 3.14 Under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant listed building consent for any works, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.15 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a listed buildings or its setting, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.
- 3.16 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development in a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Trees and Natural Environment

- 3.17 Under Section 197 of the TCPA 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 3.18 Under Section 40 of the Natural Environment and Rural Communities Act 2006 (Duty to conserve biodiversity), the local authority *“must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”*.

Crime and Disorder

- 3.19 Under Section 17 of the Crime and Disorder Act (1998) (Duty to consider crime and disorder implications), the local authority has a *“dutyto exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment)...”*

Transport Strategy

- 3.20 Section 144 of the Greater London Authority Act 1999, requires local planning authorities to have regard to the London Mayor’s Transport strategy.

Equalities and Human Rights

- 3.21 Section 149 of the Equality Act 2010 (Public Sector Equality Duty) (**Equality Act**) provides that in exercising its functions (which includes the functions exercised by the Council as Local Planning Authority), that the Council as a public authority shall amongst other duties have due regard to the need to-
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Equality Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 3.22 The protected characteristics set out in Section 4 of the Equality Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The Equality Act acknowledges that compliance with the duties set out may involve treating some persons more favourably than others, but that this does not permit conduct that would otherwise be prohibited under the Equality Act.
- 3.23 The Human Rights Act 1998, sets out the basic rights of every person together with the limitations placed on these rights in the public interest. Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with Article 8 rights will be legitimate and justified. Both public and private interests are to be taken into account in the exercise of the Council's planning authority's powers and duties. Any interference with a Convention right must be necessary and proportionate. Members having regard to the Human Rights Act 1998, to take into account any interference with private property rights protected by the European Convention on Human Rights and ensure that the interference is proportionate and in the public interest.

Environmental Impact Assessment

- 3.24 The process of Environmental Impact Assessment is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017 Regulations). Subject to certain transitional arrangements set out in regulation 76 of the 2017 Regulations, the 2017 regulations revoke the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (2011 Regulations).
- 3.25 The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process. The 2017 Regulations set out a procedure for identifying those projects which should be subject to an Environmental Impact Assessment, and for assessing, consulting and coming to a decision on those projects which are likely to have significant environmental effects.
- 3.26 The Environmental Statement, together with any other information which is relevant to the decision, and any comments and representations made on it, must be taken into account by the local planning authority in deciding whether or not to grant consent for the development.

Third Party Representations

- 3.27 Under section 71(2)(a) of the TCPA 1990 and article 33(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Committee is required, to

take into account any representations made within specified time limits. The Planning Officer report directs Members to those representations and provides a summary. In some cases, those who have made representations will have the opportunity to address the Committee at the meeting.

Daylight, Sunlight and Overshadowing

- 3.28 Amenity impacts resulting from loss of daylight and sunlight or an increase in overshadowing are a common material planning consideration. Guidance on assessment of daylight and sunlight is provided by the 'Site Layout Planning for Daylight and Sunlight' 2011 by BRE (the BRE Guide). The BRE Guide is purely advisory and an appropriate degree of flexibility needs to be applied when using the BRE Guide. The BRE Guide does not form part of the Development Plan and compliance is not a statutory requirement.
- 3.29 There are two methods of assessment of impact on daylighting: the vertical sky component (VSC) and no sky line (NSL). The BRE Guide specifies that both the amount of daylight (VSC) and its distribution (NSL) are important. According to the BRE Guide, reductions in daylighting would be noticeable to occupiers when, as a result of development:
- a) The VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; or
 - b) The area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.
- 3.30 The BRE Guide states that sunlight availability would be adversely affected if the centre of a window receives less than 25% of annual probable sunlight hours or less than 5% of probably sunlight hours between 21 September and 21 March and receives less than 0.8 times its former sunlight hours during either period and has a reduction in sunlight over the whole year of over 4%.
- 3.31 For overshadowing, the BRE Guide recommends that at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21st March with ratio of 0.8 times the former value being noticeably adverse.
- 3.32 Specific legal advice will be given in relation to each application as required.

General comments

- 3.33 Members are reminded that other areas of legislation cover aspects of building and construction and therefore do not need to be considered as part of determining a planning application. Specific legal advice will be given should any of that legislation be raised in discussion.
- 3.34 The Committee has several choices when considering each planning application:
- To grant planning permission unconditionally;
 - To grant planning permission with conditions;
 - To refuse planning permission; or
 - To defer the decision for more information (including a site visit).

4. PUBLIC SPEAKING

- 4.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Committee's procedures. These are set out at the Agenda Item: Recommendations and Procedure for Hearing Objections and Meeting Guidance.

5. RECOMMENDATION

- 5.1 The Committee to take any decisions recommended in the attached reports.



DEVELOPMENT COMMITTEE

17th September
2020

Report of the Corporate Director of Place

Classification: Unrestricted

Application for Planning Permission

[click here for case file](#)

Reference	PA/20/00580
Site	Existing garages, Vawdrey Close, London, E1 4UA
Ward	Bethnal Green
Proposal	Demolition of existing garages and construction of four new family-sized houses.

Summary Recommendation	Grant planning permission with conditions and planning obligations
Applicant	London Borough of Tower Hamlets Capital Delivery
Architect/agent	LTS Architects
Case Officer	Antonia McClean
Key dates	<ul style="list-style-type: none">- Application registered as valid on 19/03/2020- Significant amendments received on 24/04/2020 and 06/05/2020- Public consultation finished on 11/07/2020

EXECUTIVE SUMMARY

The proposal is for the removal of 14 garages and the construction of four three-storey single family dwellings including two dwellings designed for persons with autism. An associated communal amenity space will be provided. The proposal will retain a large electricity substation on-site and provide gated access to the existing pedestrian walkway.

Officers have considered the particular circumstances of this application against the provisions of the Development Plan and other material considerations as set out in this report and recommend approval of planning permission.

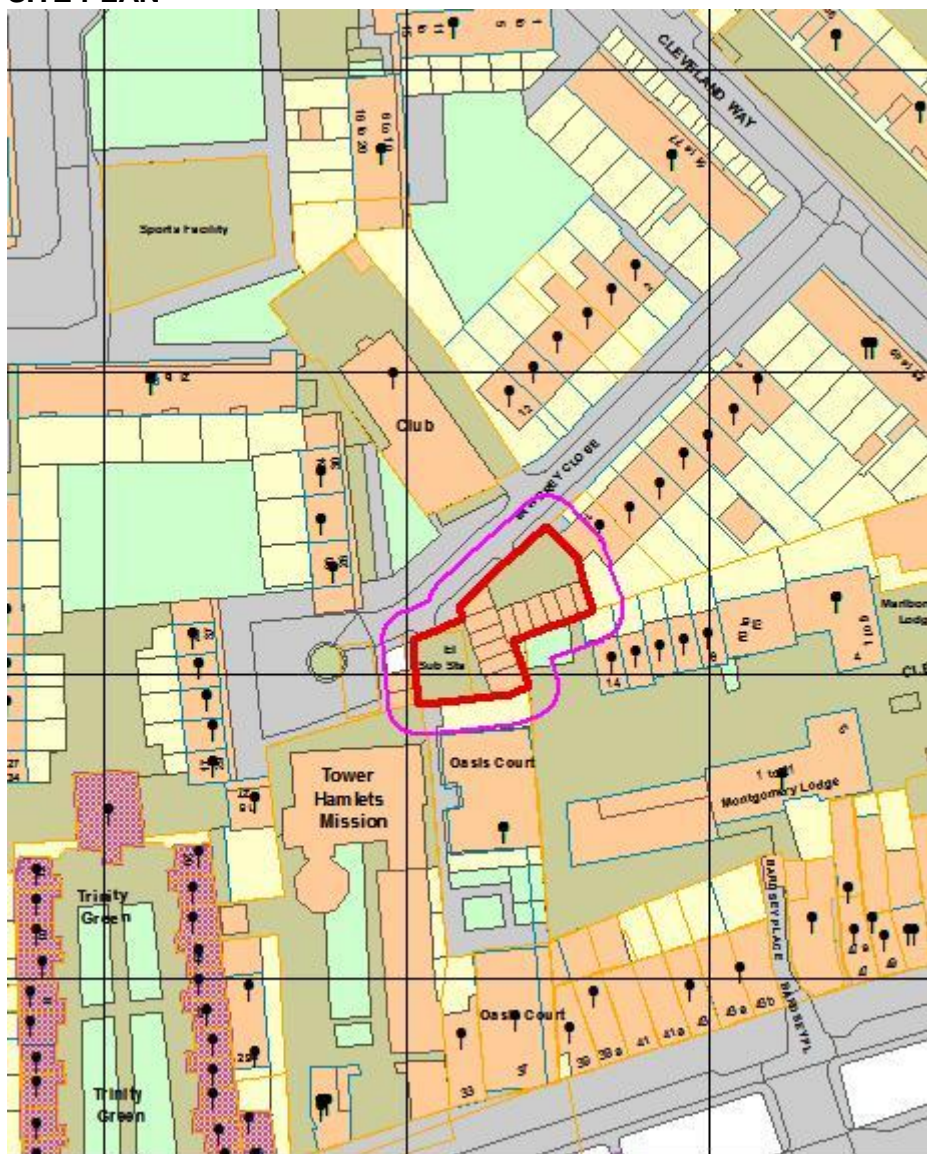
The proposal would optimise the development potential of the site to provide additional family-sized homes in a sustainable location. The proposal would be acceptable in terms of height, scale, design, appearance, with minimal impact to listed buildings within the area.

The development would result in the provision of 100% affordable rented housing. This is much needed housing and is strongly supported in the consideration of this application. The Local Plan 2031 seeks for provision for larger units, all units will be family-sized dwellings. The

scheme would not result in any undue impacts on the residential amenities of the neighbouring occupiers and the quality of accommodation provided, along with the provision of external amenity space, would create a good standard of accommodation for the future occupiers of the site.

The proposal includes the retention of an existing large tree with the introduction of nectar rich planting and the addition of bird and bat boxes, there will be a net gain of biodiversity.

SITE PLAN



Legend:

- site boundary: red line
- consultation boundary: dashed line
- listed buildings: blue
- conservation areas: shaded area

1. SITE AND SURROUNDINGS

- 1.1 The site known as 'Existing garages, Vawdrey Close, London E1 4UA' is an 'in-fill' site located on the southern side of Vawdrey Close cul-de-sac within Bethnal Green. Vawdrey Close provides access to Cleveland Way. Mile End Road (A11) runs further to south of the subject site. The site is relatively narrow (0.0485ha) and currently consists of fourteen garages, a substation and one mature False Acacia tree. The site is constrained by Vawdrey Close to the north and existing development to the south.
- 1.2 The site is not located within a conservation area. Two terraces of statutory listed buildings 'Trinity Green' is in vicinity to the subject site. The surrounding area consists of primarily low-rise residential terraces forming the Cleveland Estate except for Oasis Court located further to the south of the subject site.
- 1.3 Various community facilities are located in vicinity to the site such as the Tower Hamlets Mission and the Toby Club located directly opposite the subject site. John Scurr primary school is located to the north east.
- 1.4 Under the current policy framework the site is subject to the following relevant designations:
- Highways Engineer Consultation Area
 - Potential Contamination Risk
- 1.5 Under the Tower Hamlets Local Plan 2031: Managing Growth and Sharing the Benefits (Local Plan policy Framework) there are no designations identified.
- 1.6 The site has a PTAL rating of 5 highlighting 'very good' access to public transport. The Stepney Green Underground Station is located approximately 500m to the east of the subject site. The Bethnal Green Overground Station is located approximately 400m to the northwest and the Whitechapel Overground Station is located approximately 370m southwest of the subject site. The site is located in vicinity to bus routes along the A11.
- 1.7 St Bartholomew Gardens is located across Cambridge Health Road 190m northwest of the subject site.
- 1.8 With regards to the current use of the garages the applicant has stated that the current occupancy is following:
- 10 garages let to tenants of the Cleveland Estate,
 - 2 garages occupied by Housing Association Tenants
 - 1 garage privately rented
 - 1 garage occupied by Tower Hamlets Homes for storage facilities.
 - Residents will be able to apply to Tower Hamlets Homes for a replacement garages/permits within the borough upon closure of the garages, subject to availability.
- 1.9 The site is located within Flood Zone 1 and is not identified as vulnerable to flooding

2. PROPOSAL

- 2.1 The application proposal seeks to replace the garages with four (4) family-sized homes with associated landscaping with communal space. The proposal will change the use from Garages (B8) to Residential Development (C3). Two units will be accessible (designed for autistic persons) units. The four proposed dwellings will the following details:

	Unit 1	Unit 2	Unit 3	Unit 4
Bedrooms	4 bedroom 6 person	4 bedroom 7 person	4 bedroom 7 person	4 bedroom 6 person
Outdoor living space	12m ²	16m ²	20m ²	32m ²

- 2.2 All the dwellings would be within the affordable rented tenure split 50:50 between Tower Hamlets and London Living rents.
- 2.3 Secure waste storage will be located outside each front door. The existing dropped kerbs provide step free access from the bin stores to the waste vehicles. All residential units will be provided with an internal waste storage of Refuse – 40 litres Recycling – 40 litres Food waste – 23 litres. The bin stores will be hidden behind wooden battens.
- 2.4 The proposed dwellings will be constructed in brick (both recycled and London Stock) with grey roof tiles. Windows will be triple glazed.
- 2.5 The proposal will provide landscaped areas with permeable paving/gravel areas with porous sub-base and cobblestone paving. New planting will be provided including a green edge of defensible low maintenance shrubs with sparrow terraces, perennials and nectar rich planting. Bird and bat boxes will be provided.
- 2.6 A communal amenity space with natural play features such as boulders will be provided around the retained False Acacia Tree.
- 2.7 Secure cycle storage will be provided in the rear garden of each unit.
- 2.8 The applicant has stated that there is no pre-existing unified architectural typology in the area, the proposed design aims to create architectural interest by combining flat and pitched roofs of different angles.
- 2.9 The proposed dwellings are designed to be certified 'Classic Passivhaus' standard. These dwellings are specifically designed to maximise energy efficiency and provide a comfortable climate for future residents. Each dwelling will be fitted with a mechanical ventilation with heat recovery unit (MVHR).
- 2.10 At present there is a passageway located to the south of the site and to the north of Oasis Court. There is no record that this is a right of way. A secure access gate of 2.4m in height with controlled access will be provided.

3. RELEVANT PLANNING HISTORY

- 3.1 PF/19/00216 – Pre-application meeting: 4-5 new affordable houses with associated landscaping.
- 3.2 No other relevant planning history

4. PUBLICITY AND ENGAGEMENT

- 4.1 The applicant has undertaken two rounds of public consultation in November 2019 and February 2020.

4.2 Upon validation of the application the surrounding sites were notified of the application. A press notice was issued on 18/06/2020.

4.3 Two Submissions were received in objection to the proposal and a petition with 32 signatures was received in opposition to the proposal. The petition is titled "*To STOP all plans for this land to development or any other reasons to remove current garage site*". All 32 signatures are from residents located within the borough from the following streets:

- Cleveland Way,
- Vawdrey Close,
- Trinity Green,
- Wyllen Close,
- Wickford Street,
- Cephas Street.

4.4 The two objections are summarised as following:

Other- general

- The officers have not taken into account views of residents, residents have been 'bullied' into losing the garages causing disruption to the people's lives. Residents have waited many years (20 years was highlighted by the submitter) in order to use garages.

Highways

- Strong concerns in regards to an increase in vehicle and pedestrian safety as the demolition of the garages will displace vehicles from the garages and increase traffic generation along Vawdrey Close.

Amenity

- The quality of amenity space will be very poor and issues of health and safety have not been taken into account. Alternative spaces around the development could be better utilised.

5. CONSULTATION RESPONSES

Internal

Biodiversity

5.1 No objections – Condition recommended for bat and swift/sparrow boxes.

Design and Conservation

Height, mass and sitting

5.2 No objection based on further information provided.

Highways

5.3 Offices acknowledge that this proposal will displace vehicles from the garages onto the surrounding highway network. The applicant is unable to provide details of how many of the garages currently house vehicles rather than being used for storage, in this case officers can only assume that 100% of the garages house vehicles in order to robustly assess the potential impact on the public highway. The applicant states "LBTH's intention is to offer alternative

garages or carparking spaces to the residents of the Cleveland Estate” which would reduce the potential displacement onto the public highway to only a few vehicles.

- 5.4 Due to the current Covid situation it was agreed with the applicant that the historical parking surveys held by LBTH would be used rather than a new survey being requested. These surveys show that in the local area the parking provision is very well utilised and, therefore, any displaced parking from the garages (for which the resident will be permitted to apply for a permit if they do not already hold one) will impact on existing residential amenity and increase demand for on street parking which is already stressed. As well as the displaced parking from the garages the size of the units means that there is a possibility that residents moving into these could qualify for permits under the ‘Permit Transfer Scheme’ which could add to the demand by a further four vehicles. No accessible parking is proposed, contrary to policy, and this too could add to the potential impact of the development on the existing parking regimes. It should be noted that blue badges are not only available to wheelchair users but to others who may not always have a visible disability.
- 5.5 Officers would expect that all new residents are subject to a ‘Permit Free’ agreement which would restrict them (other than those who qualify under the PTS or are registered blue badge holders) from obtaining permits to parking on the public highway. This would need to be a condition to any planning permission which may be granted and is usually secured via the s106 agreement (or similar mechanism as agreed by the case officer). Notwithstanding this there will undoubtedly be an impact from the development on the current availability of parking to residents on the public highway from displaced vehicles. However, it is accepted that this would be the only way that these units can be constructed and would be an inevitable consequence to providing this housing.
- 5.6 All cycle facilities must be designed in line with the London Cycle Design Guide and meet the minimum requirements set out in policy. Cycle parking within the rear gardens is not up to standard.
- 5.7 Officers have concerns regarding the potential impact of this proposal in terms of displaced vehicles and additional permits on the public highway in an area where parking stress is high and the impact this may have on the availability of suitable parking for existing residents. However, it is recognised that to provide additional housing on existing Council land this may be inevitable. *Conditions recommended.*

Housing

- 5.8 *No objection*

Waste

- 5.9 *Can be conditioned.*

LBTH Environmental Health

Contamination

Prior to commencement condition to be agreed on with the applicant.

Noise

Prior to commencement condition to be agreed on with the applicant.

Metropolitan Police

- 5.10 *No objections - Conditions recommended.*

6. RELEVANT PLANNING POLICIES AND DOCUMENTS

6.1 Legislation requires that decisions on planning applications must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise.

6.2 In this case the Development Plan comprises:

- The London Plan 2016 (LP)
- Tower Hamlets Local Plan 2031 Managing Growth and Sharing the Benefits (2020)

6.3 The key development plan policies relevant to the proposal are:

Housing - LP3.3, 3.13, D.DH7, S.H1, D.H1, D.H2, D.H3
(affordable housing, unit mix, density, housing needs, housing quality)

Design S.DH1, S.DH2, S.G1, D.DH2
(layout, massing, materials, public realm)

Amenity LP7.6, LP7.15, D.DH8, D.ES9
(privacy, outlook, daylight and sunlight, construction impacts)

Transport D.MW3, D.TR2, D.TR3, D.TR4, S.TR1
(sustainable transport, highway safety, car and cycle parking, waste, servicing)

Environment - L.P3.2, LP5.1, 5.15, LP5.21, LP7.19, LP7.21, D.ESG4, D.ES3
(biodiversity, energy efficiency, air quality, contaminated land)

6.4 Other policy and guidance documents relevant to the proposal are:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (updated 2019)

Emerging Policy

6.5 The Mayor of London's Draft New London Plan with Consolidated Suggested Changes was published in July 2019. The Examination in Public (EiP) took place in January 2019. Generally, the weight carried by the emerging policies within the Draft New London Plan is considered significant as the document has been subject to EiP, incorporates all of the Mayor's suggested changes following the EiP and an 'Intend to Publish' was made by the Mayor of London. However, some policies in the Draft New London Plan are subject to Secretary of State directions made on 13/03/2020, these policies are considered to have only limited or moderate weight. The statutory presumption still applies to the London Plan 2016 up until the moment that the new plan is adopted.

Relevant draft London Plan policies:

- D4 – Delivering good design
- D6 – Housing standards
- HC1 – Heritage

7. PLANNING ASSESSMENT

7.1 The key issues raised by the proposed development are:

- i. Land Use
- ii. Housing
- iii. Design & Heritage
- iv. Neighbour Amenity
- v. Transport
- vi. Environment
- vii. Human Rights and Equalities

Land Use

Redevelopment for residential use

- 7.2 London Plan Policy 3.3 seeks to ensure the pressing need for more homes in London is recognised by increasing the supply of housing. Policy 3.8 seeks to ensure that new developments offer a range of housing choices, in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups.
- 7.3 Policies and objectives place particular focus on delivering more affordable homes throughout the borough with focus on creating mixed and balanced communities. Under Policy S.H1 development will need to meet the needs of specific communities such as disabled and vulnerable people. Although the proposal does not provide a wide mix of unit choices, the development will provide four 100% affordable rented units including two (autistic) accessible units. Council-led projects are essential to ensure that these units are brought forward.
- 7.4 The proposal would support and contribute to the council's strategic aims in respect of the provision of housing to meet local need. The site is located within a 'low growth area (0-1000 units)' as identified on Figure 9: *Housing distribution across 24 places* of the Local Plan 2031.
- 7.5 Concern has been raised in respect of the loss of current use of the land, which appears to be for garages. It is noted that there is no policy requirement to replace the existing carparking spaces., The residents are able to apply to Tower Hamlets Homes for a replacement garage, subject to availability. It is also noted that the site is in an area will good access to public transport as highlighted above.
- 7.6 In light of this and the above polices which seek to maximise the provision of housing, it is considered that the principle of the development is acceptable.

Housing

Mix of unit sizes

- 7.7 Pursuant to Policy 3.8 of the London Plan, new residential development should offer genuine housing choice, in particular a range of housing size and type. LBTH Policy D.DH2 seeks to secure a mixture of small and large housing. Specific guidance is provided on particular housing types and is based on the Council's most up to date Strategic Housing Market Assessment (2017).

- 7.8 The application proposes four residential units – two, 4 bedroom 6 person and two 4 bedroom 7 person family-sized dwellings. Given the small size of the scheme and the fact that the proposal provides 4 bedroomed units, for which there is a clear need, the mix is supported. The family-sized dwellings will fill a need and provide improved facilities and amenities in accordance policy S.H1.

Quality of Residential Accommodation

- 7.9 GLA's Housing SPG aims to ensure that housing is *"fit for purpose in the long term, comfortable, safe, accessible, environmentally sustainable and spacious enough to accommodate the changing needs of occupants throughout their lifetime"*. The document provides advice on a number of aspects including the design of open space, approaches to dwellings, circulation spaces, internal space standards and layouts, the need for sufficient privacy and dual aspect units.
- 7.10 All proposed dwellings accord with required internal space standards and external amenity space standards, as noted in the table above.

Design

- 7.11 Development Plan policies requires that schemes are of high-quality design that reflects local context and character and provides attractive, safe and accessible places that safeguard and where possible enhance the setting of heritage assets.
- 7.12 Local Plan policy S.DH3 requires that developments need to be sensitive to heritage assets. The proposal is located away from heritage assets. The proposal will not replicate the design of the identified heritage assets and is a modern appropriate response, the proposal is not anticipated to cause harm on listed buildings in accordance with policy S.DH3.
- 7.13 Local Plan policy D.DH2 states requires development to contribute positively to the public realm. The proposal will provide a more defined street edge with a small front amenity space provided with integrated bin storage. The proposal will increase the level of defensible space, defined front entrances. Glazing from primary living areas will provide passive surveillance on to Vawdrey Close. The proposal is acceptable.



Figure 1: View towards the northern elevation from the Vawdrey Close cul-de-sac.

Privacy and Outlook

- 7.14 The rear outdoor amenity spaces will be located to the south to maximum sunlight. There will be some overlooking from properties located to the south of the subject site in particular from Oasis Court as there are balconies directly facing the site. This is not uncommon in this urban setting as can be seen by the level of overlooking from properties in Cleveland Grove into the gardens of existing properties on Vawdrey Close. Existing overlooking from large upper level windows are also prevalent from the Tower Hamlets Mission building. No balconies will be provided on the southern elevation of the new dwellings.
- 7.15 In order to minimise overlooking Bedroom 2 of Unit 2 will have the larger window with the potential to overlook Oasis Court as obscure glazed. However, the window will be at an oblique angle to minimise overlooking further. Two other windows on the elevation will be shielded by privacy screens.
- 7.16 Unit 1 will be set back approximately 8m from the Mission building and 5m from Oasis Court, Unit 2 will be set back approximately 6.5m from Oasis Court. Unit 3 will be setback approximately 3m from the carparking area and Unit 4 will be setback approximately 11m from 14 Cleveland Grove. Although less than 18m separation distance will be provided within the urban context it will be acceptable.
- 7.17 The existing overlooking from Oasis Court and the Mission building will impact the quality of amenity space provided.

Daylight/Sunlight

- 7.18 Guidance relating to daylight and sunlight is contained in the Building Research Establishment (BRE) handbook „Site Layout Planning for Daylight and Sunlight“. The primary method of assessment of new build accommodation is through calculating the average daylight factor (ADF). BRE guidance specifies the target levels of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.
- 7.19 Only kitchen for Unit 1 fell below the 2% threshold (1.7%) as shown with the report supplied by the applicant by *Greenlight Building Physics Internal Daylighting Report dated 27.02.2020*.
- 7.20 On balance the provision of southern facing well-sized outdoor amenity spaces together with the communal amenity space will provide an acceptable level of amenity for future residents. Internal living spaces are also designed to be spacious. The proposal will be acceptable.

Neighbour Amenity

- 7.21 Development Plan policies seek to protect neighbour amenity, safeguarding privacy and the peaceful enjoyment of ones dwelling and ensuring acceptable daylight and sunlight conditions.
- 7.22 Policies seek to protect neighbouring amenity to safeguard privacy, not creating unacceptable levels of noise and ensure an acceptable level of daylight and sunlight in accordance with Policy D.DH8. Policies aim to safeguard and where possible improve the amenity of existing and future residents and building occupants, as well as protect the amenity of the public realm.
- 7.23 There will be limited separation distances towards surrounding buildings, including towards Oasis Court given the constrained nature of the site. The depth and angle of the gardens will ensure the buildings are setback from the southern boundary to minimise any sense of enclosure.
- 7.24 The report titled *Overshadowing Daylight Analysis 19_060 dated 27.02.20 by Greenlight Building Physics* was supplied by the applicant to assess impacts on surrounding buildings

from potential overshadowing using the Vertical Sky Component method (VSC) in accordance with the BRE guidelines. The BRE guidelines suggest that obstruction angles between 25-45 degrees are acceptable. It was found that ground floor windows on Oasis Court and to the Mission Building would see a decrease in VSC but not to significant levels.

- 7.25 The roof angles have been pitched in order to minimise any loss of daylight/sunlight to neighbouring properties. The building has been broken up and angled in a way to minimise any impacts on overlooking, overshadowing and privacy to Oasis Court.



Figure 2: View from the south western elevation.

- 7.26 New overlooking towards neighbouring properties will be mitigated as main windows to principle living rooms will be located on the ground floor or inwards towards the accessway. Mutual overlooking will be limited through the provision of blank rear facades and strategically angled windows. As such the proposal would not give rise to any unduly detrimental impacts on privacy to neighbours. The proposal is acceptable.

Secure by Design

- 7.27 Security features were highlighted as being important throughout the applicant's consultation process. The gate will be 2.4m in height and will provide controlled access. The application was reviewed by the Metropolitan Police and a condition to retain security features by way of a Certificate of Compliance was proposed and has been accepted by the applicant.



Figure 3: View from the south western elevation towards the controlled access gate.

Construction Impacts

- 7.28 Demolition and construction activities are likely to cause some noise and disturbance to nearby residents, including matters of additional traffic generation and dust. In accordance with relevant Development Plan policies and for the peaceful enjoyment of neighbouring dwellings, a number of conditions are recommended to minimise these impacts. These would control working hours and require the approval and implementation of Construction Management Plan.

Transport and Highways

- 7.29 Development Plan policies promote sustainable modes of travel and limit car parking to essential user needs. They also seek to secure safe and appropriate servicing.
- 7.30 In line with council policy to promote car free developments, a condition would prevent future occupiers of the proposed dwellings from obtaining on-street parking permits in accordance with Policy D.TR3.
- 7.31 This would result in a displacement of a maximum of four cars. The transport officer notes that this low level of displacement cannot be guaranteed given the reallocation of garages and the permit free development proposed. It should also be highlighted that the site has good access to public transport given the '5' PTAL rating. On balance impacts on traffic generation within the surrounding environment are anticipated to be acceptable.
- 7.32 Secure cycle parking spaces will be provided within the rear garden of each new dwelling. The applicant noted good provision of cycle parking and hire schemes within the surrounding area. This is not an adequate substitute for secure and private cycle facilities in accordance with Policy D.TR3. A condition will be imposed requiring all cycle facilities to be provided retained and maintained for the use of the future residents for the life of the development.
- 7.33 In relation to pedestrian access to the new dwellings from Vawdrey Close, the travel route would remain as existing. Whilst the proposal lacks accessible parking given the constraints of the site and good access to public transport this is acceptable.

Environment

Landscaping & Biodiversity

- 7.34 A large False Acacia tree will be retained. The retained tree will continue to be publicly visible and therefore holds a high-level amenity for the street. The tree currently resides in a small tree pit which is unsuitable, the new amenity space will provide a larger area for the tree's root zone.
- 7.35 The following additional biodiversity enhancement measures have been proposed:
- Retention of a large tree False Acacia Tree adjacent to the vehicle accessway
 - The addition of nectar rich planting (soft landscaping),
 - The addition of 3 bat boxes,
 - Swift and sparrow bird boxes

- 7.36 The Council's biodiversity officer reviewed the proposal and has noted the proposal is acceptable. The proposed biodiversity features and enhancements would contribute to the Local Biodiversity Action Plan. Further details and information would be requested via a condition.

Air Quality

- 7.37 The Council's air quality officer confirmed that the proposal would not likely to be an exceedance of relevant National Air Quality Objective levels. As suggested in the air quality assessment and reinforced by the air quality officer, further information on the control of dust and emissions during construction would need to be provided prior to works taking place.

Energy & Environmental Sustainability

- 7.38 The proposal would result in the enhancement of the existing energy levels through the provision of 'Passivhaus' features. This would be secured by condition.

Land Contamination

- 7.39 The Council's contaminated land officer requested further details to be submitted in the case of contamination found on site during works. This would be secured via a condition.

Waste

- 7.40 The submitted draft Site Management Plan confirms that the waste will be managed through existing curb side collection. All waste facilities will be stored within 10m of the public highway. This is considered acceptable in principle and retained via condition.

Human Rights and Equalities

- 7.41 The proposal does not raise any unique human rights or equalities implications. The balance between individual rights and the wider public interest has been carefully considered and officers consider it to be acceptable.
- 7.42 Development will provide affordable dwellings and the provision of two dwellings designed for autistic residents.
- 7.43 The proposed development would not result in adverse impacts upon equality or social cohesion.

8. RECOMMENDATION

- 8.1 That subject to any direction by the Mayor of London, **conditional planning permission is GRANTED** subject to the prior completion of a legal agreement to secure the following planning obligations:

8.2 Non-financial obligations:

- 8.3 That the Corporate Director of Place is delegated the power to negotiate the legal agreement. If within three months of the resolution the legal agreement has not been completed, the Corporate Director for Place is delegated power to refuse planning permission.
- 8.4 That the Corporate Director of Place is delegated the power to impose conditions and informatives to address the following matters:

8.5 Planning Conditions

Compliance

1. 3 years deadline for commencement of development.
2. Development in accordance with approved plans.
3. Development is personal to, and shall be implemented by, LBTH
4. Restrictions on demolition and construction activities:
 - a. All works in accordance with Tower Hamlets Code of Construction Practice;
 - b. Standard hours of construction and demolition;
 - c. Air quality standards for construction machinery;
 - d. Ground-borne vibration limits; and
 - e. Noise pollution limits.
5. Retention of waste storage facilities.
6. Delivery and retention of cycle storage facilities.
7. Noise insulation standards for new residential units.
8. Energy Statement
9. Details for the Wheelchair Dwelling Unit 1
10. Communal amenity/child play space to be completed prior to occupation
11. Revised Noise Impact Assessment
12. Details of all Secure by Design measures
13. Details of hard and soft landscaping, including boundary treatment and lighting
14. Details of Play equipment
15. Details of noise and vibration measures

Pre-commencement

16. Construction Environmental Management Plan:
 - a. Site manager's contact details and complain procedure;
 - b. Dust and dirt control measures
 - c. Measures to maintain the site in tidy condition, disposal of waste
 - d. Recycling/disposition of waste from demolition and excavation
 - e. Safe ingress and egress for construction vehicles;
 - f. Parking of vehicles for site operatives and visitors;
 - g. Location and size of site offices, welfare and toilet facilities;
 - h. Erection and maintenance of security hoardings;
 - i. Measures to ensure that pedestrian and cycle access past the site is safe and not unduly obstructed; and
 - j. Measures to minimise risks to pedestrians and cyclists, including but not restricted to accreditation of the Fleet Operator Recognition Scheme (FORS) and use of banksmen for supervision of vehicular ingress and egress

17. Details of external facing materials and architectural detailing.
18. Contamination
19. Details of biodiversity enhancements including details of additional trees
20. Piling Method Statement
21. Surface Water Drainage Scheme
22. Car Permit Free (bar Blue Badge Holders and Permit Transfer Scheme)
23. Cycle Management Plan

8.6 Informatives

1. Permission subject to legal agreement.
2. Development is not CIL liable.
3. Building Control
4. Thames Water – Groundwater Risk Management Permit, minimum pressure/flow rate.
5. S.278
6. Fire and Emergency
7. Footway and Carriageway
8. Hours of work for demolition and construction activities
9. Designing out Crime

APPENDIX 1

Drawings

Existing Site Location Plan, 00_EX_001 Rev P1, LTS Architects Ltd
Existing Site Plan, 00_EX_002, LTS Rev P1, Architects Ltd
Existing Site Sections, 00_EX_010 Rev P1, LTS Architects Ltd
Existing North West/East Elevations, 00_EX_021 P1, LTS Architects Ltd
Existing South West/East Elevations, 00_EX_022 P1, LTS Architects Ltd
Proposed Site Plan, 01_GA_100_Rev P1, LTS Architects Ltd
Proposed First Floor Plan, 01_GA_102_Rev P1, LTS Architects Ltd
Proposed Second Floor Plan, 01_GA_103 Rev P1, LTS Architects Ltd
Proposed Roof Plan, 01_GA_104 Rev P1, LTS Architects Ltd
Proposed Elevations 01, 03_GA_301 Rev P1, LTS Architects Ltd
Proposed Elevations 02, 03_GA_302 Rev P1, LTS Architects Ltd
Proposed Elevations 03, 03_GA_303 Rev P1, LTS Architects Ltd
Proposed Elevations 04, 03_GA_4 Rev P1, LTS Architects Ltd
Proposed Detailed Unit Plans 01, 04_DE_301 Rev P1, LTS Architects Ltd
Proposed Detailed Unit Plans 02, 04_DE_302 Rev P1, LTS Architects Ltd
Proposed Detailed Unit Plans 03, 04_DE_303 Rev P1, LTS Architects Ltd
Proposed Detailed Unit Plans 04, 04_DE_304 Rev P1, LTS Architects Ltd
Proposed Typical Waste Capacity, 04_DE_405, LTS Architects Ltd
View of Alleyway to the rear of UKPN block, LTS Architects Ltd
Surrounding roofscape photo, LTS Architects Ltd
Proposed Detailed Unit Plans 02, 04_DE_402 P2, LTS Architects Ltd dated 30/07/2020
Window View Face-on 01, LTS Architects Ltd
Window View Oblique 02, LTS Architects Ltd
1916 05_DE_502_P3 Proposed Unit 2 Cross section, LTS Architects Ltd dated 05.08.20
1916 01_GA_102_P2 Proposed First Floor Plan, LTS Architects Ltd dated 05.08.20
1916 04_DE_402_P2 Proposed Detailed Unit 02, LTS Architects Ltd dated 05.08.20

Submission documents

Design and Access Statement, LTS Architects Ltd, dated 11.03.2020
Planning Addendum, LTS Architects Ltd, dated 09.05.2020
Environmental Noise Survey and Acoustics Design Statement, Hann Tucker Associates Ltd, dated 11.03.2020
Arboricultural Survey and Impact Statement, Marcus Foster Ltd (BS5837:2012)
Air Quality Statement, dated 03.03.2020
Preliminary Ecological Assessment, dated February 2020
Site Investigations, Site Analytical Services Ltd, January 2020
SUDS Strategy, Elliotwood, dated 02/03/2020
Traffic Assessment, Elliotwood, dated 17/06/2020
Travel Plan, Elliotwood, dated 20/06/2020
Waste Management Strategy,
Summer Comfort Report – inside out engineering 05/02/20
Overshadowing Daylight Analysis Rev A, Greenlight Building Physics Internal Daylighting Report dated 25.01.2020
Internal Daylight Analysis, Greenlight Building Physics Internal Daylighting Report dated 27.02.2020
Sketch showing privacy screens, LTS Architects Ltd
3D View showing privacy screens, LTS Architects Ltd

APPENDIX 2

Selection of plans and images



Figure 1 – Proposed ground floor plan



Figure 6 – Proposed north elevation.



Figure 7 – Proposed south elevation.

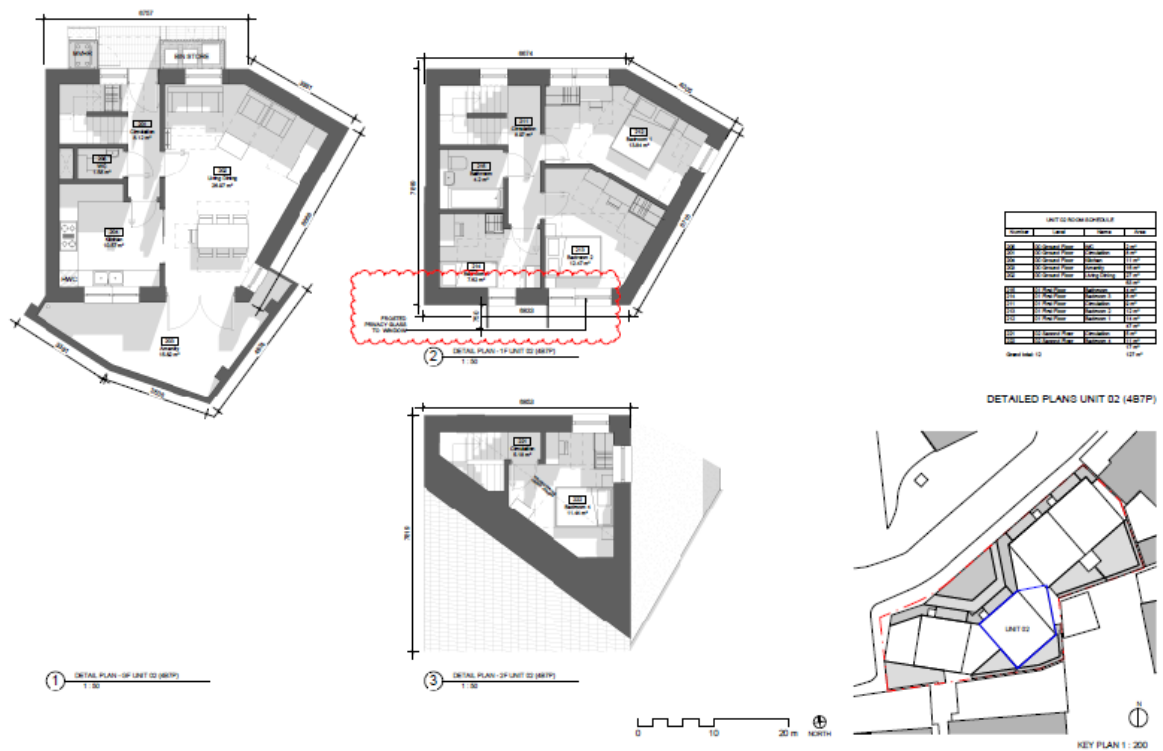


Figure 8 – Proposed Unit 2 (Bedroom 2) window to be obscure glazed.

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SUPPLEMENTARY REPORT, DEVELOPMENT COMMITTEE. 17th September 2020

Agenda item no	Reference no	Location	Proposal / Title
1.0	PA/20/00580	Existing garages, Vawdrey Close, London, E1 4UA	Demolition of existing garages and construction of four new family-sized houses.

1.0 Introductory Summary

- 1.1 This item was removed from the August Committee Agenda as it was found that not all adjacent properties were consulted, this was caused by a technical error. Officers moved to correct the error and as a result a further 40 neighbours were consulted. from 14th August to 4th September 2020. As a result of the additional consultation, seven (7) further representations were received from owner/occupiers of the adjacent properties who raised opposition to the proposed development bringing the total number of representations received to 9. In addition, a petition with 51 signatures from local residents in opposition to the proposal was received.
- 1.2 In addition, consultation comments were received from the Occupational Therapist, Arborist and Daylight/Sunlight Internal Consultee. Comments are within section 2 below.

2.0 Neighbour Representations

- 2.1 Following additional objections received, Para 4.3 of the Main Report should read:
- 2.2 Nine submissions were received in objection to the proposal and two petitions with 32 signatures and another with 51 were received in opposition to the proposal. The first petition is titled "To STOP all plans for this land to development or any other reasons to remove current garage site". All 32 signatures are from residents located within the borough from the following streets:
- Cleveland Way,
 - Vawdrey Close,
 - Trinity Green,
 - Wyllen Close,
 - Wickford Street,
 - Cephas Street.
- 2.3 The second is titled "LRPN – 6034773 Petition Against Demolition of Garages & the Construction of 4 houses". All 51 signatures are from residents located within the borough from the following streets:
- Vawdrey Close,
 - Cleveland Way,
 - Trinity Green,

- Wyllen Close,
- Key Close.

- 2.4 The petition outlined residents wanting no change to status quo, and raising concerns of increase in pollution/traffic, increase in noise/antisocial behaviour, pressure on local services, parking for emergency vehicles, loss of privacy and impact from the proposed design.
- 2.5 The proposal is to be car free and has a PTAL rating of 5 with excellent access to public transport as discussed within the transport assessment of the Main Report and therefore the traffic/pollutions volumes are not likely to increase as a result of this development. The proposal will not make any changes to vehicle access arrangements and the site has no requirement to be used for emergency service parking. Impacts from loss of privacy/amenity have been assessed within the Main Report. Whilst the concerns over the pressure on the local services are outside planning remit (a matter for Thames Water to resolve), the concern raised to anti-social behaviour is not warranted. Nonetheless, a planning condition is imposed to ensure the scheme is secured by design accredited.
- 2.6 The seven additional objections are summarised as following:

Other

- Access through the existing public walkway will from Vawdrey Close will not be maintained.
- Conditions will be applied to ensure contaminants are mitigated from the subject site.

Amenity

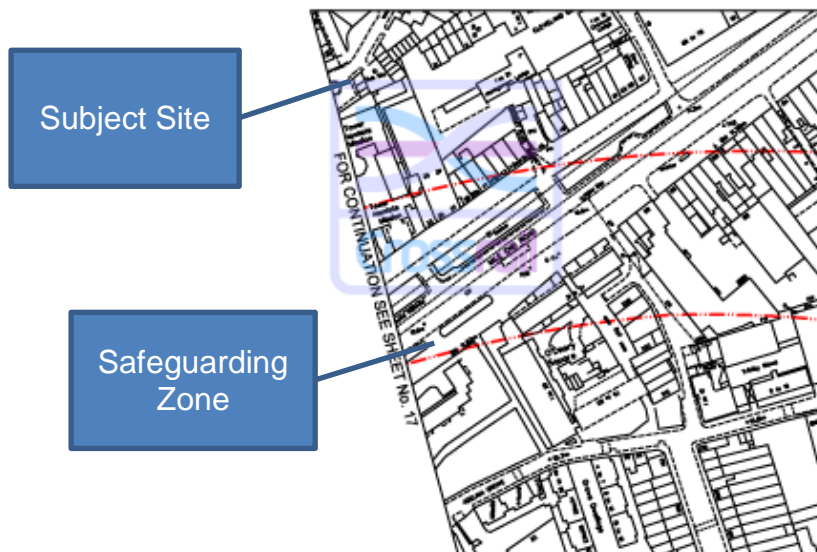
- Concerns regarding loss of privacy from overlooking into Oasis Court and the overshadowing of Oasis Court. A solid wall in place of a window was requested.
- Health concerns regarding construction dust management. An alternative replacement flat should be sought.
- Site should be converted into a green space.

Non- planning Matters

- Site drainage and servicing is dealt with under building control matters.
- Right to light sits outside of planning matters.

- 2.7 The applicant has provided a further response to objections as following:
1. *The design takes maximum care to avoid overlooking the residential properties to the South. The majority of these windows are specified to have frosted glass, which would prevent any overlooking. There are a total of two bedroom windows which must be clear glass, as they are the only window to each bedroom. These windows have been fitted with PPC aluminium privacy screens, which block any direct view to the residential buildings.*

2. *The studies have been undertaken in accordance with government and Tower Hamlets guidance, using a 3D virtual model of the surrounding area based on architectural records.*
 3. *Every care will be taken during construction to minimise disruption to the surrounding residents. We are proposing to use a timber frame structural system, which will reduce the amount of dust particulates and on-site work of a more traditional concrete and steel frame construction. Dust from construction will also be managed through a Construction Management Plan. Noise and hours of operation will be managed through conditions.*
 4. *The council does not re-accommodate any resident on the basis of construction.*
 5. *We have not been made aware of any planning requirements for the site to be used as a parking Emergency Services Vehicles.*
 6. *TH Waste Officer has advised that waste vehicles reverse down the street at present so no change to this strategy.*
 7. *The Toby Club has its own dedicated car park at the rear to park vehicles.*
- 2.8 It is further noted that fob access for Oasis Court residents will be provided to maintain access to Vawdrey Close via the new gate. Traffic matters have been discussed in paragraphs 7.29-7.33 of the original planning report.
- 2.9 One submitter questioned possible impacts on Crossrail. The site sits approximately 50m north outside of the Crossrail Safeguarding Zone. There is no requirement to consult with Crossrail on this matter as the site sits outside of the Safeguarding Zone as shown on the map below.



3.0 **Consultation Responses**

Occupational Therapist

- 3.1 *Reviewed the proposal and no issues highlighted with layouts*

Trees

- 3.2 *Happy that the protection measures set out in the applicant's report will adequately protect T1 and T2 during construction.*

Daylight and Sunlight

3.3 *No issues raised.*

3.4 Additional supplementary plans to be added to Appendix 1 are as following:

- Overshadowing Daylight Analysis, Greenlite Building Physics Ltd, Rev B, 24.08.20

2.0 RECOMMENDATION

2.1 Officer recommendation remains that planning permission should be APPROVED.



DEVELOPMENT COMMITTEE

17 September 2020

Report of the Corporate Director of Place

Classification: Unrestricted

Application for Planning Permission

[click here for case file](#)

Reference	PA/19/02611
Site	Land at Bancroft TMC and Wickford Street Garages, Wickford Street, London, E1
Ward	Bethnal Green
Proposal	Demolition of Bancroft TMC building and Wickford Street garages and construction of a part-two, part-three and part-six storey building comprising Class D1/B1(a) community/office use at ground/first floor and 15 x Class C3 residential dwellings on the upper floors together with associated private amenity areas, cycle parking and refuse/recycling stores (Site 1) and a part 3 and part 5 storey building comprising 18 x Class C3 residential dwellings together with associated private amenity areas, cycle/blue badge car parking (in the form of 3 x new accessible parking bays and 1 x replacement accessible parking bay) and refuse/recycling stores (Site 2) and new and enhanced public realm, associated hard and soft landscaping, new and improved vehicular and pedestrian access and associated highways improvements to Wickford Street.
Summary Recommendation	Grant planning permission subject to conditions and a legal agreement
Applicant	London Borough of Tower Hamlets
Architect	FBM Architects
Case Officer	John Miller
Key dates	<ul style="list-style-type: none">- Application registered as valid on 17.12.18- Additional information received on 14.01.19- Public consultation carried out on 05.12.19

EXECUTIVE SUMMARY

The application site comprises the existing TMC offices (3 storeys building) and 16 of single storey garages along with a vacant plot of land situated on the west side of Wickford Street.

The proposed development is for a mixed-use development split across two sites comprising 33 one, two, three and four-bedroom flats as well as up to 393 sqm of commercial/office floorspace. The height of the buildings would range from two to six storeys.

The height, massing and design of the proposed development would appropriately respond to the local context. The detailed architecture is considered to be of high quality and the development

Residential dwellings would provide a good standard of internal accommodation and generous private and communal amenity space and child play space. The proposed commercial/community floorspace is also acceptable in this location.

The development would result in the provision of 100% affordable rented housing with a unit mix broadly in line with local policy. This is much needed housing and is strongly supported in the consideration of this application. Whilst both London Plan and local policies seek a mix of housing tenures, all 33 units within this scheme will be for affordable rent in direct response to the very high local need in Tower Hamlets and form part of the Council's programme to deliver 2,000 new affordable homes for local people by 2022. With the high priority for affordable housing in mind the additional provision is welcomed and the fact that a mix of tenures is not provided is considered acceptable in this instance.

The residential quality of the scheme would be high. Fourteen of the units would be of a size suitable for families (42%). All of the proposed units would meet or exceed the floorspace and layout standards with family sized units being more spacious. All of the dwellings would meet Part M Building Control regulations and over 10% (4 units) would be provided as wheelchair accessible.

The proposal would result in localised impacts upon the daylight and sunlight to some habitable rooms at Wickford House to the east of the site across Wickford Street as well as 64-134 Cambridge Heath Road to the west of the Garages site and Frederick Charrington House in between the two buildings. The impacts have been quantified and carefully assessed. Officers consider that the design of the development, massing of the site would minimise any adverse amenity implications, in terms of light, privacy, noise and traffic impacts.

The proposal would be acceptable with regard to highway and transportation matters including parking, access and servicing.

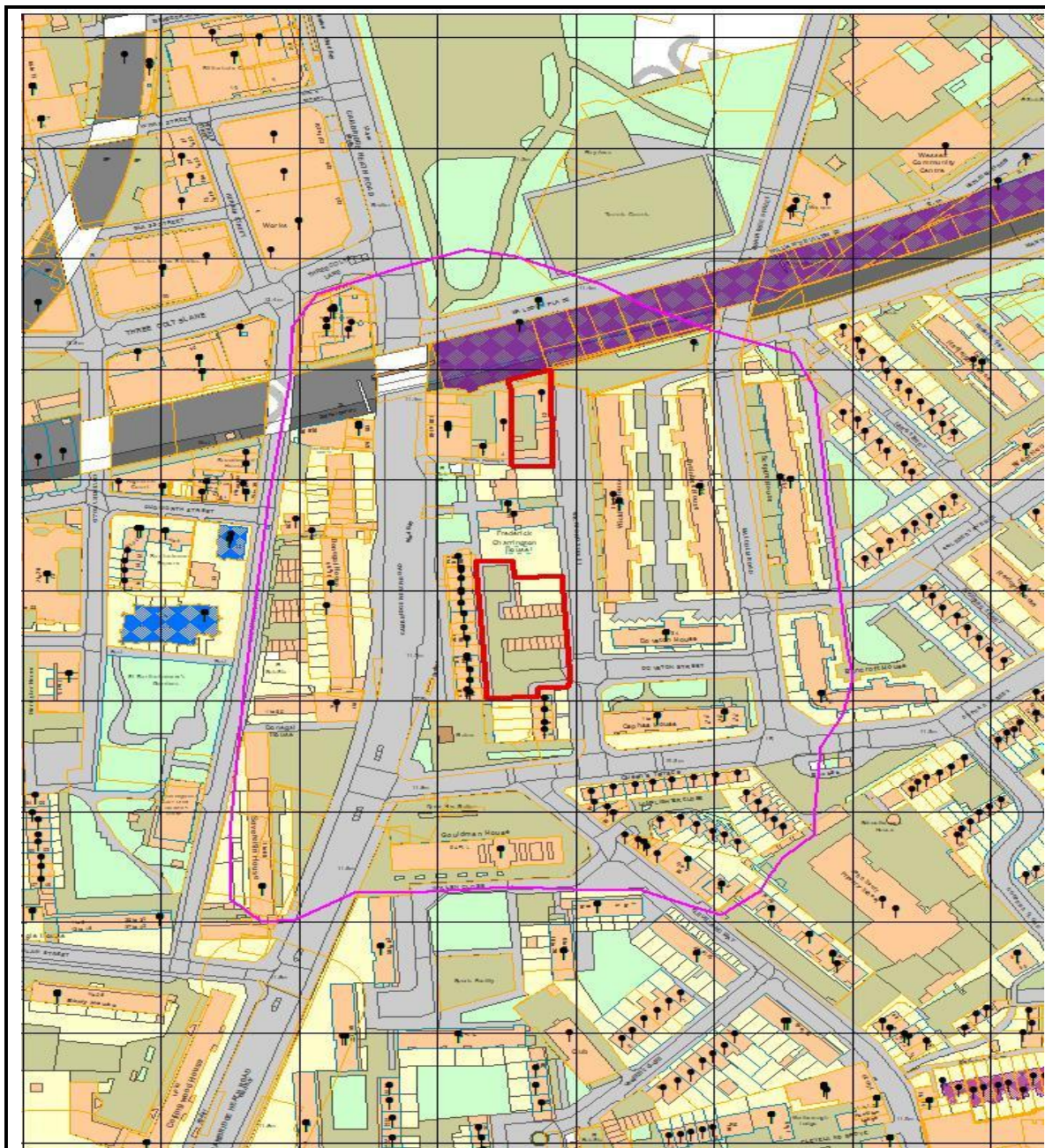
A strategy for minimising carbon dioxide emissions from the development is in compliance with policy requirements. Biodiversity enhancements are also proposed which are considered sufficient to meet policy requirements.

The scheme would meet the full obligation of financial contributions. However, given the Council is unable to enter into an s106 agreement with itself, the financial and non-financial contributions are to be secured by Unilateral Agreement.


This application has been considered against the Council's approved planning policies contained in the London Borough of the Tower Hamlets Local Plan 2031 (January 2020) as well as the London Plan (2016), the National Planning Policy Framework and all other material considerations. Officers have also considered the application against the Draft London Plan (2019) as this carries substantial weight.

Officers recommend the proposed development be granted planning permission.

SITE PLAN:



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<p>Planning Application Site Boundary</p> <p>Other Planning Applications</p> <p>Consultation Area</p> <p>Land Parcel Address Point</p> <p>Locally Listed Buildings</p> <p>Statutory Listed Buildings</p>	<p>Planning Applications Site Map PA/19/02611</p> <p>This site map displays the Planning Application Site Boundary and the extent of the area within which neighbouring occupiers / owners were consulted as part of the Planning</p>	 <p>TOWER HAMLETS</p> <p>London Borough of Tower Hamlets</p>
	<p>Scale : 50m grid squares</p>	<p>Date: 17 Sep 2020</p>

1. SITE AND SURROUNDINGS

- 1.1 The application site comprises two sites: The existing Bancroft Tenants' Management Co. (TMC) offices, located at the northern end of Wickford Street (site 1) and the site currently containing single storey garages, towards the southern end of Wickford Street (site 2). Site 1 will hereafter be known as the 'TMC Site' and Site 2 will hereafter be known as the 'Garages Site'. The application site also includes an area of public realm between the two development sites, which currently comprises of areas of grass and hardstanding.
- 1.2 The site forms part of the wider Bancroft Estate, which comprises over 600 homes. The Bancroft Tenant Management Cooperative manage the upkeep of the Estate,
- Site 1: Bancroft TMC Site
- 1.3 The Bancroft TMC building is a two-storey brick building with a courtyard, located at the northern end of Wickford Street. There is a railway line directly to the north. The entrance to the building is via Pelican Passage to the south and there is an additional, gated undercroft access on Wickford Street, which provides vehicular access for servicing and parking. The building is currently used by Bancroft TMC and the Women's Inclusive Team (WIT). Due to the site/road layout, the building has limited presence from the street. Demolition of the existing structures will provide a site area of circa 650 sqm (0.065 hectare).
- 1.4 Opposite the site to the east is the existing residential development known as Wickford house, a 5-storey building. Beyond Wickford house to the east is the consented but not yet built development along the railway viaduct at Mantus Road. To the south is Frederick Charrington House and a residential building fronting onto Pelican Passage
- Site 2: The Garages Site
- 1.5 This site currently comprises a car parking area which includes 15 garages on Wickford Street. The site also includes an access road to the parking area and a small area of green space to the north. Wickford house lies to the east with Frederick Charrington House to the north and 64-134 Cambridge Heath Road, a four storey residential development road to the west. Further to the south is Goldman House an 11 storey residential development. This site is approx. 1700 sqm (0.17 hectare).

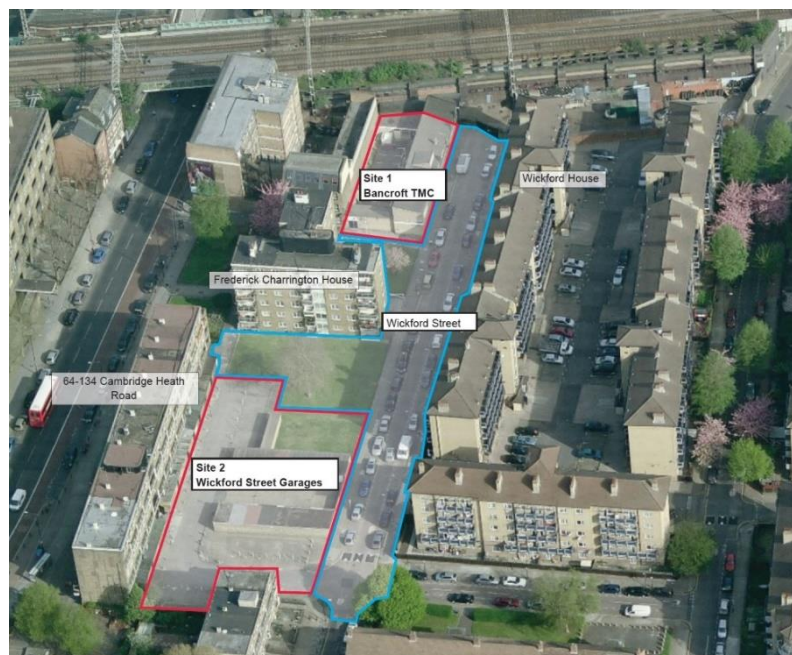


Figure 1: Contextual site plan

- 1.6 As stated above site 2 is occupied by a line of lock-up garage/ storage units. The applicant has stated that the majority of the lock-ups are currently in use, either for storage or parking of smaller cars
- 1.7 The site lies within the Bethnal Green Archaeological Priority Area (Tier 2).
- 1.8 The site is located in an area with excellent public transport accessibility, with a PTAL rating of 6a/b. The nearest rail station is Bethnal Green 300m away to the west, which provides over ground rail services. Bethnal Green LUL station is also 300m away to the north on Cambridge Heath Road. Road access is very good, with the Cambridge heath road (A107) running parallel to the site with several bus routes being serviced along Cambridge Heath road.
- 1.9 Designated open space at Bethnal Green Gardens is located to the north beyond the railway infrastructure. The site is also located within the City Fringe and the Cambridge Heath Road Neighbourhood Parade lies directly to the west,
- 1.10 The application site is not within a Conservation Area, but a Grade II listed railway viaduct is located directly to the north (list entry 1392241).

2. PROPOSAL

- 2.1 The applicant requests permission for the following:

2.2 The TMC Site:

Demolition of the TMC building and erection of a six-storey building comprising community and office uses at ground and first floor and 15 self-contained flats over first to fifth floors, including private amenity space, cycle parking and refuse storage.

The Garages Site:

Demolition of the existing garages and erection of a five-storey building comprising 18 self-contained flats with private amenity space, cycle parking and refuse storage. Also, on this site, four accessible parking bays will be provided (3 new plus 1 replacement space)

Public Realm:

The applicant also proposes improvements to an area of public realm between the two development sites and 64- 134 Cambridge Heath Road, to provide a new 'neighbourhood garden' with areas of hard and soft landscaping and play space. New vehicular and pedestrian accesses and highways improvements to Wickford Street are also proposed,

- 2.3 All of the proposed dwellings would be within the affordable rented tenure.
- 2.4 Circa 393sqm of office/community use will be provided within the Bancroft TMC building (site) 1 across the ground and first floors.
- 2.5 Land use table breakdown is below:

	Use Class	Existing GIA (m2)	Proposed GIA (m2)	
Garages Site				
Garages / Storage		227		
TMC Site			TMC	WIT

Office		170	105	64
Multi purpose		95	47	
Ancillary (toilets, circulation, etc)		150	152	25
<i>Subtotal</i>		<i>415</i>	<i>304</i>	<i>89</i>
Total		642	393	

Figure 2: Land use breakdown

- 2.6 All structures within the red line boundary, including the single storey lock up garages and the existing TMC building, will be demolished as a result of the re-development. The existing open space between the Garages site and Frederick Charrington House will be transformed into fully accessible multi age play space. The space between Frederick Charrington House and the TMC site will be enhanced.
- 2.7 In terms of pedestrian access to the new buildings, there would be four individual entrances to the Bancroft TMC building with two being for residential and two for the commercial uses (three front Wickford Street and one fronts Pelican Passage). The Garages site is accessed from Wickford Street with direct access to the ground floor flats and podium/walkway access for the upper floor flats.
- 2.8 The TMC building is arranged across two cores with the commercial uses spread across ground and first floor levels with a courtyard amenity area in the middle. The residential components are within the upper floors of the northern and southern parts of the L-shaped arrangement. The Garages building is arranged around an external podium/walkway access core with daylit stair and lift access, and a maximum of five flats per floor.
- 2.9 The scheme provides four wheelchair-accessible flats ground and first floor levels within the Garages building.
- 2.10 Refuse and cycle parking facilities are located at ground floor level across both buildings with separate access for the residential and commercial uses. Refuse collection is along pelican passage for the TMC site. Car parking and refuse pickup for the Garages site is located to the south, in between the proposed building and 64-134 Cambridge Heath Road and adjacent to the proposed communal/child play space.
- 2.11 The proposed amenity provision will comprise private balconies to all new dwellings and communal landscaped areas the latter of which is accessible to all existing and future residents of the estate and is located between the proposed Garages building and 64-134 Cambridge Heath Road.
- 2.12 The scheme will be based on a simple palette of high-quality and robust materials comprising a dark brick. Window frames, balconies, railings and flashings are kept low key in aluminium and timber.
- 2.13 The proposed development would be car-free bar blue badge holders and those residents that benefit from the Council's permit transfer scheme.

3. RELEVANT PLANNING HISTORY

Application site

Planning Applications:

None

Pre Applications:

- 3.1 **PF/17/00206:** New residential accommodation and a community centre, replacement and Bancroft TMO offices.
- 3.2 **PF/18/00188:** New residential accommodation on Wickford Street with re-provision of Bancroft TMC Offices at ground floor of Gouldman House in an open undercroft space.

3.3 **Surrounding Sites:**

Planning Applications:

- 3.4 **PA/12/10758 (Mantus Road):** Redevelopment to provide 93 residential units in buildings ranging from three to six storeys including amenity space, landscaping, disabled car parking and cycle parking. Permitted 01/04/2016

4. PUBLICITY AND ENGAGEMENT

- 4.1 A total of 641 letters were sent to occupiers of neighbouring properties, Site Notices were displayed outside the application site, and a press advert was published in the East End Life Newspaper.
- 4.2 Initial neighbour Letters were sent on 5/12/19, however, upon review, the end date for comments was incorrect. As a result, an additional batch of letters was sent on 9/12/19, which gave neighbours 30 days to provide comments.
- 4.3 A total of 2 letters in objection and 1 petition with 27 signatures was received.
- 4.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:
- 4.5 The letters of objection and petition outlined the following:
- Object to the loss of the garages and replacement with flats
 - Proposed flats would lead to overcrowding
 - The huge development would create excessive strain on schools, Transport, Parking, Privacy, Open green space and Waste service
 - Proposed development would adversely impact upon daylight conditions
 - Loss of privacy from the development
 - Loss of open space from the development
 - Create a concrete maze resulting in a jail like atmosphere
 - Increased Anti-social behaviour (ASB) as a result of the development
 - Mass of the development does not guarantee or justify affordable homes
 - Construction work will create noise, pollution and other related disturbances
- 4.6 Several other non-planning related objections were raised which are as follows:
- Unpleasant change in view

- Potential compensation as a result of loss of garage

Applicants Consultation

- 4.7 The applicant has submitted a Resident and Community Consultation Report. The report outlines that the development proposals were presented to neighbours and interested parties at a series of community consultation events, held near the application site during October 2017, March 2019, and June 2019. Separate events/meetings were also held with the occupier of the existing community facility as well as with Network Rail and Secured by Design officers.
- 4.8 The submitted Report notes that neighbours were generally supportive of the principle of redevelopment including the provision of affordable housing. It was noted that some concerns were raised. These can be described as follows:
- Car parking issues and loss of garages
 - Daylight/Sunlight issues
 - Anti-social behaviour issues
 - Height scale and massing of the development
- 4.9 The scheme has also gone through extensive pre-application under reference PF/17/00206 & PF/18/00188 with LBTH officers. Several meetings were held between 2017-2019.
- 4.10 Key considerations of the pre-application were:
- Height scale and massing of the development
 - Amenity including Daylight/Sunlight issues
 - Communal amenity space/public realm
 - Transport and highways impacts

5. CONSULTATION RESPONSES

- 5.1 The views of the Directorate of Place are expressed in the MATERIAL PLANNING CONSIDERATIONS section below. The summary of consultation responses received is provided below.
- 5.2 The following were consulted regarding the application:

Internal Consultees

Air Quality

- 5.3 No objection subject to a condition controlling dust of emissions during construction including details of the machinery uses and a construction environmental management plan condition

Contaminated Land

- 5.4 No objections. A condition is recommended for a land contamination scheme to be submitted in order to identify the extent of the contamination and the measures to be taken to avoid risk to the public, buildings and environment when the site is developed.

Noise

- 5.5 No objections subject to several conditions being attached requiring:
- a) Prior to construction full details of sound insulation showing the building has been designed to meet regulations
 - b) Prior to occupation acoustic testing for units towards the rail line and compliance with condition A
 - c) Compliance condition for noise emission to be 10db below background levels
 - d) Restricting deliveries to certain times
 - e) The sound insulation between the community centre and the residential has to meet the LBTH Local Plan standard.

Highways

- 5.6 The applicant entered very good pre-application discussions with the highway authority and several iterations of the proposal were discussed before agreeing this submitted application. No objections, subject to the following conditions:
- a) Car-free development apart from disabled bays
 - b) Secure cycle parking in line with Draft LP standards
 - c) S278 agreement for changes to public highway

Design and Conservation

- 5.7 No objections (Advice given at pre-application stage was taken on board and the proposal was amended through various iterations to produce a high-quality scheme)

Occupational Therapist

- 5.8 Initial comments were raised surrounding the design/layout of the wheelchair (WCH) units. Revised information was submitted which raised no objections. To secure this in perpetuity a condition will be secured so that the proposed development is compliant with the relevant building regulations.

Surface Water Run-Off

- 5.9 No comments received, however, all major development are subject to a detailed surface water drainage scheme which will be secured via condition.

Housing Strategy

- 5.10 The housing team provided advice during the pre-application process for this application and are satisfied with the submitted proposed housing mix. The scheme is 100% affordable rented and is achieving 42% family sized units which closely meets policy. Also welcome the applicant's efforts with regards to accommodating the council's preference for 3B5P and 4B6P sized units. The wheelchair accessible units are supported and should be in line with buildings regs.

Waste

- 5.11 All bin stores to be designed in line with latest British standard & capacity to be in line with local policy. Bin access to be step free and waste collection is to be un-restricted:

Officer comment: Relevant conditions will be secured

Energy Efficiency

- 5.12 The proposal could do more to reduce CO2 emissions, however, it will be policy compliant therefore no objections are raised subject to a condition and financial contribution.

Biodiversity

- 5.13 No objection, subject to conditions. The application site includes areas of amenity grassland and two trees, one of which is to be removed. The existing buildings have negligible potential for bat roosts. The existing vegetation provides some low-quality wildlife habitat. The tree to be removed is a false acacia, an invasive non-native species of very limited wildlife value.
- 5.14 The proposed landscaping will ensure net gains in biodiversity. Including at least 3 native tree species, planting nectar-rich flowers, and enhancing the grassland with bulbs will all contribute to LBAP objectives. There are however some concerns with regards to some of the plant species however these can be addressed at condition stage

Officer comment: Secure relevant conditions.

Arboriculture

- 5.15 No objection. The proposed tree planting numbers, species and locations will adequately mitigate the loss of any trees on site. At least 3 of the proposed species should be native to the UK. With regards to the AMS, the construction methodology will not impact on the retained trees across the site.

LBTH Policy

- 5.16 The Planning Statement should refer to the new Local Plan, however the general principle of the land use for affordable housing and intensification of office space is supported. Slight reduction in community space is acceptable as it is being used by the same occupier.
- 5.17 Removal of garages and re-provision of blue-badge spaces is supported. The height is broadly in line with the surrounding context and would not be considered a tall building under local policy
- 5.18 Housing mix has been found acceptable by the housing team therefore no objections
- 5.19 Information surrounding open space re-provision should be clarified as cannot find clear comparisons between current and proposed size.

External Consultees

Crime Prevention Officer

- 5.20 Lack of information contained within the application, however, can confirm that pre-application discussions took place.

- 5.21 To ensure continuity regarding the accreditation of the Secured by Design scheme and if planning permission is granted a Secured by Design condition should be attached to the application

London Fire & Emergency Planning Authority

- 5.22 No comments received.

Thames Water Utilities Ltd.

- 5.23 Thames Water would advise that with regard to water network and water treatment infrastructure capacity, they would have no objection to the above planning application.
- 5.24 Thames Water have recommended a piling method statement to be submitted to and approved in writing by the local planning authority to ensure potential to impact on local underground sewerage utility infrastructure is suitably addressed.
- 5.25 Informatives relating to a Groundwater Risk Management Permit, minimum pressure/flow rate and a Thames Water main crossing the site are recommended.

Historic England Archaeology (GLAAS)

- 5.26 The development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. Therefore, should planning permission be granted an appropriately worded condition should be secured to the decision notice.

Network Rail

- 5.27 Due to the proximity of the proposed development to the railway the applicant must agree an Asset Protection Agreement.
- 5.28 The development must be 2m from NR site boundary and get approval from Network Rail Engineers
- 5.29 Secure a number of conditions/informatives regarding:
- Pre-construction
 - Construction
 - Operation
 - Maintenance

6. RELEVANT PLANNING POLICIES AND DOCUMENTS

- 6.1 Legislation requires that decisions on planning applications are taken in accordance with the Development Plan unless there are material considerations that indicate otherwise.

6.2 Development Plan

The Development Plan comprises:

- The London Plan (March 2016)
- Tower Hamlets Local Plan 2031 (January 2020)

6.3 The key Development Plan policies relevant to the proposal are:

Land Use – LP3.3, LP3.8, LP3.9; TH S.H1, TH D.H7, D.EMP3, D.CF2,
(housing, office, community)

Design – LP7.1, LP7.2, LP7.3, LP7.4, LP7.5, LP7.6; TH S.DH1, TH D.DH2
(layout, townscape, appearance, public realm, safety)

Heritage – LP7.8; TH S.DH3, TH D.DH4
(historic environment)

Housing – LP3.5; TH S.H1, TH D.H2, TH D.H3, TH D.H7
(housing quality)

Amenity – LP7.6; TH D.DH8
(privacy, outlook, daylight and sunlight, noise, construction impacts)

Transport – LP6.9, LP6.10, LP6.13; TH S.TR1, TH D.TR2, TH D.TR3, TH D.TR4
(sustainable transport, highway safety and capacity, car and cycle parking, servicing)

Waste – LP5.17; TH D.MW3
(waste capacity and collection)

Environment – LP5.2, LP5.3, LP5.18, LP7.14, LP7.15, LP7.19; TH S.ES1, TH D.ES2,
TH D.ES3, TH D.ES5, TH D.ES7, TH D.ES8, TH D.ES9
(air quality, biodiversity, contaminated land, energy efficiency and sustainability,
sustainable drainage)

6.4 The new London Plan is currently in draft form. The weight carried by most emerging policies at an advanced stage is substantial. Some policies are subject to Secretary of State Directions made on 13/03/2020 and these policies have only limited or moderate weight. The statutory presumption still applies to the London Plan 2016 up until the moment that the new plan is adopted.

6.5 The key emerging London Plan policies relevant to the determination of this application are:

Land Use – H1, H4, H16 (previously H18)
(housing)

Design – D3, D4, D5, D8, D11
(layout, scale, public realm, safety)

Heritage – HC1
(historic environment)

Housing – H6, D6
(housing quality)

Amenity – D13
(privacy, outlook, daylight and sunlight, noise, construction impacts)

Transport – T5, T6, T6.1, T7

(car and cycle parking, servicing)

Environment – SI2, SI3, SI12, SI13, G6

(air quality, biodiversity, energy efficiency and sustainability, sustainable drainage)

Other policies and Guidance

6.6 Other policy and guidance documents relevant to the proposal are:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (updated 2019)
- LP Affordable Housing and Viability SPG (2017)
- LP Draft New London Plan (2020)
- LBTH Planning Obligations SPD (2016)
- Building Research Establishment (BRE) “Site layout planning for daylight and sunlight: a guide to good practice” (2011)
- GLA Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)

7. PLANNING ASSESSMENT

7.1 The key issues raised by the proposed development are:

- i. Land Use
- ii. Housing
- iii. Design & Heritage
- iv. Neighbour Amenities
- v. Transport
- vi. Environment
- vii. Infrastructure
- viii. Local Finance Considerations
- ix. Equalities and Human Rights

Land Use

7.2 The National Planning Policy Framework sets out the Government’s land use planning and sustainable development objectives. The framework identifies a holistic approach to sustainable development as a core purpose of the planning system and requires the planning system to perform three distinct but interrelated roles:

- an economic role – contributing to the economy through ensuring sufficient supply of land and infrastructure;
- a social role – supporting local communities by providing a high-quality built environment, adequate housing and local services; and
- an environmental role – protecting and enhancing the natural, built and historic environment.

7.3 These economic, social and environmental goals should be sought jointly and simultaneously.

7.4 Policy 2.9 of the London Plan identifies the unique challenges and opportunities for inner London and specifies that boroughs should work to sustain its economic and demographic

growth, while addressing concentrations of deprivation and improving the quality of life and health for those living there.

Office/Community Use

- 7.5 Policy D.CF2 states that where community facilities are re-provided on site as part of the development, the quality and accessibility of these facilities (including public access) should be enhanced. Policy D.EMP3 states that development should not result in the net loss of viable employment floorspace.
- 7.6 The existing commercial/community space is currently poor quality and underutilised with large amounts of circulation space and unused rooms. Whilst the size of the community/office facility is being decreased by circa 22sqm, the quality and accessibility of the space will be significantly enhanced as a result of the re-development. The applicant has worked closely with the community groups that occupy the building and a number of features have been proposed to provide a more modern, fit for purpose space. These features include an enhanced amenity space at ground floor level and improved public access and visibility through signage and the provision of an activated frontage with a wide, accessible entrance. Overall, officers are satisfied with the re-provision of the both facilities on site and raise no objection to the small decrease in floorspace as both operations will continue to operate viably.

Loss of garages

- 7.7 An overall net reduction in parking will occur as a result of the proposed development, both off-street and on street. All 16 single story lock-up garages will be demolished to facilitate the redevelopment. It is noted that, due to the very limited width of the garages, the majority (over 70%) are used for storage rather than parking and are too narrow to fit most modern cars.
- 7.8 There is no policy requirement to replace the existing garages or parking spaces and, to the contrary, local policy aims to provoke more sustainable travel choices. This is a highly accessible location and the proposal would provide secure and accessible cycle parking and safe walking routes. As a result, no objections are raised. Policy D.TR3 requires all residential development to be permit-free and, with the exception of Blue Badge parking the proposed development is permit free. This is supported as the area has a PTAL of 6b which is considered excellent.

Loss of play space/ open space

- 7.9 Local Plan Policy D.H3(4) requires that amenity space be protected or re-provided. As such, the net loss of amenity space is generally resisted. There is currently 709sqm of grassed, public open space on the site. With the development in place, there would be 1104sqm of landscaped public open space. However, 562sqm of this space would be designated as doorstep play for children under 5, with playable landscape features. Taking this into account, the amount of non-child specific public open space would be 542sqm, which is less than the existing amount. However, the existing open space on site is poor quality, underused, fenced off and has little biodiversity value.
- 7.10 Supporting text paragraph 9.47 states that “where it would result in an improvement in quantity and/or quality of open space, re-provision will be allowed”. The proposed open space would include the provision of 18 trees, together with other soft landscaping features including low

level ground cover, hedge planting, grass mounds and playable landscape features, to produce a pleasant, natural and biodiverse environment. Given these significant improvements, the provision of child play space for the benefit of future residents and the wider estate together with the other public benefits of the scheme in providing 100% additional affordable housing, in this instance officers would take the view that the 'loss' of 167sqm of open space is acceptable.

Principle of residential use

- 7.11 Delivering new housing is a key priority both locally and nationally. Through policy 3.3, the London Plan (2016) seeks to alleviate the current and projected housing shortage within London through provision of an annual average of 42,000 net new homes. Draft London Plan Policy H1 takes this further and sets out objectives to increase the supply of housing and sets out ten year targets to be achieved setting out and increased target of 66,000 new homes for London each year for at least 20 years.
- 7.12 Local Plan policy S.H1 seeks to achieve the housing target of 3,931 new homes per year across the borough. This is proposed to be achieved by ensuring that development does not undermine the supply of self- contained housing – in particularly family homes as well as providing affordable homes. Development is also expected to contribute towards the creation of mixed and balanced communities.
- 7.13 The principle of the delivery of new housing is supported by S.H1. Part 1.d supports the delivery of estate regeneration which meets housing needs and improved social facilities and environmental amenity.
- 7.14 Given the above and the residential character of surrounding area around the site, the principle of intensification of housing use is supported in policy terms.

Housing

Affordable Housing

- 7.15 As mentioned in the Land Use section of this report, delivering new housing, especially affordable housing, is a key priority both locally and nationally.
- 7.16 In line with section 5 of the NPPF, the London Plan has a number of policies which seek to guide the provision of affordable housing in London. Policy 3.8 seeks provision of a genuine choice of housing, including affordable family housing. Policy 3.9 seeks to encourage mixed and balanced communities with mixed tenures promoted across London and specifies that there should be no segregation of London's population by tenure. Policy 3.11 identifies that there is a strategic priority for affordable family housing and that boroughs should set their own overall targets for affordable housing provision over the plan period. Policy 3.13 states that the maximum reasonable amount of affordable housing should be secured.
- 7.17 In terms of planning policy, the relevant Local Plan policy is S.H1. This policy sets an overall strategic target for affordable housing of 50% until 2031. This will be achieved by:
- i. securing affordable homes from a range of council-led initiatives
 - ii. requiring the provision of affordable housing contributions on sites providing 2 to 9 new residential units against a sliding-scale target (subject to viability)
 - iii. requiring the provision of a minimum of 35% affordable housing on sites providing 10 or more new residential units (subject to viability), and

- iv. requiring a mix of rented and intermediate affordable tenures to meet the full range of housing needs requiring a mix of rented and intermediate affordable tenures to meet the full range of housing needs.

- 7.18 Local plan policy D.H2 states that development is required to maximise the provision of affordable housing on site. It also requires an overall strategic tenure split for affordable homes from new development as 70% social rent and 30% intermediate. It also states that there should not be an over-concentration of one type/tenure of housing in any one place. Although the development would be completely affordable rented tenure, it is considered that this would not result in an over-concentration of this tenure in this area due to a number of large developments around the site containing high numbers of private and intermediate tenure dwellings and thus the proposal would result in a more mixed and balanced community.
- 7.19 All of the 33 proposed units would be affordable rented units. This comprises a substantial contribution towards the very high local need in Tower Hamlets and a substantial contribution towards the Council's programme to deliver new affordable homes for local people. With the extremely high priority for affordable housing in mind, the significant additional provision is welcomed. In addition, the number of homes proposed is considered to be the maximum reasonable scenario that can be delivered on the site, given the sites constraints.
- 7.20 The scheme would use the latest rent levels being split 50/50 between London Affordable Rent and Tower Hamlets Living Rent.

Residential density

- 7.21 Local Plan policy D.DH7 requires the cumulative impacts to be considered when the density levels proposed are above those outlined in the London Plan (2016) policy 3.4. The Draft New London Plan removes reference to the Matrix and seeks to optimise housing capacity, taking into account a range of factors including local character, context, public transport provision and good design. Policies D1 and D3 of the draft New London Plan place a greater emphasis on a design led approach to optimise the development capacity of a site and to make the best use of land, whilst also considering the range of factors set out above.
- 7.22 The site has an urban character and a PTAL of 6b which is indicative of its high accessibility by public transport. Taking these factors into account and noting also the design quality of the scheme, which is discussed later, it is considered that the proposed development makes good use of the land and optimises the development capacity of the site, in compliance with the aforementioned development plan policies.

Dwelling mix

- 7.18 Pursuant to Policy 3.8 of the London Plan, new residential development should offer genuine housing choice. LBTH Policy D.DH2 seeks to secure a mixture of small and large homes. Specific guidance is provided in Council's most up to date Strategic Housing Market Assessment (2017).
- 7.23 The desired mix of unit sizes within the affordable rented tenure and the mix of unit sizes the scheme proposes here, is set out in the table below:

<u>Unit Type</u>	<u>Desired Affordable Rent</u>	<u>Proposed Affordable Rent</u>

<u>1 bed</u>	25%	12 (36.4%)
<u>2 bed</u>	30%	7 (21.2%)
<u>3 bed</u>	30%	8 (24.2%)
<u>4 bed</u>	15%	6 (18.2%)
<u>Total</u>		33

Figure 3 – Unit Mix

- 7.24 The development is proposing a unit mix of 36% one beds, 21% two beds, 24% three beds and 18% four beds- which equates to 42% family sized units. There is a slight overprovision of one bed units and a slight under provision of two and three bed units. However, the scheme closely follows the LBTH requirement of 45% family sized units in the affordable rented tenure by habitable room, of which there is an identified need in the borough. Whilst the unit mix does not fully comply with the preferred mix, the deviations are minimal and overall, this development would provide a good mix of unit sizes in the affordable rented sector, which is welcomed.

Standard of residential accommodation

- 7.25 The GLA's Housing SPG aims to ensure that housing is "*fit for purpose in the long term, comfortable, safe, accessible, environmentally sustainable and spacious enough to accommodate the changing needs of occupants throughout their lifetime*". The document provides advice on a number of aspects including the design of open space, approaches to dwellings, circulation spaces, internal space standards and layouts, the need for sufficient privacy and dual aspect units
- 7.26 Policy D.H3 of the Tower Hamlets Local Plan requires that new dwellings meet the minimum standards prescribed within the London Plan, with particular regard for 2.5m minimum floor to ceiling heights and the provision of 10% wheelchair housing. The policy also highlights the requirement that affordable housing not be of a distinguishable difference in quality.
- 7.27 All of the proposed units would meet or exceed the internal floorspace standards. In line with guidance, the detailed floor plans submitted with the application demonstrate that the proposed dwellings would be able to accommodate the furniture, storage, access and activity space requirements. All units in the development will be double or triple aspect.

Internal Daylight/Sunlight and Outlook

- 7.28 Policy D.DH8 requires the protection of the amenity of future residents and occupants by ensuring adequate levels of daylight and sunlight for new residential developments. Guidance relating to daylight and sunlight is contained in the Building Research Establishment (BRE) handbook 'Site Layout Planning for Daylight and Sunlight' (2011). The primary method of assessment of new build accommodation is through calculating the average daylight factor (ADF). BRE guidance specifies the target levels of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.
- 7.29 The applicant has provided a Daylight / Sunlight assessment, undertaken by EB7 which was independently reviewed by BRE.

- 7.30 In relation to daylight, the ADF was used, which is a measure of the amount of daylight in an interior and is dependent on the room and window dimensions, the reflectance of the interior surfaces and the type of glass, together with any obstructions outside.
- 7.31 The submitted results indicate that 107 out of the 132 (81%) rooms assessed across the sites meet the ADF tests set out in the BRE guidance. Rooms which fail belong to the lower floors of the Garages site and are largely as a result of the deck access and recessed entry ways, however, when a degree of up to 0.3% flexibility is added, 116 rooms (88%) pass the guidelines.
- 7.32 With regards to outlook, all units are minimum dual aspect with a pleasant, unimpeded outlook and sufficient access to through ventilation.
- 7.33 Officers are satisfied that the proposed accommodation has been sensitively designed and modelled to respond to the local surroundings whilst still providing good access to daylight, sunlight and outlook for the future residents.
- Wheelchair Accessible Housing and Lifetime Homes Standards
- 7.34 Policy 3.8 of the London Plan and Local Plan Policy D.H3(1b) requires that 10% of dwellings are designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users in line with Building regulations Part M4(3)/ (2).
- 7.35 The scheme proposes four wheelchair accessible - M4(3) - dwellings, across the ground and first floors of the Garages site which amounts to more than 10% of the total units, meeting the policy target.
- 7.36 This is in accordance with the needs of families waiting for fully accessible housing on the Common Housing Register. The detailed floor layouts and locations within the site for the wheelchair accessible homes have been provided and reviewed by the Councils Occupation Therapists, who following some amendments (namely the conversion of a previously adaptable into a fully accessible unit) raised no objections. Four disabled accessible parking space would be provided on site and are in accordance with Part M of building regulations.

Private and communal amenity space

- 7.37 London Plan policy 3.5, and Local Plan Policy D.H3(5) requires adequate provision of private and communal amenity space for all new homes.
- 7.38 For major residential developments Policy D.H3 stipulates 50sqm of communal amenity space for the first 10 units plus 1sqm for every additional unit should be provided. As such, a total of 73sqm of communal amenity space is required for the proposed development.
- 7.39 Within this scheme, no 'communal amenity space' is provided which would be accessible only to residents of the proposed new dwellings. However, the scheme proposes significant improvements to the existing public open space which surrounds the proposed new dwellings, which would also benefit the existing residents of the wider estate. This public open space will total 1,104sqm- significantly more than required by policy- and will be conveniently located, accessible and, with the improvements, provide a varied and interesting series of hard and soft landscaped spaces. The layout of the wider estate with its large open spaces lends itself to the approach to outdoor space adopted here. In this instance and in these particular circumstances, whilst not strictly policy compliant, it is considered that the scheme would provide large, high quality and acceptable communal amenity space for the future residents.

- 7.40 In terms of private amenity space provision, all of the proposed units would have a private balcony or terrace that is at least 1500mm wide and would meet or exceed the Local Plan requirements.

Overall, the proposed provision of private and communal amenity space would make a significant contribution to the creation of a sustainable, family friendly environment.

Child play space

- 7.41 In addition to the private and communal amenity space requirements, policy 3.6 of the London Plan, and Local Plan Policy D.H3 require provision of dedicated play space within new residential developments.
- 7.42 A minimum of 10sqm of play space for each child, calculated using the Tower Hamlets child yield calculator (which provides more borough-specific data than the GLA London-wide child yield calculator) is required.
- 7.43 The proposed scheme is anticipated to accommodate an extra 48 children using the child yield calculator. The following table shows a breakdown of the child play space as required by policy and as proposed.

Age Group	TH Requirement (sqm)	Proposed (sqm)
0-4 years:	155	190
5- 11 years	142	151
12-18 years:	171	185
Total	468	526

Figure 4 – Child play space

- 7.44 As can be seen from the above the proposals provide child play space in excess of policy requirements, which is supported.
- 7.45 A comprehensive Landscape Scheme has been submitted which provides detail on the layout of communal and child play space areas. The gardens will provide doorstep play in excess of the minimum requirements for all the relevant age groups (0-4 years, 5-11 year & 12+ years). As recommended in the guidance the proposed gardens will include a playable landscape/play trail with changes in levels, natural play elements such as stone boulders, tree trunks, sculptural timber play equipment to encourage imagination, playable edges and other engaging features, in order to create incidental play opportunities. The gardens are surrounded by buildings on all sides - providing a safe and secure play environment that is well overlooked. Overall, the quantum and quality of the proposed space is supported, with final details secured via condition.



Figure 5 – Child play space breakdown

- 7.46 Officers would also highlight that in addition to the on-site provision, Bethnal Green gardens is less than 100m north of the site and provides a wide range of facilities including play space, open space and tennis courts.

Design & Heritage

- 7.47 Development Plan policies call for high-quality designed schemes that reflect local context and character and provide attractive, safe and accessible places that safeguard and where possible enhance the setting of heritage assets.

Demolition of existing buildings

- 7.48 To facilitate the re-development, the existing single storey garages and the Bancroft TMC building will be demolished. The buildings being demolished are of poor quality and are not considered to be non-designated heritage assets. No further assessment is therefore required, with regards to policy or the NPPF in this regard.

Form, height and massing

- 7.49 During the pre-application process and the applicant's own consultation exercises, the proposed massing has been a key topic of discussion, with various iterations and amendments being made to height and footprint of the development.

Bancroft TMC

- 7.50 The first building to the north of the site is formed of two interlocking blocks, which are carefully modulated to react to the existing and surrounding context. The smaller southern element is 2/3 storeys, in direct response to the properties to the south. The taller 6 storey element (with a maximum height of 23m from ground level) adjacent to the railway line has

had its top storey set back 2.5m from the south and east sides to reduce its prominence on the street. Whilst the building is slightly taller than its surrounds, the stepped approach to its form successfully reduces the overall massing and the resulting building sits well within its surroundings.

Garages

- 7.51 The second building to the south is set at five storeys (with a maximum height of 17.5m) facing east, stepping down to three storeys fronting west. The height of the building reflects that of the surrounding area and is in keeping with the adjacent building heights at Wickford House and 64-134 Cambridge Heath Road. Its form is simpler, comprising a single rectangular block with a more consistent height and mass. This is supported.

Layout

Bancroft TMC

- 7.52 With regards to the ground floor layout and visual treatments, the development would contain active frontages and four separate entrances. One residential entrance would be located along the south side of the building fronting Pelican Passage with the second residential entrance being located to the north of the block on the east side of Wickford St, providing access to the flats above. The ground floor will incorporate two separate entrances for the office/community uses with the open-air amenity space/courtyard split equally between the two units.

Garages

- 7.53 The garages site would consist of entirely residential dwellings. Entrances to the flats would be on the eastern elevation facing Wickford Street, with ground floor units being set back slightly than the upper floors to provide defensible space with the upper floors being accessed via shared walkways. The flats would primarily be east/west facing, with the rear of the units looking west onto the communal/child play space. The south of the site would provide the accessible parking bays and refuse collection area.

Design/Materials

Bancroft TMC

- 7.54 The building would be constructed out of a simple two-toned brick material pallet and would lead to a robust, contemporary design which integrates well into the site context. The single block incorporates two design approaches to the residential and community uses that still read as a cohesive elegant whole. The deep chamfered reveals, curved flank walls to the balcony and brick detailing (including hit and miss brickwork) with large window openings break up the massing and add architectural interest to the building. All gutters and downpipes will be internally fitted providing relief to the facades.

Garages Site

- 7.55 A similar design has been taken across both buildings and the contemporary yet robust approach to the design is supported. The two brick shades along with good solid to void ratios help break up the massing together with the articulated upper floors which adds depth to the façade and creates an effective interface between the dwellings and the walkway, which is a key design feature. The inset balconies with the brick curtain and triangular window which

terminates the junction of Wickford Street and Cephas Street are high quality architectural features which contributes to the visual interest of the building and surrounding area. As with the TMC site, all gutters and downpipes will be internally fitted allowing the architectural detail of the brickwork and design features to be expressed.

- 7.56 In conclusion both buildings would be contemporary yet robust in nature using traditional materials with good solid to void ratios and effective architectural detailing. In order to ensure that the design details translate into the built form, great attention needs to be paid to detail. A condition shall be attached to the permission requiring full details and samples of all proposed materials and finishes.



Security

- 7.57 As part of the consultation and pre-application process, the applicant sought and their own consultation

Figure 6 – Garages site (foreground) with TMC (background) site looking north from Wickford St

- 7.58 Whilst limited information was contained within the supporting documents at pre-application stage met police offered the following comments:

- Scheme to be recommended for SBD Silver Award
- Chamfers and recesses at ground floor are supported with adequate lighting to be provided at later stage.
- Three-level security to be provided in case of unit number per block exceeding 25.
- Appropriate finishes, layout and lighting to be provided for landscaped area and Wickford Street.
- Further specifications of applied systems to be provided at post-planning stage.

- 7.59 Notwithstanding the above, a condition will be secured requiring the development to meet secure by design accreditation.

Landscaping

- 7.60 At present the site comprises garages and public grassed areas with no considered landscaping, providing poor quality amenity for surrounding residents.

- 7.61 Detailed landscape drawings have been submitted to support the application. The proposed scheme seeks to significantly improve the amenity offer whilst rationalising and making better use of the space. The wider landscaping proposals includes the following:
- Revised pedestrian paths with permeable paving and low-level lighting
 - Revised vehicular access
 - Hard and soft landscaped public open space with designated child play space comprising natural play features
 - Improved biodiversity with planting including a variety of species of trees and planting
- 7.62 Hard landscaping elements of the scheme will comprise a robust palette of materials which will subtly change, to mark out different areas of use. Features will include natural boulders, permeable materials, planters, play equipment and turfed areas, spread across the development. Low level lighting will also be provided throughout.
- 7.63 Large areas of planting with a mix of native trees and plants are proposed across the development. The soft landscaping strategy would be in keeping with the Council's Biodiversity Strategy.
- 7.64 The child play space will be integrated within the landscaped areas to provide a multi-functional space in line with GLA guidance.
- 7.65 Biodiverse green roofs will be provided at the roof levels of the buildings. Within these spaces indigenous species which attract pollinators and birds will be used, as well as nesting boxes and invertebrate habitats (to be secured via condition).
- 7.66 The applicant team also met with Secured by Design officers in relation to the design of the open space. The main points of focus for landscape were taken into consideration and designed into the scheme. They include:
- Ensuring visibility across the site by maintaining clear lines of sight
 - Ensuring no potential hiding places are created
 - No obvious seating opportunities
 - Well-suited lighting
 - Appropriate play environment
- 7.67 Finally, the council's tree officer has been consulted on the application and has stated that the removal of the two existing trees on site are more than adequately re-provided for in the proposed landscaping scheme – through the provision, across the site, of 18 new trees.
- 7.68 The proposed landscaping is well thought out and would be of a high quality. A condition will be attached to the decision requiring further details of the landscaping to be submitted (including details of the proposed trees and play equipment).
- 7.69 Discussions on Biodiversity are found under 'environmental consideration' section within this report.

Heritage

- 7.70 The proposed TMC building would sit in close proximity to the grade II listed railway viaduct to the north. There is an existing building in the same location and the proposed building would not obscure views of this asset. In addition, the proposed building is of high-quality design and uses robust materials. As such, the proposal would not harm the significance of the asset, by way of impact to its setting and complies with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 7.71 The application site is lies within the Bethnal Green Archaeological Priority Area (Tier 2) and as such Historic England Archaeology have been consulted. They have stated that a field evaluation is required to ensure that the development does not harm any archaeological remains and to determine any appropriate mitigation. An appropriately worded condition will be secured to the decision notice.

Conclusion

- 7.72 In terms of overall design, the development is well considered, appropriately detailed and would allow a development of suitable mass and scale for the site's location.
- 7.73 The overall design of the buildings with enhanced public open space, child play space areas and permeable design would provide appropriate visual relief, particularly between the Garages site and adjacent buildings. The local historic environment will not be adversely impacted upon.
- 7.74 The suite of materials and the contemporary design ensure there is suitable reference to the history of the surrounding area, whilst also ensuring a high quality, modern design approach. The design of the buildings effectively meets Development Plan policy considerations and would make a positive contribution in the surrounds.

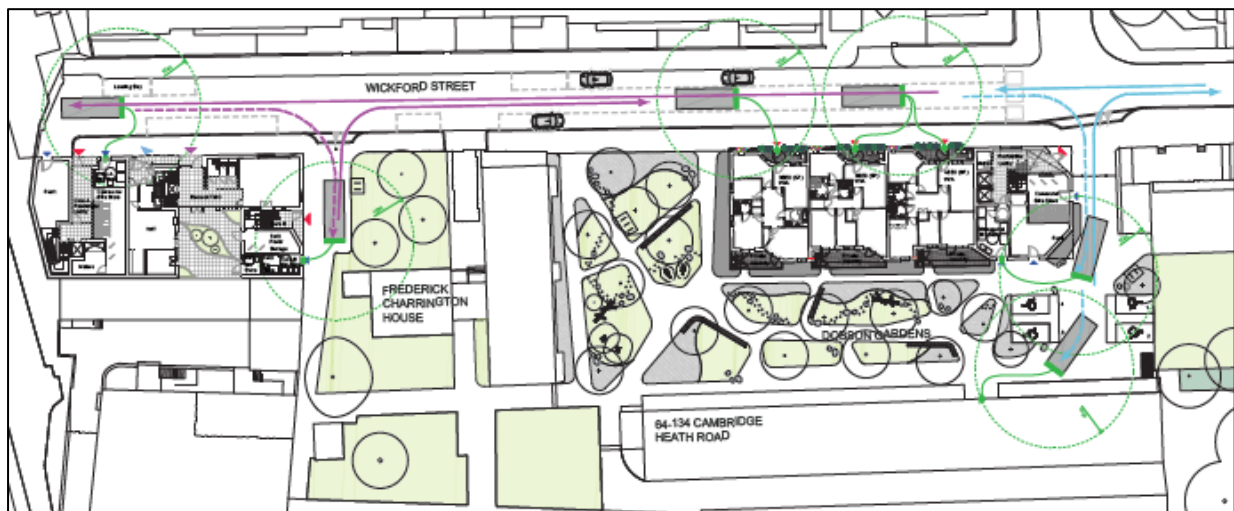


Figure 7 – Proposed Layout and Landscaping

Neighbour Amenity

- 7.75 Development Plan policies seek to protect neighbour amenity- in relation to privacy, noise and disturbance, daylight and sunlight, outlook and enclosure.
- 7.76 In line with the principles of the National Planning Policy Framework, the Council's local policy D.DH8 of the Managing Development Document aims to safeguard and where possible improve the amenity of existing residents and building occupants, as well as to protect the amenity of the surrounding public realm.

Overlooking and privacy

- 7.77 Local Plan Policy D.DH8 requires new developments to be designed to ensure that there is sufficient privacy and that they do not enable an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The policy specifies that in most instances, a distance of approximately 18 metres between windows of habitable rooms would reduce inter-visibility to a degree acceptable to most people. Within an urban setting, it is accepted that overlooking distances will sometimes be less than the target 18 metres reflecting the existing urban grain and constrained nature of urban sites such as this.
- 7.78 The scheme and proposed fenestration have been designed in order to avoid overlooking to adjoining properties. Balconies for both buildings have mostly been inset rather than projecting increasing the distances provided between habitable windows and to restrict viewing angles. In the case of the Garages site a walkway has been provided on the eastern elevation, to increase separation distances to Wickford house.
- 7.79 The buildings siting and scale has sought to maximise distances from existing buildings in the surrounding area to mitigate potential amenity impacts and to create a positive relationship between new and existing buildings.
- 7.80 Separation distances between the Bancroft TMC building and Wickford House to the east are a minimum of 15.5m, with distances increasing to 18.8m from the setback top floors. To the south, distances between the TMC building and Frederick Charrington House are 22m. Whilst some distances involved are slightly below the 18m guideline, this is not uncommon within the locality and is reflective of the street pattern in the area. Furthermore, in the case of the TMC building, this represents an existing situation as the proposed replacement building is built within the footprint of the existing structure. Whilst the use and height of the building has increased, it is not considered that the proposal would result in undue adverse impacts to privacy.
- 7.81 Separation distances between the Garages site and the properties to the east are a minimum of 16.3m, with distances increasing to 18m when measured from the front doors of the properties, due to the external walkway. To the west, facing 64-134 Cambridge Heath Road, distances are a minimum of 17.3m increasing to 19.8m when measured from the setback upper floors. Again, whilst some distances are slightly below the 18m guideline, for a new building on a vacant site in an urban location, these distances are acceptable and would not result in any undue loss of privacy.
- 7.82 Final details of balcony screens will be secured via conditions and as such, officers are satisfied the proposal would not give rise to any unduly detrimental impacts on privacy to neighbouring properties.

Outlook and sense of enclosure

- 7.83 The proposed massing of both buildings has been designed carefully to not increase the sense of enclosure to surrounding properties. The upper floors of both buildings have been set back so as to reduce the impacts perceived by neighbouring occupiers. The heights largely reflect that of the surrounding buildings, ranging from 2-6 storeys. Whilst it is acknowledged that the buildings would increase in scale from their original situations, separation distances have been carefully designed to reflect that of the local area. Overall, it is not considered that the development would result in an overbearing appearance or sense of enclosure within the context of the site.

Daylight, Sunlight and Overshadowing

- 7.84 The impact to the neighbouring properties daylight/sunlight conditions was a key consideration of the application. A number of residential properties surrounding the site have been tested as part of the application. As a result of ongoing discussions and in light of comments being received from the London Metropolitan University, officers conducted a site visit and revised daylight/sunlight information was submitted.
- 7.85 Policy D.DH8 requires consideration of two questions, which regards to the impact of a proposed development on the daylight and sunlight conditions on existing surrounding developments:- (i) whether or not it would result in “material deterioration” of these conditions and (ii) whether or not such deterioration would be “unacceptable”. D.DH8 (8.88) states that in applying D.DH8.1(c) “the Council will seek to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development. The Council will also seek to ensure that the design of new development optimises the levels of daylight and sunlight” The policy further states that assessing the impact of the development is to follow the methodology set out in the BRE guide
- 7.86 The accepted guidance for assessing daylight and sunlight to neighbouring is the Building Research Establishment (BRE) handbook ‘Site Layout Planning for Daylight and Sunlight’ (2011).

Daylight Tests

- 7.87 For daylight, the tests are “Vertical Sky Component” (hereafter referred to VSC) which assesses daylight to the windows, and the “No Sky Line” test (hereafter referred to as NSL - also known as daylight distribution), which assesses daylight within the room. Both the VSC and NSL tests should be met to satisfy daylight, according to the BRE guidelines as outlined in the Summary box (Figure 20) paragraph 2.2.21 of ‘Site Layout Planning for Daylight and Sunlight’ (2011). This text is directly quoted below.

Summary (Figure 20) of BRE guidelines:

- 7.88 *“If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 250 to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:*
- The VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value*
 - The area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.”*
- 7.89 There is another daylight test known as the Average Daylight Factor (hereafter referred to as ADF) that is primarily designed for assessing daylight within proposed buildings. The BRE guidelines outline at Appendix F where it is appropriate to use the ADF test to existing buildings but, in the majority of cases, it is not an appropriate assessment for neighbouring properties. Therefore, this report does not outline any further explanation for ADF below as it is not needed in this instance.
- 7.90 Appendix I – Environmental Impact Assessment of ‘Site Layout Planning for Daylight and Sunlight’ (2011) outlines how loss of skylight or sunlight would translate in to a negligible, Minor Adverse Moderate Adverse or Major Adverse effect. There is no guidance for the

numerical guidelines used to categorise windows/rooms as “Minor, “Moderate or Major”. The numerical guidelines have been formalised by LBTH and are used by reputable Daylight & Sunlight consultants. The bandings have been used for EIA assessments for LBTH.

Vertical Sky Component (VSC)

- 7.91 VSC is assessed at the centre point of the window and looks at the angle of obstruction caused by the proposed development. The maximum value is 40% VSC for a completely unobstructed vertical wall (this will be achieved in a rural setting). The first BRE guideline target for VSC is to achieve 27% VSC or more. If this is not met, the reduction in light should not exceed 20% of the former VSC light levels (the BRE guidelines mention retaining 0.8 times the former value of light, which is the same as a reduction in light of no greater than 20%). If these two criteria are met, the window would satisfy the BRE guidelines.
- 7.92 There is no definitive categorisation for impacts that exceed BRE guidelines, however the following significance criteria banding was used when summarising the overall daylight and sunlight effects to the surrounding buildings;

VSC Result	Significance Criteria
Reduction of under 20% or in the case of VSC retained VSC at 27% or more	Negligible
Reduction of 20% or more but under 30%	Minor Adverse
Reduction of 30% or more but under 40%	Moderate Adverse
Reduction of 40% or more	Major Adverse

No Sky Line (NSL)

- 7.93 The NSL test reviews daylight within the room and shows the points in the room that can and cannot see the sky. The test is taken at the working plane which is 850mm above the floor level in houses. If the reduction in light is less than 20% (the BRE guidelines mention retaining 0.8 times the former value of light previously received which is the same as a reduction in light no greater than 20%), the said room would meet the BRE guidelines.
- 7.94 There is no definitive categorisation for impacts that exceed BRE guidelines, however the following significance criteria banding was used when summarising the overall daylight and sunlight effects to the surrounding buildings;

NSL Result	Significance Criteria
Reduction of under 20% or in the case of VSC retained VSC at 27% or more	Negligible
Reduction of 20% or more but under 30%	Minor Adverse
Reduction of 30% or more but under 40%	Moderate Adverse
Reduction of 40% or more	Major Adverse

7.95 *Daylight – Vertical Sky Component (VSC) and No Sky Line (NSL)*

- 7.96 VSC is a metric that determines the amount of light falling on a particular point, in this case, on the centre point of the window. The calculations for VSC do not take into account window size, room dimensions or the properties of the window itself.

- 7.97 NSL assesses where daylight falls within the room at the working plane (850mm above floor level in houses), Daylight distribution assessment is only recommended by the BRE Report where room layouts are known.
- 7.98 The following residential properties have been tested for Daylight and Sunlight based on land use and proximity to the site:
- 1-4 Pelican Passage
 - Wickford House
 - 1-24 Frederick Charrington House
 - 64-134 Cambridge Heath Road
 - Doveton House
 - Cephas House
 - 1-8 Wickford Street
 - Malcolm Road Consented Scheme (LPA Ref: PA/12/01758)

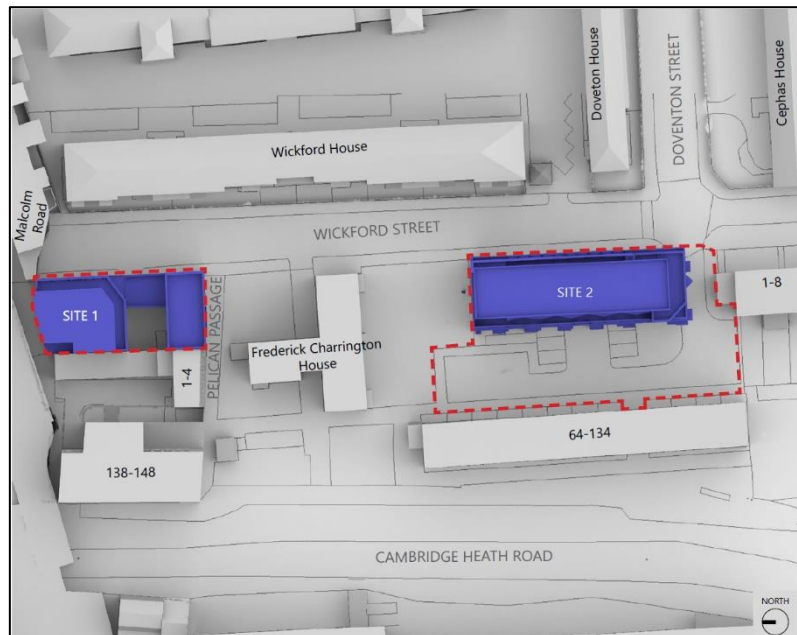


Figure 8 – Studied properties for impacts to Daylight/Sunlight

- 7.99 It should first be mentioned that the site in question is a comparatively low-rise site located in an urban location which features a number of medium rise buildings in the vicinity and, that an increase in height/mass to the development to the site will show considerable changes in the neighbouring conditions. Following advice from officers, additional information was submitted over the course of the application. It should also be noted that the development has gone through extensive pre-application and the proposal has been designed in order to reduce the impacts towards the neighbouring daylight/sunlight conditions.
- 7.100 In the **existing** situation the residential properties mentioned above have VSC's ranging from 3.3 in the lowest instance to 51.1 (rooflights) in the highest instance. This sets the scene for a site which benefits from DLSL figures of a highly urban environment within a surrounding medium rise building streetscape which have varied layouts

1-4 Pelican Passage

- 7.101 The three-storey residential property adjoins the TMC site to the south while the garages site would be hidden behind Frederick Cherrington House.
- 7.102 The submitted results show that all assessed windows/rooms would be compliant both in terms of VSC and NSL.

Wickford House

- 7.103 This six-storey residential block spans the length of Wickford street and is located to the east of both sites.
- 7.104 Three different tests were undertaken on Wickford House as a result of officer's feedback from pre application. These include: The existing conditions, Wickford House without Balconies, and a mirror massing test. These additional/alternate tests are supported in the BRE guidance.

Existing scenario

- 7.105 The submitted results show that 138 out of 211 (65%) windows would be compliant with VSC targets. Of the 73 windows where the reduction of VSC levels would exceed BRE guidelines: 27 would be within the 20-30% range in regard to VSC loss against existing conditions meaning a minor adverse impact on these windows. 17 windows would suffer a loss between 30-40% meaning a moderate adverse impact on this window. 29 windows would suffer a loss greater than 40%, meaning a major adverse impact on these windows.
- 7.106 101 out of 130 (78%) rooms assessed would be compliant with the NSL targets. Of the 27 rooms where the reduction of NSL levels would exceed BRE compliance 3 would be within the 20-30% range in regard to NSL loss against existing conditions meaning a minor adverse impact on these windows. 7 rooms would suffer a loss between 30-40% meaning a moderate adverse impact on this room. 19 rooms would suffer a loss greater than 40%, meaning a major adverse impact on these rooms.

Without Balconies

- 7.107 As stated within the submitted DLSL review the provision of external balconies has caused a significant effect on light received by properties in Wickford house, particularly those on the lower floors. In line with policy and BRE guidance an additional set of daylight tests without balconies has been provided for Wickford House.
- 7.108 The submitted results show that 168 out of 211 (80%) windows would be compliant with VSC targets. Of the 43 windows where the reduction of VSC levels would exceed BRE guidelines: 24 would be within the 20-30% range in regard to VSC loss against existing conditions meaning a minor adverse impact on these windows. 16 windows would suffer a loss between 30-40% meaning a moderate adverse impact on this window. 3 windows would suffer a loss greater than 40%, meaning a major adverse impact on these windows.
- 7.109 101 out of 130 (78%) rooms assessed would be compliant with the NSL targets. Of the 27 rooms where the reduction of NSL levels would exceed BRE compliance 4 would be within the 20-30% range in regard to NSL loss against existing conditions meaning a minor adverse impact on these windows. 6 rooms would suffer a loss between 30-40% meaning a moderate adverse impact on this room. 19 rooms would suffer a loss greater than 40%, meaning a major adverse impact on these rooms.

Mirror test

- 7.110 Paragraph F5 of the BRE Guidelines suggests testing the effects of the proposal against a 'mirror-image' of the affected property. In this instance the massing of Wickford House has been used as a baseline and then compared with the proposed scheme.
- 7.111 If the existing building at Wickford house was used as a baseline for assessing the impacts of the proposed development, then 208-211 (99%) of windows would be compliant with VSC targets. The remaining 3 would fall within the 20-30% range in regard to VSC loss against existing conditions, meaning a minor adverse impact on these windows.
- 7.112 126 out of 130 (97%) rooms assessed would be compliant with the NSL targets. Of the 4 rooms where the reduction of NSL levels would exceed BRE compliance 2 would be within the 20-30% range in regards to NSL loss against existing conditions meaning a minor adverse impact on these windows. 2 rooms would suffer a loss between 30-40% meaning a moderate adverse impact on this room. 1 room would suffer a loss greater than 40%, meaning a major adverse impact on these room
1-24 Frederick Charrington House
- 7.113 This six-storey residential property is located to the south of the TMC site and to the north of the garages site.
- 7.114 The submitted results show that 123 out of 130 (95%) windows would be compliant with VSC targets. Of the 7 windows where the reduction of VSC levels would exceed BRE guidelines: 3 would be within the 20-30% range in regards to VSC loss against existing conditions meaning a minor adverse impact on these windows. 0 windows would suffer a loss between 30-40% meaning a moderate adverse impact on this window. 4 windows would suffer a loss greater than 40%, meaning a major adverse impact on these windows.
- 7.115 All rooms assessed would be compliant with the NSL targets.
64-134 Cambridge Heath Road
- 7.116 This property is a five-storey residential block located to the west of the garages site. Deck access is provided on the eastern elevation with the majority of living rooms for the property facing Cambridge Heath Road.
- 7.117 The submitted results show that 29 out of 48 (60%) windows would be compliant with VSC targets. Of the 19 windows where the reduction of VSC levels would exceed BRE guidelines: 4 would be within the 20-30% range in regards to VSC loss against existing conditions meaning a minor adverse impact on these windows. 5 windows would suffer a loss between 30-40% meaning a moderate adverse impact on this window. 10 windows would suffer a loss greater than 40%, meaning a major adverse impact on these windows.
- 7.118 45 out of 48 (94%) rooms assessed would be compliant with the NSL targets. Of the 3 rooms where the reduction of NSL levels would exceed BRE compliance 1 would be within the 20-30% range in regards to NSL loss against existing conditions meaning a minor adverse impact on these windows. 2 rooms would suffer a loss between 30-40% meaning a moderate adverse impact on this room. 0 rooms would suffer a loss greater than 40%, meaning a major adverse impact on these room
- 7.119 As a note, a number of non-habitable rooms including entrance hallways, bathrooms and undersized kitchens (classed as less than 13sqm as per the London Housing SPG) serve this

elevation would see minor (third floor) to moderate (first floor) daylight impacts, however, are not discussed further as they are not covered under BRE guidelines.

Doveton House

- 7.120 Doveton House is a six-storey residential block located to the north of the garages site whose primary elevation is facing south, away from the proposed development. Only a small number of windows face east onto the proposed development.
- 7.121 The submitted results show that 61 out of 67 (91%) windows would be compliant with VSC targets. Of the 6 windows where the reduction of VSC levels would exceed BRE guidelines: 2 would be within the 20-30% range in regards to VSC loss against existing conditions meaning a minor adverse impact on these windows. 4 windows would suffer a loss between 30-40% meaning a moderate adverse impact on this window. 0 windows would suffer a loss greater than 40%, meaning a major adverse impact on these windows.
- 7.122 All rooms assessed would be compliant with the NSL targets.
- 7.123 The windows which would see reductions outside of the BRE guidelines would be classed as secondary windows as the rooms are all served by larger windows on the primary elevation. This has been confirmed by the independent review.

Cephas House

- 7.124 Cephas House is a three-storey residential property is situated across Doveton Street to the south east of the site. Some windows have distant view of the Garages element.
- 7.125 The submitted results show that all assessed windows/rooms would be compliant both in terms of VSC and NSL. The independent review, however, states that it appears the modelling does not include the slight overhang on the ground floor windows and it is possible that it may cause one or two windows to fall below the guidelines, however, this impact would be no greater than minor adverse.

1-8 Wickford Street

- 7.126 This property is a four-storey residential block located south of the Garages element of the site. No windows have direct view of the proposed development.
- 7.127 The submitted results show that all assessed windows/rooms would be compliant both in terms of VSC and NSL

Malcolm Rd consented scheme

- 7.128 The consented planning application PA/12/01758 adjoins the railway line and would be east of the TMC site
- 7.129 The submitted results show that 8 out of 13 (91%) windows would be compliant with VSC targets. The remaining 5 windows would fall within the 20-30% range in regard to VSC loss against existing conditions meaning a minor adverse impact on these windows.
- 7.130 All rooms assessed would be compliant with the NSL targets.

Sunlight - Annual Probable Sunlight Hours (APSH)

7.131 The BRE guidelines recommend sunlight tests be carried out to windows which face 90 degrees of due south (windows which fall outside this do not need to be tested). The main requirement for sunlight is in living rooms and conservatories. The targets under the BRE guidelines require a south facing window to receive 25% of Annual Probable Sunlight Hours (APSH) with at least 5% of these sunlight hours being in the winter months. If these first levels of criteria are not met, the aim would be to ensure the reduction in light is less than 20% (the BRE guidelines mention retaining 0.8 times the former value of light previously received which is the same as a reduction in light no greater than 20%).

7.132 The sunlight targets are outlined in the summary box at paragraph 3.2.11 of 'Site Layout Planning for Daylight and Sunlight' (2011). This text is directly quoted below:

7.133 *"If a living room of an existing dwelling has a main window facing within 90° of due south, and any part of a new development subtends an angle of more than 25° to the horizontal measured from the centre of the window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. This will be the case if the centre of the window:*

- *Receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and*
- *Receives less than 0.8 times its former sunlight hours during either period and*
- *has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours."*

7.134 There is no definitive categorisation for impacts that exceed BRE guidelines, however the following significance criteria banding was used when summarising the overall daylight and sunlight effects to the surrounding buildings;

APSH Results	Significance Criteria
Achieves at least 25% APSH for annual sunlight hours with 5% APSH in the winter months or reduction in light is no greater than 20% of the existing condition (meets the BRE Guidelines)	Negligible
Reduction of 20% or more but under 30%	Minor Adverse
Reduction of 30% or more but under 40%	Moderate Adverse
Reduction of 40% or more	Major Adverse

7.135 EB7 analysed the Annual Probable Sunlight Hours (APSH) for the proposal in line with the BRE sunlight criteria. As such, only the following properties required further testing:

- 1-4 Pelican passage
- Wickford House
- 1-24 Frederick Charrington House
- Doveton House
- Malcolm Road Consented Scheme

1-4 Pelican Passage

7.136 The submitted results show that there would be no loss of sunlight as a result of the proposed development.

Wickford House

- 7.137 The results show that loss of sunlight would be outside the guidelines to 18 rooms in Wickford House. The majority of which are rooms on the ground and first floors which have balconies directly above.
- 7.138 With the balconies removed all living rooms would pass the APSH tests. Similarly the proposed scheme fares better than with the mirror massing baseline test.

1-24 Frederick Charrington House

- 7.139 The submitted results show that all spaces served by windows that are within 90 degrees of due south of the proposed development would fall within the BRE Guidelines for both summer and winter months.

Doveton House

- 7.140 The submitted results show that all spaces served by windows that are within 90 degrees of due south of the proposed development would fall within the BRE Guidelines for both summer and winter months.

Malcolm Road Consented Scheme (LPA Ref: PA/12/01758)

- 7.141 The submitted result show that of the seven rooms assessed, five would meet the BRE guidelines. Of the two which fail, both would pass in terms of winter sunlight hours and would only marginally fail in terms of sunlight hours, being reduced to 0.7 times their former values. These rooms would serve one bedroom and one kitchen/living/diner.

Overshadowing

- 7.142 For a garden or outdoor amenity space to be considered well sunlit, at least 50% of the garden or amenity space must receive at least two hours of direct sunlight on the 21st March. If this cannot be achieved, providing that the area overshadowed with the proposed development in place would be greater than 0/8 times the existing level of shadowing, it is considered that no effect on overshadowing would occur.
- 7.143 The proposals include significant landscaping and public realm improvements. The applicants' report states that all of these spaces would meet BRE guidelines for 50% of the area to receive at least 2 hours of sunlight on 21st March.

Conclusions on Daylight, Sunlight and Overshadowing

- 7.124 In summary, the results in relation to daylight, sunlight and overshadowing demonstrate that a number of the surrounding properties will not be significantly adversely affected by the proposed development. There are however several habitable rooms within residential dwellings, particularly at Wickford House that will experience noticeable reductions in the daylight and sunlight levels as specified in detail above. Additionally, there would be moderate adverse impact on some windows/rooms to 64-134 Cambridge Heath Road.
- 7.125 Having regard to this, it is noted that Part 1(d) of Policy D.DH8 of The Tower Hamlets Local Plan 2031 (Managing Growth and Sharing the Benefits) requires that new developments should not result in an unacceptable material deterioration of the daylighting conditions of

surrounding development including habitable rooms of residential dwellings. The Mayor of London's Housing SPG also states that the standards should be applied flexibly, providing that proposals still achieve satisfactory levels of residential amenity and avoid unacceptable harm.

- 7.126 In assessing the proposals against the above policy context, the existing site conditions and location of the proposals are also of relevance. In this regard it should be noted that the application site is developed with a low scaled building and neighbouring sites are developed up to, or in close proximity to the site boundary, with a number of windows orientated towards or receiving daylight from the application site. It is therefore considered that any substantial above ground development on the application site would result in daylight and sunlight implications to surrounding properties.
- 7.127 It is also noted from the submitted assessment that contributing factors including the design of the neighbouring buildings including existing projecting balconies and the proximity of windows located on site boundaries plays a significant role in the impacts of the proposed development on surrounding properties. It is also acknowledged that daylight and sunlight levels for buildings within an urban context are more likely to incur shortfalls.
- 7.128 With specific regard to Wickford House where the impacts will be felt most, the submitted report details reasons for failures and provided alternative tests where appropriate, which when compared to the proposed data, result in more positive outcomes. This is indicative of a site which has several constraints and takes more than its fair share of daylight.
- 7.129 Further to the above, it is noted that planning policies promote optimisation of underutilised sites and a variety of land uses. When taken in the context of the transgressions from BRE guidance, the wider benefits of the proposed development and the existing site conditions, it is considered that the proposed development would not result in an unacceptable impact on daylighting or sunlighting conditions to surrounding properties.

Noise and Vibration

- 7.144 Policy 7.15 of the London Plan (2015), and Local Plan Policies D.DH8 and D.ES9 and seek to ensure that development proposals reduce noise by minimising the existing and potential adverse impact and separate noise sensitive development from major noise sources.
- 7.145 The application is supported by a Noise Assessment. Due to the proximity of the TMC site to the railway line and the community uses below it is important that the residential uses are protected from undue noise impacts. The submitted report demonstrates that the scheme has been designed so that it appropriately responds to the immediate application site context. The Council's noise officer has reviewed the submitted report and raises no objection subject to conditions requiring plant noise emissions to be below the Council's noise criterion, and sound insulation measures being installed to ensure the residential units are designed in line with the relevant standards. Upon completion, the proposed development would not give rise to significant effects in respect of operational noise and vibration.

Construction Impacts

- 7.146 Demolition and construction activities are likely to cause some additional noise and disturbance, additional traffic generation and dust. In accordance with relevant Development Plan policies, a number of conditions are recommended to minimise these impacts. These would control working hours and require the approval and implementation of Construction Environmental Management Plan

Transport

- 7.147 Development Plan policies promote sustainable modes of travel and seek to limit car parking and car use to essential user needs. These policies also seek to secure safe and appropriate servicing arrangements to ensure developments are managed effectively and efficiently.
- 7.148 The site is located in an area with excellent public transport accessibility, with a PTAL rating of 6a/b (the highest). The nearest rail station is Bethnal Green 300m away to the west, over ground rail services. Bethnal Green LUL station is also 300m away to the north on Cambridge Heath Road. Road access is very good, with the Cambridge heath road (A107) running parallel to the site with several bus routes being serviced along Cambridge Heath road.

Cycle Parking

- 7.149 The proposal meets the cycle parking standards as set out in the up to date requirements of the Draft London Plan [Table 10.2](#) of Policy T5. These standards require 63 cycle parking spaces to be provided across all uses of the development. Both the TMC (26 spaces) and Garage building (30spaces) have separate dedicated cycle parking on their respective ground floors. Dedicated spaces for the non-residential uses within the TMC building are also provided (7 spaces total).
- 7.150 Short stay cycle parking will be provided throughout the public realm and exceeds the policy requirements.
- 7.151 The Council's Highway's officer welcomes the quantum of cycle parking and has requested a cycle management plan condition be attached to the permission to secure further details, including the provision of providing a minimum of 5% for larger/adapted cycles.

Car Parking

- 7.152 Policy D.TR3 sets out the Council's parking standards in new developments.
- 7.153 As mentioned previously in the report, all the existing garages on site will be demolished, along with the rationalising of on-street parking along Wickford Street, resulting in the loss of 6 bays. A Transport Statement accompanies the application which outlines the current onsite conditions and proposed scenario as a result of the re-development. It confirms that the loss of garages and on-street bays will not impact parking on the surrounding streets and that anyone who still uses the garages for vehicle parking (which is a limited number) will still be able to park on the wider estate. The Council's highways officer has been consulted on the application and raises no objection to this.
- 7.154 Notwithstanding this, owing to the good transport links the development would be subject to a 'car free' planning condition restricting future occupiers of the new development from obtaining residential on-street car parking permits, with the exception of disabled occupants or beneficiaries of the Council's permit transfer scheme.
- 7.155 A total of four on site accessible car parking spaces at ground floor level would be provided for each wheelchair accessible flat. This is supported.
- 7.156 A S278 will also be required for the removal of the vehicle crossover on Reardon Street and reinstating of the footway.

Trip generation

- 7.157 The submitted Transport Assessment has considered the total trip generation for both the residential and commercial portion of the development.

- 7.158 The assessment concluded that the proposed development is expected to generate 24 persons departing the site by all modes during the morning peak hour and 12 persons arriving by all modes during the evening peak.
- 7.159 The proposed development is expected to result in an additional 19 trips by public transport in the busiest one-hour period. The sites achieve a PTAL of 6b and benefit from excellent accessibility. Given the array of public transport services available the effect of additional trips on the local public transport and highway networks is not considered to be significant

Servicing and Refuse Storage

- 7.160 Local Plan policy D.MW2 and D.MW3 sets out the Council's general waste and recycling storage standards for developments. The proposed capacity and location of the bin stores has been calculated and is in accordance with relevant waste standards for each building/use.
- 7.161 Waste collection and servicing will be redesigned as a result of the development. The proposed buildings have been arranged to ensure simple servicing on the site and to limit any impact on surrounding streets.
- 7.162 In terms of access a dropped kerb and an extended area of hardstanding will be introduced within Pelican Passage to provide a loading opportunity for the Council's refuse vehicle to collect waste and a bollard will be in place when the waste collection is not occurring to retain priority for pedestrians. The parking bays either side of Pelican Passage and on the east side of the street will be reconfigured to allow the refuse vehicle to enter and exit; The disabled parking space will be re-provided; and the kerb line at the access to Dobson Gardens will be revised, in response to the new building line on the garages site.
- 7.163 The councils Highways and waste officers have been consulted on the application and raise no objection, subject to securing appropriately worded conditions.

Environment

Energy Efficiency

- 7.164 At a national level, the National Planning Policy Framework sets out that planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure. At a strategic level, the climate change policies as set out in Chapter 5 of the London Plan 2015 and the Tower Hamlets Local Plan (D.ES7) collectively require developments to make the fullest contribution to the mitigation and adaptation to climate change and to minimise carbon dioxide emissions.
- 7.165 Policy SI2 of the emerging London Plan requires major development to be net zero-carbon. This means reducing carbon dioxide emissions from construction and operation, and minimising both annual and peak energy demand in accordance with the following energy hierarchy:
- Use Less Energy (Be Lean);
 - Supply Energy Efficiently (Be Clean);
 - Use Renewable Energy (Be Green); and
 - Monitor and report (Be Seen).

7.166 Policy D.ES7 includes the requirement for non-residential developments to be zero carbon with a minimum of 45% reduction in regulated carbon dioxide on-site with the remaining regulated carbon dioxide emissions to 100% to be offset with cash payment in lieu.

7.167 The submitted Energy and Sustainability Statement (Pinnacle ESP – November 2019) sets out the proposals to reduce energy demand through energy efficiency measures and renewable energy technologies (including 13.4kWp Photovoltaic array and Air Source Heat Pumps). The report notes that the scheme will deliver the following CO2 emissions:

- Baseline – 51 tonnes CO2 per annum
- Proposed Scheme – 27 tonnes CO2 per annum

7.168 The total on-site site wide CO2 emission reduction is anticipated to be 46.7% against the building regulation baseline utilising the SAP10 carbon factors, meeting the above policy requirement. The proposals are for a 24 tonnes/CO2 reduction in on-site emissions and would result in a carbon offsetting contribution of £76,950 to offset the remaining 27 tonnes CO2 and achieve net zero carbon. This calculation has been based on the new SAP10 carbon factors and using the recommended GLA carbon price of £95 per tonne for a 30 year period. Officers note that the submitted assessment uses the £60 per tonne figure which has been updated since the adoption of the new Local Plan.

7.169 The financial contribution will be included in a Unilateral Undertaking.
Sustainability

7.170 Policy D.ES7 requires sustainable design assessment tools to be used to ensure the development has maximised use of climate change mitigation measures. This policy requires all non-residential uses over 500sqm which form part of a development to achieve a BREEAM Excellent rating of 70%.

7.171 The proposed non-residential uses that form part of the scheme are less than 500sqm therefore there is no policy requirement for a BREEAM assessment, however, the non-residential uses within the development will utilise sustainability measures equal to the residential component.

7.172 Summary and Securing the Proposals

7.173 It is considered that the proposals are in accordance with adopted policies for sustainability and Carbon (CO2) emission reductions and it is recommended they are secured through appropriate conditions to deliver:

- Energy Statement Update to include how energy demand and carbon dioxide emissions post-construction will be monitored annually (for at least five years), proposals explaining how the site has been future-proofed to achieve zero-carbon on-site emissions by 2050 and an analysis of the expected cost to occupants associated with the proposed energy strategy.
- Submission of a post completion verification report including the as built calculations (SBEM) to demonstrate the reduction in CO2 emissions have been delivered on-site.

Air Quality

7.174 Development Plan policies require major developments to be accompanied by assessments which demonstrates that the proposed uses are acceptable and show how development would prevent or reduce air pollution.

- 7.175 The application is accompanied by an Air Quality Assessment. The assessment concludes that the air quality impact from the development will be below the national air quality objective levels. This has been reviewed by Council's Air Quality team and confirmed to be accurate. Conditions would be necessary to limit the impact on local air quality as a result of the construction phase of the development. This would be secured and monitored through a required Construction Management Plan.

Biodiversity

- 7.176 Local Plan Policy D.ES3 seeks to ensure existing elements of biodiversity value are protected or replaced within the development and additional habitat provision made to increase biodiversity value.
- 7.177 The Preliminary Ecological Appraisal submitted as part of the application, confirmed that there is negligible potential for roosting bats in the existing buildings and there are no features of particular biodiversity value in the existing low-quality landscaping. The Council's Biodiversity Officer has reviewed this and raises no objections.
- 7.178 The application includes biodiverse green roofs which, if well-designed, will be a significant enhancement that will contribute to targets in the Local Biodiversity Action Plan (LBAP).
- 7.179 The proposed landscaping also includes features which will ensure net gains for biodiversity and contribute to LBAP targets, including replacement native trees, areas of wildflower meadow, new hedges, and planting native wildflowers and shrubs. The biodiversity officer made some recommendations to increase biodiversity levels further and the landscaping strategy was updated to reflect this.
- 7.180 Lastly, the biodiversity officer has also recommended a range of bird, bat and insect boxes/bricks be incorporated into the strategy.
- 7.181 All of these would be appropriate and would contribute to LBAP targets. The proposed green roofs and landscaping will lead to net gains in biodiversity. The biodiversity mitigation and enhancements will be secured by a condition.

Land Contamination

- 7.182 The site has been identified as having potential historic contamination. In accordance with the Environmental Health Contaminated Land Officer's comments a condition will be attached which will ensure the developer carries out a site investigation to investigate and identify potential contamination.

Flood Risk & Drainage

- 7.183 The site does not lie within a flood zone and as such no formal assessments are required. Thames Water have, however, commented on the proposal and have recommended several standard conditions /informative regarding piling and draining be secured.

Infrastructure Impact

- 7.184 In terms of Tower Hamlets CIL and London CIL liability there would be no payment due because all of the units would be affordable rented and therefore qualify for CIL relief.

- 7.185 Alongside CIL, Development Plan policies seek financial contributions to be secured by way of planning obligations to offset the likely impacts of the proposed development on local services and infrastructure. The scheme would meet the full obligation of financial contributions. However, given the Council is unable to enter into an s106 agreement with itself, the financial and non-financial contributions are to be secured by the imposition of conditions.

Planning Benefits

- 7.130 The scheme would provide significant public benefits including the provision of 33 residential units and high quality replacement community/office facilities. Other notable benefits anticipated by the applicant include:
- Fully affordable housing
 - An Employment and Skills Training programme during construction.
 - Public realm improvements for the wider estate
 - Significant construction spend in the economy.
 - Significant additional visitor spend into the local economy each year.
 - A carbon offsetting scheme which exceeds local targets to comply with the emerging 45% carbon emission reduction target in the new development plan, adopted last week.

Human Rights & Equalities

- 7.186 The proposal does not raise any unique human rights or equalities implications. The balance between individual rights and the wider public interest has been carefully considered and officers consider it to be acceptable.
- 7.187 The proposed provision of residential units meets inclusive design standards and over 10% of the new rooms would be wheelchair accessible and a total of 4 disabled car parking spaces provided. These standards would benefit future occupants, employees and visitors, including disabled people, elderly people and parents/carers with children.
- 7.188 The proposed development would not result in adverse impacts upon equality or social cohesion.

8. RECOMMENDATION

- 8.1 That subject to any direction by the Mayor of London, **planning permission is GRANTED** subject to the conditions:

Conditions

1. Three year time limit
2. Compliance with approved plans and documents
3. Development is personal to, and shall be implemented by, LBTH
4. Wheelchair adaptable and wheelchair accessible dwellings
5. Provision of approved cycle storage
6. Compliance with Energy Statement
7. Post construction verification report
8. Compliance with Noise Impact Assessment
9. Hours of construction
10. Communal amenity/child play space to be completed prior to occupation
11. Delivery and Service Management Plan
12. Scheme of Highway Improvement Works
13. Details of all Secure by Design measures
14. Details of hard and soft landscaping, including boundary treatment and lighting

15. Details of play equipment
16. Details of noise and vibration mitigation measures
17. Details of biodiversity mitigation measures
18. Details of green roof
19. Use class restriction on community facility and office

Pre-Commencement Conditions

20. Contamination
21. Details of control of dust and emission during construction phase
22. Construction Environmental Management Plan
23. Network Rail requirements
24. Piling Method Statement
25. Scheme for the Provision of Affordable Housing
26. Samples and details of all facing materials
27. Details of boundary treatments
28. Surface Water Drainage Scheme
29. Car Permit Free (bar Blue Badge Holders and Permit Transfer Scheme)
30. Cycle Management Plan
31. Scheme of Highways Improvement (see non-financial contributions section below)
32. Residential Management Plan

Unilateral Agreement

Securing contributions as follows:

Financial contributions:

- a) A contribution of **£16,404** towards employment, skills, training for construction job opportunities
 - b) A contribution of **£76,950** towards Carbon Off-Setting.
- Total £93,354**

Condition 21

Non-financial contributions:

- a) Affordable housing 100% by habitable room (33 units)
- b) Access to employment
 - 2 construction phase apprenticeships
 - 20% Local Procurement
 - 20% Local Labour in Construction
- c) Scheme of highway improvement works
- d) Car and permit free
- e) Any other contributions considered necessary by the Corporate Director of Place

Informatives:

1. Thames Water – Groundwater Risk Management Permit, minimum pressure/flow rate.
2. Network Rail
3. Building Control
4. S.278
5. Fire & Emergency
6. Footway and Carriageway
7. Hours of work for demolition/construction activities
8. CIL
9. Designing out Crime

Appendix 1

Drawings

0001; 0100; 0200; 0201; 1100 Rev A; 1200
 3110 Rev A; 3113; 3200; 3201; 3202; 3210; 3301; 3302; 3303; 3401 Rev A; 3402Rev A; 3403
 Rev A; 340 Rev A
 51109; 5113 Rev A; 5200; 5201; 5202; 5203; 5210; 5211; 5301; 5302; 5303

Documents

1013.B.20.03 Plot Schedule Rev C
 1013.B.20.03.1 Schedule of Accommodation Rev M

- Design and Access Statement by FBM Architects, dated November 2019
- Acoustic Planning Report ref WIE16092-100-R-4-2 by Waterman, dated November 2019
- Air Quality Assessment ref WIE16092-100.R.1.2.1.AB by Waterman, dated November 2019
- Arboricultural Impact Assessment ref 5408/19-01 by PJC, dated November 2019
- Arboricultural Method Statement ref 5408/19-02 by PJC, dated November 2019
- Arboricultural Survey ref 4605/17-01 by PJC, dated June 2019
- Drainage Strategy ref WIE152984-100-R-3-1-2-1-DS by Waterman, dated January 2020
- Energy and Sustainability Statement ref P3994 Rev 2 by PinnacleESP, dated November 2019

- Landscape Statement Rev P2, by Farrer Huxley dated April 2020
- Preliminary Ecological Appraisal ref 4096E/19 by PJC, dated November 2019
- Preliminary Risk Assessment ref WIE15984-101-R-1.1.4-RJM by Waterman, dated January 2020
- Resident & Community Consultation Report Rev A by FBA Architects, dated November 2019

Appendix 2 - Selection of plans and images



Existing site – photo of existing Bancroft TMC building looking north from Wickford Street Lane



Existing site – photo of existing single story garages looking north west from Wickford Street (64-134 Cambridge Road and Frederick Charrington House in the background)



Garages site - North west view from Wickford Street

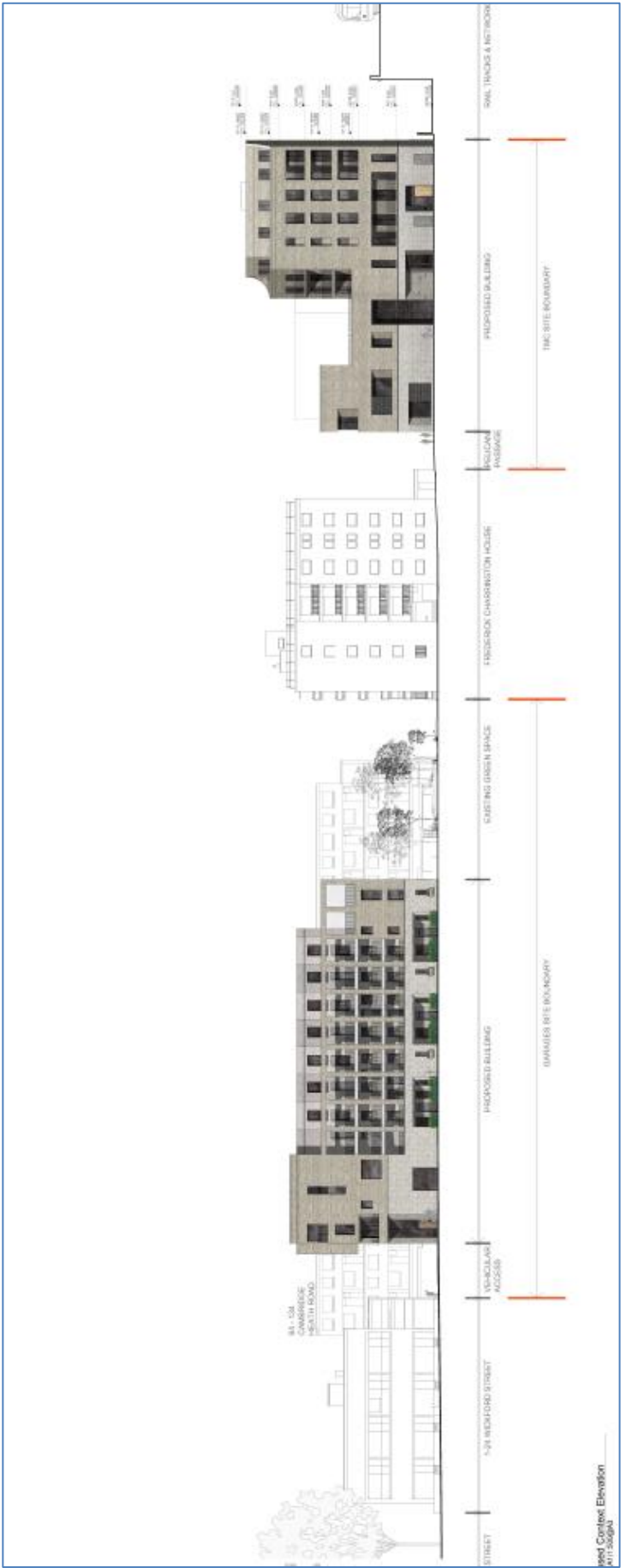




Garages East and North Elevation



TMC West Elevation



Contextual West Elevation



Application for Planning Permission

[click here for case file](#)

Reference	PA/19/02608
Site	Brunton Wharf Estate, Salmon Lane, London, E14
Ward	St Dunstons
Proposal	Construction of a part-four and part-nine storey building comprising 32 x Class C3 residential dwellings, hard and soft landscaping works, security enhancements, and the re-opening of an existing undercroft parking structure.
Summary Recommendation	Grant planning permission, subject to conditions and subject to a legal agreement
Applicant	London Borough of Tower Hamlets
Architect	Rivington Street Studio
Case Officer	Sally Fraser
Key dates	<ul style="list-style-type: none">- Application registered as valid on 05/12/2019- Letters sent to neighbours on 10/12/2019.- Site Notice erected on 23/12/2019

EXECUTIVE SUMMARY

The application site comprises the Brunton Wharf estate. The site is bound by Salmon Lane to the north, Yorkshire Road to the West, the Regents Canal to the East and the Stephen Hawking School to the South.

The eastern edge of the site is located within the Regent's Canal Conservation area. The site does not contain any statutorily listed building, nor are there any within the vicinity of the site.

The site contains three residential buildings, of simple geometric form which, together, form a cohesive and visually aesthetic group. Anglia House is 16 stories high and Cambria House and Caledonia House are 4 stories high. The site contains some areas of pleasant green space. Other areas of hardstanding are unwelcoming and underused. There are 34 surface level car parking spaces on the site and an additional undercroft area, which was previously used for parking and is now used mainly for storage.

It is proposed to construct a residential building on the south west corner of the site, which is currently used as parking. The proposed building would comprise of 2 distinct blocks, of 9 and 4 stories high, with a design approach which continues the clarity and simple form of the existing buildings.

The scheme will deliver 100% affordable housing with 50% of the units to be offered at the London Affordable rent and the remaining 50% at the Tower Hamlets Living rent. The development forms part of the Council's housing delivery programme.

Site wide landscaping improvements are also proposed. The quantum of communal amenity space on the site would be increased and dedicated child play space introduced. New landscaping would include soft landscaped areas, significant tree planting, permeable paving and a new access ramp to the canal side garden

The proposed landuse is supported and would assist the Council in meeting its housing targets. In particular, the provision of 32 affordable dwellings would serve the needs of local residents.

The height and massing of the proposed new building would respond appropriately to the local context, with a strong architectural approach and robust material palette.

The proposed site wide landscaping works would enhance and expand upon the existing provision, for the benefit of existing and future residents. Proposed biodiversity enhancements are considered sufficient to meet policy requirements.

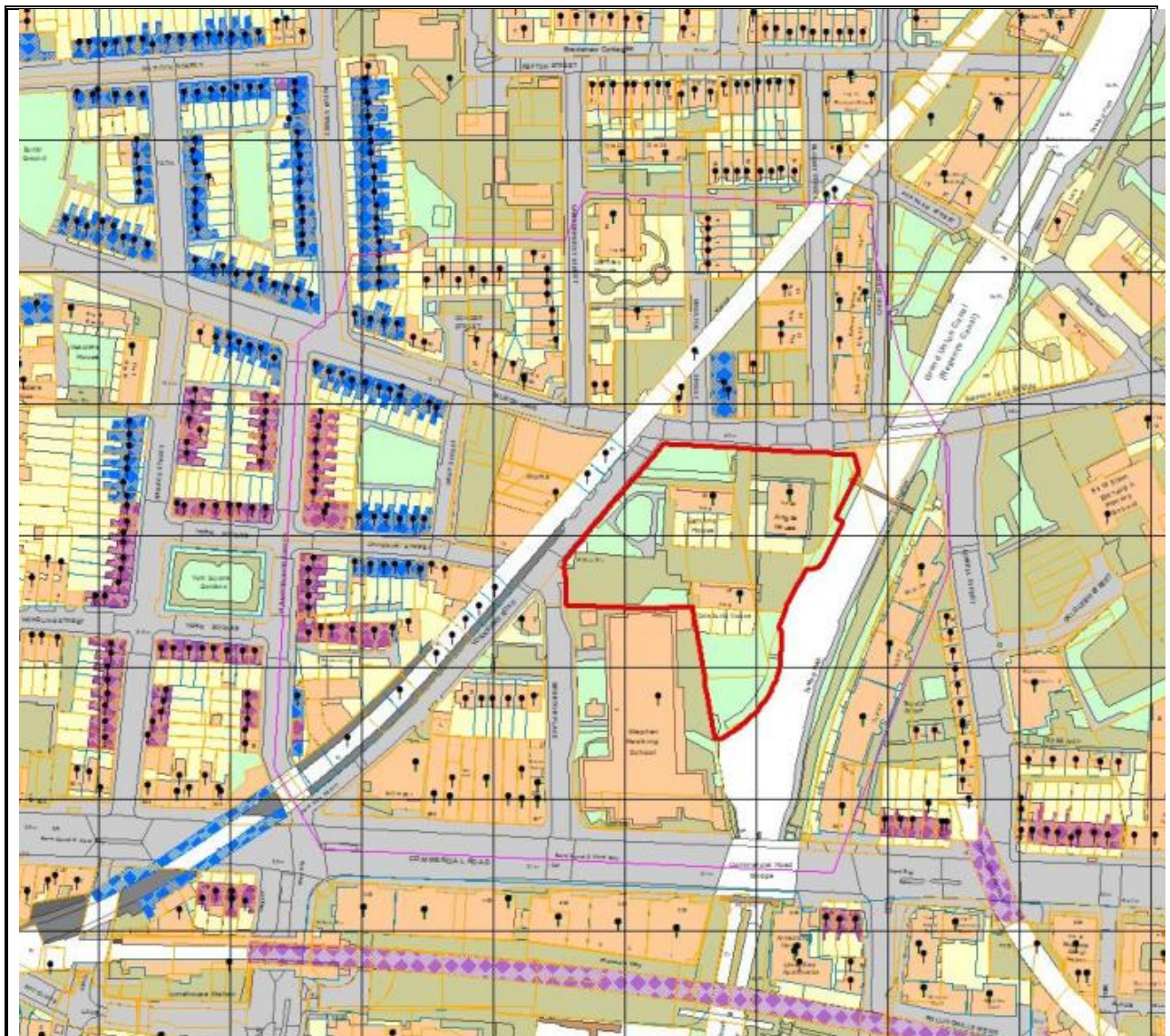
There would be no undue impacts on the residential amenities of the neighbouring occupiers, in relation to daylight, sunlight, overshadowing, outlook, or enclosure.

Parking and on- site servicing arrangements would minimise the impact on the surrounding road network during the operational phase of the development, subject to conditions and the submission of a Travel Plan. A strategy for minimising carbon dioxide emissions from the development is in compliance with policy requirements.

This application has been considered against the Council's approved planning policies contained in the London Borough of the Tower Hamlets Local Plan 2031 (January 2020) as well as the London Plan (2016), the National Planning Policy Framework and all other material considerations. Officers have also considered the application against the Draft London Plan (2019) as this carries substantial weight.

Officers recommend the proposed development be granted planning permission, subject to conditions and subject to a legal agreement.

SITE PLAN:



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<p> Planning Application Site Boundary</p> <p> Other Planning Applications</p> <p> Consultation Area</p> <p> Land Parcel Address Point</p> <p> Locally Listed Buildings</p> <p> Statutory Listed Buildings</p>	<p>Planning Applications Site Map PA/19/02608</p> <p>This site map displays the Planning Application Site Boundary and the extent of the area within which neighbouring occupiers / owners were consulted as part of the Planning Application Process</p>	 <p>TOWER HAMLETS London Borough of Tower Hamlets</p>
	<p>Scale : 50m grid squares</p>	<p>Date: 09</p>



Figure 1 : Aerial View of the Site

1. SITE AND SURROUNDINGS

- 1.1 The application site is an irregularly shaped parcel of land, covering approximately 0.2 hectares. The site is bound by Salmon Lane to the north, Yorkshire Road to the west, Stephen Hawking School to the south and the Regents Canal to the east. To the south west of the site lies the residential block as 15 Brunton Place. The northern end of Brunton Place is closed off, with access only at its southern end.
- 1.2 The site comprises the Brunton Wharf Estate and contains three residential blocks – the 16 storey Anglia House; and Cambria House and Caledonia House, which are both 4 storeys high. There are a total of 82 residential flats on the site.
- 1.3 The existing buildings have architectural merit. Anglia House has a simple rectangular form, with concrete floorplates, punctuating balconies and a strong vertical emphasis. Caledonia House and Cambria House are similarly designed, with a simple rectangular form and a horizontal emphasis. Together, the buildings form an aesthetically distinctive and cohesive group. The principle material is dark brick with solid masonry strips and rendered banding.
- 1.4 Surrounding the buildings are areas of hard and soft landscaping. There is a grassed 'dog walking' area containing trees to the north west of the site and an area of hardstanding situated centrally within the site, which contains the refuse and cycle storage for Cambria House and Caledonia House. To the south east, there is 'Food Garden', which contains raised planters and a lower, grassed garden adjacent to the canal. These areas are accessed via a secured gate. Additionally, the ground floor units at Cambria House and Caledonia House have private gardens.
- 1.5 In terms of access and parking, there are 25 surface level car parking spaces for residents at the south west corner of the site, accessed off Yorkshire Road. At surface level to the north of Anglia House and accessed off Salmon Lane, lie 9 parking spaces. These spaces comprise 4 visitor parking spaces, 2 contractor bays, 2 disabled parking spaces and 1 loading bay. Also accessed off Salmon Lane is the vehicular entrance to an undercroft parking area which sits at the foot of Anglia House. This was historically used for parking but has become all but redundant and is now used partly for storage and is partly blocked off, creating an underused and unwelcome space.
- 1.6 The estate is permeable to pedestrians but suffers from poor legibility and a lack of definition between public, shared and private space. There is little in the way of natural surveillance and there is no formal child play space. Whilst there are areas of pleasant green space, other areas of hardstanding are unappealing, underused and cluttered with bin stores and cycle cages.
- 1.7 In terms of the built form surrounding the site, buildings range from 2 storey, historic terraced dwellings to high rise modern flatted developments. There are a mixture of residential, commercial and light industrial land uses in the vicinity. The Stephen Hawking School to the south comprises a large single storey building. An elevated railway line sits opposite the site on Yorkshire Road, with associated archways containing a number of different land uses.
- 1.8 The site has a PTAL rating of 5, which denotes very good transport accessibility. There is a commercial and transport hub some 250m to the south of the site on Commercial Road, with Limehouse station and the Limehouse Neighbourhood centre with its shops and services both in that area.
- 1.9 The eastern edge of the site is located within the Regents Canal Conservation Area. There are no statutorily listed buildings within proximity of the site, however to the north of the site on Salmon Lane is the Prince Regent Public House, which is included on Council's Local List of non-designated heritage assets.

2. PROPOSAL

- 2.1 The application proposes the erection of a part 4, part 9 storey building containing 32 self-contained flats. The building would be located on the existing resident's car park, on the south west corner of the site.
- 2.2 The new homes would be 100% affordable in tenure. 50% of the new homes would be charged at London Affordable Rent levels and 50% at the Tower Hamlets Living Rent levels.
- 2.3 The proposed building would comprise of two conjoined 'blocks'. The northern block would reach a height of 4 storeys whilst the southern block would reach a height of 9 storeys. A shared podium lobby would link the two blocks.
- 2.4 The architectural approach would reflect the simple lines of the existing buildings on the site, with a materials palette comprising of red/ brown brick, pale coloured pre cast concrete for the horizontal elements and balcony facings and recessed doors and windows and metalwork in a dark natural hue.
- 2.5 A central internal circulation core in the taller southern block would provide access to all floors via stairs and two lifts. A cycle store and refuse store would be located at ground floor level in the northern block. These stores would serve the new dwellings as well as the existing dwellings at Cambria House and Caledonia House. These rationalised arrangements would negate the need for the existing cycle and refuse stores which sit within the sites central open space. This would serve to reduce surface level clutter and provide additional space for expanded landscaped areas.
- 2.6 Primary pedestrian access to the new building would be from Yorkshire Road, with access also through the wider site and into the shared amenity spaces.
- 2.7 The 24 residents parking spaces which currently occupy the site of the new building would be relocated to the undercroft car park beneath Anglia House. This undercroft area would be upgraded with additional security measures and acoustic treatment and would, as a result, be brought back into its intended use.
- 2.8 It is proposed to expand and enhance the shared amenity spaces on a site wide basis for the benefit of the existing and future residents, through the introduction of new hard and soft landscaping to the centre and perimeter of the site, child play spaces, tree planting and a ramped access to the canal side garden.
- 2.9 To facilitate safe and convenient access into the undercroft area, a new pavilion structure is proposed on the northern boundary of the site with Salmon Lane.

3. RELEVANT PLANNING HISTORY

Application Site:

- 3.1 Cambria House, Caledonia House and Anglia House – Various minor applications approved relating to tree removal, timber window replacement and refurbishment works.

Neighbouring Sites:

- 3.3 PA/03/01209 (Stephen Hawking School): Erection of single storey front extensions to provide additional staff accommodation. Granted 15/10/2003

4. PUBLICITY AND ENGAGEMENT

4.1 Upon validation of the application, the Council sent consultation letters to 496 neighbouring occupiers on 6th December 2019. An advert was posted in the press on 19th December 2019 and a Site Notice was erected outside the site on 23rd December 2019.

4.2 A total of 24 letters of objection were received. The themes and issues raised can be summarised as follows:

- Daylight/Sunlight and Overshadowing Impacts;
- Lack of meaningful consultation and community engagement;
- Excessive scale and height of the proposed building
- Impacts on privacy, overlooking and sense of enclosure;
- Loss of a view
- Overcrowding on the site, and impact on the wellbeing of the existing residents
- Pressure on green areas, bike sheds, allotment boxes, infrastructure and amenities
- Impacts during the construction phase of the development including heavy traffic and increased pollution;
- Increased noise and congestion
- Lack of parking
- Concern with the accuracy of the submitted red line boundary
- Lack of detail with regards to proposed improvements – including fob access, child play space, CCTV, cycle store security and planter rationalisation
- Concern with regards to on- street refuse collection on Yorkshire Road
- Concern regarding how surface level parking would be protected for residents
- New parking arrangements north of Anglia house would make resident 'drop off' difficult
- Lack of disabled access to undercroft parking area
- Concern with regards to the location of the play space adjacent to a main road

Officer comment : A non material correction was made to the red line boundary since initial submission and now accurately depicts the application site. Other concerns will be addressed in the main body of the report)

4.3 One letter of support was received, which outlined general support for the proposal and its contribution to the provision of new affordable homes.

5. CONSULTATION RESPONSES

LBTH Transportation and Highways:

5.1 No objections to the proposal subject to requiring conditions in relation to the provision of a car free agreement, parking management plan accessible parking, cycle facilities, travel plan, S278 Agreement, demolition and construction management plan.

LBTH Affordable Housing:

- 5.2 No objections to the proposal. The proposal would deliver an 100% affordable rented housing scheme which is welcomed. The scheme would also be at the Borough's policy rental levels. The Council's unit mix policy is broadly met and is supported.

LBTH Occupational Therapy:

- 5.3 No objections to the proposal subject to modifications and further details to be submitted as part of condition requirements.

LBTH Waste Policy and Development:

- 5.4 No objections to the proposal subject to the latest British Standards being met. Condition to be included if approval is granted requiring a suitable waste strategy to be submitted and implemented.

LBTH Environmental Health (Odour/Pollution):

- 5.5 No objections to the proposal subject to conditions relating to the submission and implementation of a Construction Environmental Management Plan (CEMP).

LBTH Environmental Health (Air Quality):

- 5.6 No objections to the proposal subject to conditions being placed on consent relating to the mitigation of machinery, and the submission of an Air Quality Assessment and a Dust and Emissions Management Plan.

LBTH Environmental Health (Noise/Vibration):

- 5.7 No objection to the proposal subject to conditions requiring the internal layout of residential units to be in line with noise criteria and the submission of a suitable mitigation scheme.

LBTH Environmental Health (Contaminated Land):

- 5.8 No objections to the proposal subject to conditions relating to the submission of investigation and risk assessments for the site.

LBTH Biodiversity:

- 5.9 No objections to the proposal. Conditions required in relation to the provision of a minimum 3 bat boxes, the submission of biodiversity mitigation and enhancement and a method statement in relation to the eradication of Japanese Knotweed.

LBTH Policy:

- 5.9 No objections to the proposal. Clarification requested in relation to communal amenity space, child play space and overall height of the proposed building – these matters have since been addressed.

LBTH Energy Efficiency:

- 5.10 No objections to the proposal. Financial contribution of \$27,540 to be provided which would offset the residual emissions of the development.

LBTH Enterprise & Employment:

- 5.11 No objections to the proposal subject to the development including a 20% provision for local goods and services during construction as well as 20% provision for local construction phase workforce. A Financial contribution is also required with a figure of £10,092.00 to be provided for training and skills for local residents. A total of XX construction phase apprenticeships to be provided.

5.12 LBTH Sustainable Urban Drainage/Flooding:

No objections to the proposal subject to the conditional requirement of a SUDS scheme being provided and approved prior to superstructure works.

Environment Agency:

5.13 The Environment Agency advised that they would not be responding to the application.

Canal and River Trust:

5.14 The Regent's Canal is located to the south-east of the proposed development site. No objections to the proposal subject to conditions in relation to hard and soft landscaping detail, lighting and a Risk Assessment and Method Statement.

Thames Water:

5.16 No objections to the proposal.

Metropolitan Police (Designing Out Crime):

5.17 No comments received.

Historic England (GLAAS)

5.18 No objections to the proposal. No conditions are required.

6. RELEVANT PLANNING POLICIES AND DOCUMENTS

6.1 Planning decisions must be taken in accordance with relevant policies in the Development Plan, unless there are material considerations which indicate otherwise.

6.2 The Development Plan documents relevant to the determination of this application comprise:

- The London Plan (March 2016)
- Tower Hamlets Local Plan 2031 (January 2020)

6.3 The key Development Plan policies relevant to the proposal are:

Land Use – LP3.3, LP3.8, LP3.9; TH S.H1, TH D.H7
(housing)

Design – LP7.1, LP7.2, LP7.3, LP7.4, LP7.5, LP7.6; TH S.DH1, TH D.DH2
(layout, townscape, appearance, public realm, safety)

Heritage – LP7.8; TH S.DH3, TH D.DH4
(historic environment)

Housing – LP3.5; TH S.H1, TH D.H2, TH D.H3, TH D.H7
(housing quality)

Amenity – LP7.6; TH D.DH8
(privacy, outlook, daylight and sunlight, noise, construction impacts)

Transport – LP6.9, LP6.10, LP6.13; TH S.TR1, TH D.TR2, TH D.TR3, TH D.TR4
(sustainable transport, highway safety and capacity, car and cycle parking, servicing)

Waste – LP5.17; TH D.MW3
(*waste capacity and collection*)

Environment – LP5.2, LP5.3, LP5.18, LP7.14, LP7.15, LP7.19; TH S.ES1, TH D.ES2, TH D.ES3, TH D.ES5, TH D.ES7, TH D.ES8, TH D.ES9
(*air quality, biodiversity, contaminated land, energy efficiency and sustainability, sustainable drainage*)

6.4 The new London Plan is currently in draft form. The weight carried by most emerging policies is substantial. Some policies are subject to Secretary of State Directions made on 13/03/2020 and these policies have only limited or moderate weight. The statutory presumption still applies to the London Plan 2016 up until the moment that the new plan is adopted.

6.5 The key emerging London Plan policies relevant to the determination of this application are:

Land Use – H1, H4, H16 (previously H18), E3
(*housing*)

Design – D3, D4, D5, D8, D11
(*layout, scale, public realm, safety*)

Heritage – HC1
(*historic environment*)

Housing – H6, D6
(*housing quality*)

Transport – T5, T6, T6.1, T7
(*car and cycle parking, servicing*)

Environment
(*air quality, biodiversity, energy efficiency and sustainability, sustainable drainage*)

6.6 Other policy and guidance documents relevant to the proposal are:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (updated 2019)
- LP Affordable Housing and Viability SPG (2017)
- LP Draft New London Plan (2018)
- LBTH Planning Obligations SPD (2016)
- Regents Canal Conservation Area Character Appraisal and Management Guidelines (2007)
- Building Research Establishment (BRE) “Site layout planning for daylight and sunlight: a guide to good practice” (2011)
- British Standard EN 17037:2018 Daylight in buildings

7. PLANNING ASSESSMENT

7.1 The key issues raised by the proposed development are:

- i. Land Use
- ii. Housing

- iii. Quality & Standard of Accommodation
- iv. Design
- v. Heritage
- vi. Neighbouring Amenity
- vii. Transport and Servicing
- viii. Environment
- ix. Infrastructure Impact
- x. Planning Benefits
- xi. Equalities and Human Rights

Land Use

- 7.1 Delivering new housing is a key priority both locally and nationally. Through policy 3.3, the London Plan (2016) seeks to alleviate the current and projected housing shortage within London through provision of an annual average of 42,000 net new homes. Draft London Plan Policy H1 takes this further and sets out objectives to increase the supply of housing. It sets out a ten-year target of 66,000 new homes for London each year for at least 20 years.
- 7.2 Local Plan policy S.H1 seeks to achieve the housing target of 3,931 new homes per year across the borough. This will be achieved by ensuring that development does not undermine the supply of self- contained housing – in particularly family homes as well as providing affordable homes. Development is also expected to contribute towards the creation of mixed and balanced communities.
- 7.3 The application proposes the addition of 32 residential units and all new units would be provided as affordable housing, which is well supported at National, Regional and Local policy level. The building would be constructed on existing Council owned land within an existing Council housing estate.
- 7.4 The development would contribute to the Council's extensive housing objectives which are given great weight given the targets set by the Mayor of London in the Housing SPG (2016).
- 7.5 The subject site's location and good public transport accessibility has it well suited for an increase in residential density and the overall land use proposed is acceptable and in accordance with Development Plan policies.

Housing

- 7.6 Policy 7.2 of the London Plan (2016), and policy S.SG2 of the Tower Hamlets Local Plan seek to ensure that developments are accessible, usable and permeable for all users and that a development can be used easily by as many people as possible without undue effort, separation or special treatment.
- 7.7 Policy S.H1 and D.H2 of the Tower Hamlets Local Plan provides guidance on the provision of affordable housing for developments on sites providing 10 or more new residential units. These policies seek a minimum 35% provision of affordable housing with a split of 70/30 between intermediate housing products and affordable rented units. These policies seek to address the Borough's Housing needs and in particular, affordable family housing. New housing should ensure communities are mixed, balanced and stable with the right range of housing products provided to meet locally assessed needs. Council's Local Plan contains the policy preferred unit and tenure mix for all new developments.

7.8 Policy D.H3 of the Tower Hamlets Local Plan sets out that at least 10% of residential units within a development must be built to housing standard M4 (3) 'wheelchair user dwellings' contained within part M of the building regulations. The remainder of units must be built to housing standard M4 (2) 'accessible and adaptable dwellings' of the standard. These requirements are reiterated within the Draft London Plan at Policy T5.

7.9 The application proposes the addition of 32 new residential dwellings, of which all would be provided as affordable.

7.10 The following table indicates the councils desired mix of dwelling sizes in the affordable rented tenure; and the mix of dwelling sizes this scheme proposes:

Unit Type	Desired Affordable Rent	Proposed Affordable Rent
1 bed	25%	8 (25%)
2 bed	30%	9 (28%)
3 bed	30%	9 (28%)
4 bed	15%	6 (16%)

7.11 As per the above table, there is broad compliance with the councils desired mix of unit sizes, with a slight under provision of 2 and 3 bed units and a slight over provision of 4 bed units.

7.12 The deviation from the preferred mix is not material in this instance, given the relatively small size of the scheme and the minor nature of the deviations. The Council's Housing Team have reviewed the proposal and have confirmed the appropriateness of the mix and their support for the development. The proposal would closely follow the LBTH requirement for the provision of 45% family sized units in the affordable rented tenure and in so doing, would provide much needed affordable rented housing for the Boroughs residents.

7.13 With regards to the breakdown of affordable products, the scheme would provide 50% of the units at London Affordable Rent levels and 50% of units at Tower Hamlets Living Rent levels, in line with the Council's Local Plan. This would ensure that an appropriate range of products are available to meet the ranging needs of the future occupiers.

7.14 Policy D.H2 states that there should not be an over-concentration of one type/tenure of housing in any one place. It is noted that the scheme only provides affordable rented dwellings. However, there are a wide variety of intermediate and market housing products available in the vicinity of the site. The number of affordable rented dwellings proposed here is relatively low, in the context of the urban area within which the site sits and the proposal would not undermine the councils aim to maintain mixed and balanced communities.

7.15 A total of 3 (approx. 10%) of the 32 residential units would be wheelchair accessible, in accordance with Part M 4(3) of the Building Regulations, which complies with policy requirements. Two of these units would be 3 or 4 bedrooomed units, which addresses demands and needs. The remaining 29 units (approx. 90%) would be wheelchair adaptable, in accordance with Part M 4(2) of the Building Regulations.

Standard of Residential Accommodation

Planning Policy

- 7.16 Draft London Plan Policy D6 sets out that housing developments should be of high quality design and should provide adequately sized rooms with comfortable and functional layouts. This policy sets out that dwellings should maximise the provision of dual aspect dwellings, to provide sufficient daylight, sunlight, outlook and privacy. The London plan also contains minimum size requirements, in relation to internal areas and outdoor amenity areas.
- 7.17 London Plan policy 3.5 and Policy D.H3 of the THLP requires developments to be consistent with the London Plan requirements with regards to minimum floor to ceiling heights, minimum internal areas, the provision of outdoor amenity space, child play space and communal amenity space. These accessibility and amenity standards seek to ensure that an appropriate standard of living is provided for all future residents, and, specifically, to ensure the quality of affordable housing is not distinguishable from private housing.
- 7.18 The Government's Nationally Described Space Standards (2015) and the Mayor of London's Housing SPG (2016) provide detailed policy guidance on the minimum standards for residential developments.

Internal Space, Design Standards and Layout

- 7.19 The 32 residential units would be located on each of the proposed floors across each block. All units would be provided with outdoor private amenity space in the form of balconies or terraces, which would comply with relevant standards. A total of 29 of the 32 units would be double or triple aspect, including all units of two bedrooms and above. The 3, single-aspect units are one bedroom units, oriented east into the estate's shared central gardens. There are no north-facing single aspect units. The units would have good outlook from habitable room windows and good levels of privacy, given the buildings' location set away from the existing buildings on the site and given the absence of any offsite buildings in close proximity. The units have efficient layouts, with a functional arrangement of rooms.
- 7.20 Residential cores and lifts would be located within the southern block, with a shared lobby on the ground, first, second and third floors providing access to units located within the northern block. Residential access would be provided to the east and west of the ground floor shared lobby located between the two blocks. The core lobbies would be daylit at all levels.
- 7.21 Overall, the development would provide a good standard of internal accommodation for the future occupiers.

Communal Amenity Areas & Child Play Space

- 7.22 Local Plan Policy D.H3 requires the provision of a minimum 50sqm of communal amenity space for the first 10 units of a development and a further 1sqm provided for every additional unit. The proposed new building would provoke a minimum provision requirement of 72sqm of communal amenity space.
- 7.23 This Local Plan Policy also requires major developments to provide a minimum of 10sqm of high quality play space for each child, with the total child numbers to be calculated using the child yield calculator available on the Greater London Authority (GLA) website. The proposed new building would generate a child yield of 51, which requires a minimum 510sqm of play space.
- 7.24 It should be noted here that the new building would sit within the wider Brunton Wharf Estate and the scheme proposes site wide re- landscaping works. With the development in place, all community amenity space on the site would be accessible to all existing residents of the estate and the future residents of the new building. As such, the following paragraphs provide an assessment of the scheme in relation to the requirements of the new dwellings and an assessment on the acceptability of the new landscaping works for the existing residents of the Brunton Wharf estate.

- 7.25 The site currently provides approximately 2096sqm of communal amenity space for the existing 82 dwellings. This quantum far exceeds the figure of 122sqm that would be required, as a minimum, for a new build development of 82 dwellings.
- 7.26 The amenity space is made up of a canal side garden, food garden, a dog walking area and other areas of green space. The estate does not contain any existing formal children's play facilities.

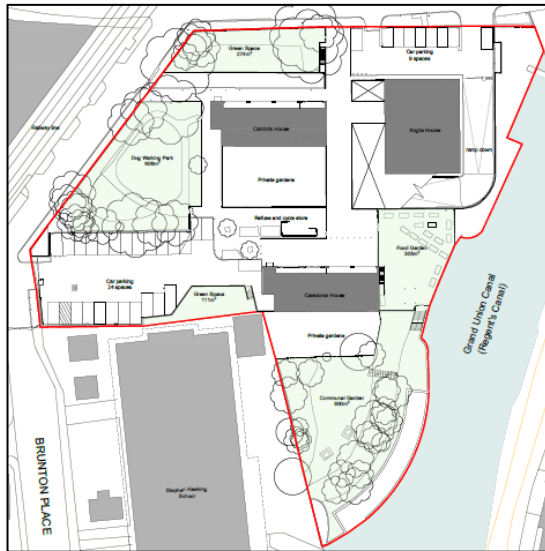


Figure 2 : Existing Shared Amenity Space



Figure 3 : Proposed Shared Amenity Space

- 7.27 The above slides show the communal amenity space provision on the site, as existing and as proposed.
- 7.28 The quantum of communal amenity space on the site as proposed and excluding child play space (which is proposed additionally and is discussed later), would be 2239sqm, which is an increase of 143sqm on the existing provision. This increase exceeds by a fair margin, the minimum communal space requirement provoked by the new dwellings. And, given that the new dwellings would be more than adequately provided for, the existing dwellings would be provided with slightly more communal amenity space than they currently have.
- 7.29 This increased quantum, notwithstanding that there would be a new building on the site, would be achieved primarily through the rationalisation of the sites central open space, by removing the existing bin and cycle stores and creating a new landscaped area which would extend north to include the central walkway. Landscaping works in this area would include permeable paving, the introduction of new pathways, tree planting and the addition of verdant planters to the walkway. In addition, the grassed area to the north of the site would be extended southwards to include an existing area of hardstanding and new planting would be introduced to the north of Anglia House, to soften the frontage with Salmon Lane. The communal space adjacent to the canal would be retained.
- 7.30 Full details of the proposed materials, landscape features and their location would be required by condition, to ensure that the quality of the landscaping follows through to the construction phase of the development and to ensure that the landscaping is maintained throughout the life of the development.
- 7.31 Turning now to the issue of child play space, to meet policy requirements in relation to the new building and to enhance play facilities for the whole site, the scheme proposes two formal child play space areas. One area would be located to the north of the new building covering 283sqm whilst another area would be located to the east of the development covering 227sqm. The total provision would equate to 510sqm, which is the minimum required by

policy, albeit the spaces would be shared with the existing residents. This provision would be in addition to the proposed 2239sqm of communal amenity space.

- 7.32 The play spaces would be conveniently located on the site, with good natural surveillance and level access. Additional details submitted by the applicant indicates that the play spaces will contain varied environments with formal play equipment and areas of natural play features. Full details, including detailed drawings, of the type, quantity and location of all proposed play equipment, lighting, benches, furniture and other hard and soft landscaping features will be requested by condition.
- 7.33 In conclusion, it is considered that the proposed landscaping scheme and child play space, in terms of its quantity and quality of provision, would provide improved and enhanced provision for the existing residents of the Brunton Wharf Estate. The proposed provision would meet and exceed the requirements provoked by the new dwellings.

Internal Daylight and Sunlight

- 7.34 The applicant has submitted an internal Daylight and Sunlight Assessment which relates to the recently published British Standard (BS EN 17037:2018 Daylight in buildings'. The Standard provides guidance on daylight requirements for new developments. The guidance recommends units achieve a minimum Median Daylight Factor (MDF) of 1.4% or more for kitchens, 1.1% for living rooms and 0.7% for bedrooms.
- 7.35 The report includes results for rooms located on the ground and first floor of the proposed building as rooms on higher floors would be less obstructed by neighbouring dwellings. Results also include rooms located on the fourth floor as this would include units and windows located in the taller southern building.
- 7.36 Of the 40 rooms assessed across the 3 floors, 2 rooms would not comply with the target MDF. An assessment for all rooms across the building was also carried out, based on the results of the three floors. The overall pass rate across the building would be 95%. There would be 3 LKD rooms and 3 KD rooms that would not comply.
- 7.37 In relation to Sunlight the British Standard (BS EN 17037) gives minimum, medium and high recommended levels for sunlight exposure. This is measured via the duration received to a point on the inside of a window on a selected date between February 1st and March 21st.
- 7.38 The sunlight assessment assumes a cloudless sky and therefore represents a maximum possible amount of sunlight. The assessment is undertaken using the calculation of sun position based on the geometrical equations in the Standard. The minimum sunlight target for sunlight exposure is 1.5 hours, the medium target is 3 hours and the high target is 4 hours.
- 7.39 Similar to the daylight assessment, the submitted sunlight assessment includes results for rooms located on the ground, first and fourth floors of the development. All flats on the three floors would have a habitable room which would receive the recommended minimum amount of sunlight. Other floors across the development would therefore be expected to also achieve this minimum requirement. There would also be appropriate general compliance with the medium and high targets.
- 7.40 The submitted results demonstrate that the daylight and sunlight received to the habitable rooms in the new building would comply, in the vast majority of cases, with the relevant standards. There would be marginal shortfalls in daylight targets to a minority of windows, however such results can be expected of a development in an urban area and the new building would provide, in the round and taking into account other standard of accommodation considerations, a high standard of accommodation for future occupiers.

Design and Appearance

Planning Policy

- 7.41 Development Plan policies require high-quality designed schemes that reflect local context and character and provide attractive, safe and accessible places that safeguard and where possible enhance the setting of heritage assets.
- 7.42 Chapter 7 of the London Plan sets out a range of policies seeking to ensure high quality living spaces. More specifically, policy 7.6 of the London Plan sets out that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. The highest quality materials and design should be incorporated.
- 7.43 Chapter 3 of the Draft London Plan similarly sets out policies and guidance on delivering London's growth through the designing of buildings.
- 7.44 Policy S.DH1 of the Local Plan (2020) requires developments to meet the highest standards of design, layout and construction which respects and positively responds to its context, townscape, landscape and public realm at different spatial scales. Developments should be of an appropriate scale, height, mass, bulk and form in its site and context.
- 7.45 Policy D.DH2 of the Local Plan (2020) requires development to contribute to improving and enhancing connectivity, permeability and legibility across the borough. Developments should optimise active frontages towards public streets and spaces, provide clear definition of building frontage and massing and allow connection and continuity of pedestrian desire lines at a human scale.

Assessment

- 7.46 The existing estate contains three residential blocks, with distinctive red/ brown brick facades with concrete banding and balconies – ranging in height between 4 and 16 storeys. Together, the 3 buildings form a cohesive and visually aesthetic group. Landscaping around the buildings is spacious and there is significant scope for improvements to increase the use of the space. The image below shows the existing buildings on the site and the central open area.



Figure 4 : Existing Buildings within the Estate

- 7.47 The proposed new building would comprise of two linked blocks. The northern block would be 4 stories high and the southern block would be 9 stories high. The northern block would be balanced appropriately against the southern block and the building is, overall, well proportioned. The southern block would effectively mediate between the 16 storey Anglia House and the lower, 4 storey blocks at Cambria House and Caledonia House.
- 7.48 The image below is a CGI of the new building, looking north along Yorkshire Road. The proposed north/ south orientation of the building would provide greater definition to the Yorkshire Road frontage. The building would be set back from this frontage to create an open feel on the boundary and its elevations would be punctuated by concrete balconies, to provide interest and variation to its form. The building would, overall, sit well within the Yorkshire Road street scene.



Figure 5 : CGI of the proposed building, looking North along Yorkshire Road

- 7.54 Hard and soft landscaping, as discussed in more detail in the previous section, would be expanded and enhanced across the site, including large areas of plantings with a mix of native trees and plants. A biodiverse roof treatment on the new building would attenuate run off. The soft landscaping strategy would be in keeping with the Council's Biodiversity Strategy.
- 7.55 As originally submitted, the proposal included fob- access security gates along the northern perimeter of the built form of the site. These gates would have served to prevent public access to the internal parts of the site and the undercroft. The council does not support proposals to create private, gated communities. Such proposals cut off convenient, traffic free pedestrian routes and change the character of estates to one which is less accessible for residents, visitors and wider community. Following a recent discussion with the applicant's agent in this regard, the gates no longer form part of the proposal and the estate would remain publicly accessible.
- 7.56 It is understood that residents are concerned with regards to antisocial behaviour in and around the development and that the intention of the gates was to reduce this.
- 7.57 THLP Policy D.DH2 is supportive of approaches to sitewide design that helps improve safety and the perception of safety, including activating frontages, reducing clutter, softening landscaping and designing out concealment points. Many of these design features have been incorporated into the landscaping scheme proposed here and, if implemented, should improve safety and the perception of safety in and around the estate.
- 7.58 Policy D.DH2 explicitly asks developments to improve permeability and resists the creation of gated communities, as a solution to antisocial behaviour, for reasons of inclusion and accessibility.
- 7.59 The CGI below shows the proposed landscaping to the central open area of the site.



Figure 7 : CGI of Proposed Development - Looking West across the landscaped areas

- 7.60 The submitted approach, with removed gates, is supported and would ensure a high quality design response that would create attractive areas of public open space. The further development of the finalised landscaped design will be required as part of further planning conditions.

Conclusion

- 7.61 In terms of overall design, the development is well considered, appropriately detailed and would provide a building of suitable mass and scale for the site's location.
- 7.62 The suite of materials and design of the building would provide suitable reference to the past history of the surrounding area, whilst also ensuring a high quality, modern approach. The design of the building effectively meets Development Plan policy considerations and would make a positive contribution in the surrounds.

Heritage

- 7.63 Development Plan policies require development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale, materials and architectural detail. Local Plan Policy S.DH3 requires development to protect and enhance the borough's conservation areas including their setting.
- 7.64 The eastern edge of the site lies within the Regents Canal conservation area, which includes the canal itself. The impact of the proposed development on its special character and setting, follows.
- 7.65 The Conservation area development policies and guidance are contained within the Regents Canal Conservation Area Character Appraisal and Management Guidelines. This document seeks to maintain a positive relationship between the buildings adjacent to the canal and seeks to ensure that the height and location of new buildings are carefully considered.
- 7.66 The proposed new building would be sited on the opposite side of the site to the conservation area. Given its modest scale in relation to surrounding buildings and the distance between the building and the canal, there would be no harm to the character or appearance of the Conservation Area with the development in place. The canal side amenity space would remain grassed and no built form is proposed in this area. There would be no harm to the openness or character of the conservation area, as a result of the landscaping works.
- 7.67 There are no listed buildings within the immediate vicinity of the site and consequently no impact on the setting of any listed buildings, with the development in place. There is a locally listed building on the north side of Salmon Lane. No significant development is proposed on this frontage and there would be no impact on its significance, with the development in place.
- 7.68 The proposed development would not harm the character or appearance of the Regents Canal Conservation area. The design approach pursued as part of the development is well considered and effectively responds to the significance of the conservation area.

Neighbouring Amenity

- 7.69 Development Plan policies seek to protect neighbour amenity in terms of privacy, noise and disturbance, daylight and sunlight, outlook and enclosure.

Daylight, Sunlight, Outlook and Enclosure

- 7.70 Guidance relating to daylight and sunlight is contained in the Building Research Establishment (BRE) handbook 'Site Layout Planning for Daylight and Sunlight' (2011).

- 7.71 A number of residential properties surround the proposed new building. These properties were tested for daylight, sunlight and overshadowing impacts and the results submitted by the applicant in support of the application. The results have been independently reviewed on behalf of the Council by Delva Patman Radler.
- 7.72 For calculating daylight to neighbouring residential properties, the primary assessment is the vertical sky component (VSC) method of assessment together with the no sky line (NSL) assessment where internal room layouts are known or can reasonably be assumed. These tests measure to what extent existing windows retain the quantum daylight they currently receive.
- 7.73 BRE guidance in relation to VSC tests the amount of daylight striking the face of a window. The VSC of a window with the development in place should be at least 27%, or should not be reduced by more than 20% of its former value, to ensure sufficient light is still reaching the window. VSC is a metric that determines the amount of light falling on a particular point, in this case, on the centre point of the window. The calculations for VSC do not take into account window size, room dimensions or the properties of the window itself.
- 7.74 The NSL calculation takes into account the distribution of daylight within the room, and again, figures should not exhibit, with the development in place, a reduction beyond 20% of the former value. NSL assesses where daylight falls within the room at the working plane (850mm above floor level in houses), Daylight distribution assessment is only recommended by the BRE Report where room layouts are known.
- 7.75 The technical analysis within the applicant's report demonstrates that 8 residential properties were tested. These properties include Anglia House, Cambria House, Caledonia House, 15 Brunton Place, 3-13 Brunton Place, 79 Salmon Lane, the Prince Regent (upper floors), Stephen Hawking School. A summary of results for each assessed property follows below.
- 7.76 There is no definitive categorisation for impacts that exceed BRE guidelines, however the following 'significance' criteria banding is used here, when summarising the overall daylight and sunlight effects to the surrounding properties;
- Negligible; 0-20% loss against existing
 - Minor adverse; 20-30% loss against existing
 - Moderate adverse; 30-40% loss against existing
 - Major adverse; >40% loss against existing
- 7.77 The following plan shows the location of the new building shaded blue and the tested properties, numbered 1 to 8. Tested windows at those properties are indicated by a green line (except for Cambria House – notwithstanding the indication of the plan, the windows tested were on the southern elevation of this block).



Figure 2 Neighbouring Developments Assessed

Anglia House

- 7.78 Anglia House is number '1', on the plan above. It is a 16 storey block of flats located with the Brunton Wharf estate, on the north east corner of the site. Internal layout plans for Anglia House were obtained from the Council's Public Planning Register were incorporated into the submitted model.
- 7.79 The tested windows were on the western elevation, at ground, first, second and third floors. Windows at higher levels would be less affected.
- 7.80 The submitted results indicate that 1 window out of the 19 (5%) windows tested for VSC, would not meet the BRE guidelines. That window is sited at first floor level and sits directly underneath a balcony. It would have a VSC with the development in place of 77%. This is only marginally below the recommended 80%.
- 7.81 An additional 'without balconies' assessment was carried out, which tests light that would be received to a window, if a balcony above that window were to be removed. The results were within BRE guidance. This demonstrates that the existence of balcony is a contributing factor to the loss of daylight. In addition, no other windows serving that flat would be adversely affected in terms of VSC and, in addition, daylight distribution results to that room and all tested rooms at Anglia House, would be compliant with BRE guidelines.
- 7.82 In relation to sunlight, all relevant rooms within Anglia House would be compliant with APSH targets.
- 7.83 In addition, given the distance of the proposed new building from the west facing windows at Anglia House, there would be no undue loss of outlook from those windows, nor would there be any undue sense of enclosure as experienced by the occupiers, with the development in place.
- 7.84 Overall, it is considered that there would be no adverse impact on light, outlook or enclosure, to the occupiers of Anglia House, with the development in place.

Cambria House

- 7.85 The Cambria House is number '2' on the above plan, and the south facing windows were tested.
- 7.86 All of the 24 habitable windows tested would comply with BRE guidance in relation to VSC. In relation to sunlight, all relevant rooms within the Cambria House Development would be compliant with APSH targets.
- 7.87 With regards to outlook and enclosure, the proposed new 4 storey block would sit, at its closest point, some 13m from the westerly most point of the southern façade at Cambria House. But it would sit at an oblique angle, to the south west, so there would be no built form directly facing their south facing windows. Likewise, the development would be visible from their private gardens, but it would be some distance away to the west and would not appear overbearing. Overall, there would be no undue loss of outlook from the south facing windows at Cambria House, nor would there be any undue sense of enclosure, with the development in place.
- 7.88 There would be no adverse impact on light, outlook or enclosure to Cambria House.

Caledonia House

- 7.89 Caledonia House is number 3 on the plan. Its north facing windows were tested.
- 7.90 All of the 16 habitable windows tested would comply with BRE guidance in relation to VSC.
- 7.91 The building does not contain any windows within 90 degrees of due south and as such, have not been assessed for sunlight impacts.
- 7.92 The proposed building would sit some distance to the west of Caledonia House and there would be no built form directly facing their north facing windows or gardens. There would, as such, be no undue loss of outlook from those windows, nor would there be any undue sense of enclosure from their homes or gardens, with the development in place.
- 7.93 There would be no adverse impact on light, outlook or enclosure to Caledonia House, with the development in place.

15 Brunton Place

- 7.94 15 Brunton Place is number 4, on the plan. It is a low rise block of flats located to the south-west of the proposed building. Layout plans for the approved scheme obtained from the Council's Public Planning Register have been used and incorporated into the submitted model.
- 7.95 The submitted results show that 2 out of the 8 (25%) windows tested for VSC would not meet the BRE guidelines. The 2 windows in questions would see VSCs with the development in place of 26.9% and 26.3%, which are marginally below the target 27%. These marginal losses cannot be considered to be material, nor to lead to a noticeable loss of daylight to the affected rooms. The building does not contain any windows within 90 degrees of due south and as such, have not been assessed for sunlight impacts.
- 7.96 The proposed new building would sit some 15m north east of 15 Brunton Place. Again, there would be no proposed built form which would directly face any windows at that property. Given this, and given the separation distance, it is considered that there would be no undue outlook or enclosure issues for the occupiers of that property, with the development in place.
- 7.97 The development would not adversely affect the occupiers of 15 Brunton Place, in terms of light, outlook or enclosure.

3-13 Brunton Place

- 7.98 3-13 Brunton Place is a terrace of residential properties located to the south of 15 Brunton Terrace.. Layout plans for the approved scheme obtained from the Council's Public Planning Register have been used and incorporated into the submitted model. All of the 15 habitable windows tested would comply with BRE guidance in relation to VSC.
- 7.99 The building does not contain any windows within 90 degrees of due south and as such, have not been assessed for sunlight impacts.
- 7.100 Given the distance of this building to the proposed development, there would be no adverse impacts in terms of light, outlook or enclosure, with the development in place.

79 Salmon Lane

- 7.101 The Development at 79 Salmon Lane is located to the north of the Proposed Development. All (3) of the habitable windows tested would comply with BRE guidance in relation to VSC.
- 7.102 In relation to sunlight, all relevant rooms within 79 Salmon Lane would be compliant with APSH targets.
- 7.103 Given the distance of this building to the proposed development, there would be no adverse impacts on outlook or enclosure, with the development in place.

8 The Prince Regent (upper floors)

- 7.104 The Prince Regent is located to the north of the proposed development. Whilst the site is occupied by a Public House, Council records indicate that residential accommodation is present. Layout plans for the approved scheme obtained from the Council's Public Planning Register have been used and incorporated into the submitted model.
- 7.105 All (4) of the habitable windows tested would comply with BRE guidance in relation to VSC. In relation to sunlight, all relevant rooms within 79 Salmon Lane would be compliant with APSH targets.
- 7.106 Given the distance of this building to the proposed development, there would be no adverse impacts on outlook or enclosure, with the development in place.

Stephen Hawking School

- 7.107 The Stephen Hawking School is located to the south of the Proposed Development. Layout plans for the approved scheme obtained from the Council's Public Planning Register have been used and incorporated into the submitted model. Whilst not residential premises, the school being an educational use is considered particularly sensitive and as such, the nearest windows on each floor have been analysed.
- 7.108 2 west facing windows were tested and results have demonstrated that each would comply with BRE guidance in relation to VSC. In relation to daylight distribution (NSL), submitted results demonstrate that BRE targets would be met.

No Sky-Line Results

- 7.109 As can be referenced from the assessment above, daylight distribution tests were only carried out for windows within Anglia House and the Stephen Hawking School, as floor layout information for other buildings were not available for assessment. Council's external consultant has considered daylight impacts in the absence of NSL results and has advised that given the orientation and distance of windows in relation to the proposed scheme, the proposal would be compliant with the BRE guidelines.

Conclusions

7.110 In summary, in relation to daylight, sunlight, outlook and enclosure, daylight and sunlight results demonstrate that there would be only minor discrepancies to a small minority of windows tested. The submitted assessment demonstrates that the proposed development has been appropriately designed.

7.111 When taken in the context of the transgressions from BRE guidance, the wider benefits of the proposed development and the existing site conditions, it is considered that the proposed development would not materially impact on daylighting or sunlighting conditions to surrounding properties, nor would there be any impacts on enclosure or outlook.

Overshadowing

7.112 In relation to the potential overshadowing of gardens and open spaces, BRE guidance sets out that at least half of an existing area should receive at least two hours of sunlight on the 21st March.

7.113 Three amenity areas were tested, which required testing by reason of their proximity to the proposed new building. These include the proposed play spaces to the east and north of the proposed building and the proposed biodiverse roof.

7.114 The submitted results demonstrate that, each area would receive 2 hours of sunlight on 21st March over 90% of their area, which far exceeds the BRE target.

Privacy

7.115 Local Plan policy D.DH8 seeks to maintain good levels of privacy and to avoid an unreasonable level of overlooking. A distance of 18 metres is promoted between windows of habitable rooms to ensure sufficient privacy from overlooking between habitable rooms of adjacent residential properties and private amenity areas.

7.116 In terms of neighbouring residential interfaces, Caledonia House and Cambria House are located within 18 metres of the proposed development to the east. Both of these building do not contain any west-facing windows and as such, there would be no overlooking concerns to existing habitable room windows. There would be an element of overlooking from east facing windows in the new 4 storey block, to the rear gardens of Cambria House. The distance between these gardens and the windows and balconies at the new development would be a minimum of 9m, but the new building sits due west of the gardens, which reduces the perception of overlooking. Any impact in this regard is similar to the impact in relation to Anglia House to the east, and not uncommon in an urban area.

7.117 In light of the constraints of the site and existing site conditions, it is considered that the design of the proposed building would not result in unacceptable levels of overlooking and would not unacceptably impact on neighbouring privacy.

Noise and Vibration

7.118 The application is supported by a Noise Assessment. The assessment highlights that external noise levels are high, towards a significant observable effect level, particularly from train and traffic noise. Council's Environmental Health (Noise) team has reviewed the assessment and has no objections subject to the submission of a satisfactory mitigation scheme.

7.119 Concern has been raised by neighbouring occupiers with regards to potential noise impacts from the undercroft parking area, to adjacent dwellings. A condition is recommended which would require details of sound travel reduction from the undercordt area, which would certainly be more intensively used with the development in place, to mitigate any noise impacts. Any

such mitigation would be required to be in place prior to first use of the undercroft parking area.

Construction Impacts

- 7.120 Demolition and construction activities are likely to cause noise and disturbance, additional traffic generation and dust. In accordance with relevant Development Plan policies, a number of conditions are recommended to reduce these impacts to acceptable levels. These will control working hours and require the approval and implementation of Construction Environmental Management and Logistics Plan. The details so submitted and approved, would be required to be implemented in full for the life of the construction phase of the development.

Summary

- 7.121 Overall, the proposed development would not have an unacceptable adverse impact on the surrounding area in terms of daylight or sunlight conditions. The potential for overlooking has been addressed and sufficient distances and measures have been incorporated into the development. Overall there would be compliance with policy D.DH8 which seeks to protect the amenity of existing buildings and their occupants.

Transport

- 7.122 Development Plan policies promote sustainable modes of travel and seek to limit car parking and car use to essential user needs. These policies also seek to secure safe and appropriate servicing arrangements to ensure developments are managed effectively and efficiently.

Car Parking

- 1.123 In as far as the development pertains to the occupants of the proposed new dwellings, the development would be car free, unless under the Permit Transfer Scheme (PTS) which relates to existing parking permits.. The future occupants would be restricted, as is standard for new developments and as required by policy, from obtaining parking permits. This is with the exception of 3 disabled parking bays, which would be located on the Yorkshire Road frontage. As the development pertains to the existing occupiers of the Brunton Wharf estate, the on site parking arrangements would be altered, with the development in place.
- 1.124 There are 34 car parking spaces currently, on the existing site. 25 of these are located to the south-west of the site, in the proposed building's location, whilst a further 9 front onto Salmon Lane.

	Current	Proposed
Resident	25	25
Accessible / Disabled	2	6
Visitor	3	6
Contractor	2	1
Loading	2	4*

*Including a 2 vehicle loading bay on Yorkshire Road

Figure 8 Existing and Proposed Car Parking

- 7.125 With the development in place, the 25 existing spaces on the site of the proposed building would be reprovided in the undercroft area. An additional 6 visitor bays would be provided in the undercroft area. 6 parking bays would be provided fronting Salmon Lane. These would comprise 3 disabled parking bays, 2 loading bays and 1 contractor bay. With regards to the undercroft parking, it is noted that access would be via stairs only. The possibility of installing a lift was explored by the applicant, however it was concluded that given the constraints of the existing building and the layout of the undercroft area, it was not possible to do so. Whilst this is unfortunate and will limit access to the basement for some residents, it is noted that the scheme proposes 3 disabled parking bays at surface level, which would provide accessible and convenient blue badge parking. In addition, there is no policy requirement to reprovide the existing parking space. In the circumstances and given the constraints of the site, these arrangements
- 7.126 Council's Highways and Transportation team have reviewed the arrangements, in conjunction with the submitted Transport Statement and raised no objections.

Servicing and Deliveries

- 7.127 Development Plan policies require adequate refuse and recycling storage alongside and combined with appropriate management and collection arrangements.
- 7.128 As amended, on- site servicing for the new dwellings would be provided, accessed off Yorkshire Road. The proposed servicing area would be located on the western edge of the site. Entry and exit would be possible in forward gear and a swept path has been provided, based on an 11m refuse truck. The service area would not interfere with any designated amenity space or soft landscaped area and would provide safe servicing which would not prevent the free flow of traffic on the highway. Refuse collection for the new development and for Cambria House and Caledonia House would be carried out here. Refuse collection arrangements for Anglia House would remain as existing, from Salmon Lane.
- 7.129 The number of servicing vehicle movements is not expected to be increased as refuse collection for the new residential block will occur at the same time as for the existing buildings within the estate.
- 7.130 There is no objection to the proposed arrangements, as amended, subject to a condition requiring the submission of a Delivery, Servicing and Waste Management Plan and further details required by the Council's Waste Team. In addition, details regarding the surfacing and demarcation for the service area would be required, for the purpose of pedestrian safety on site.

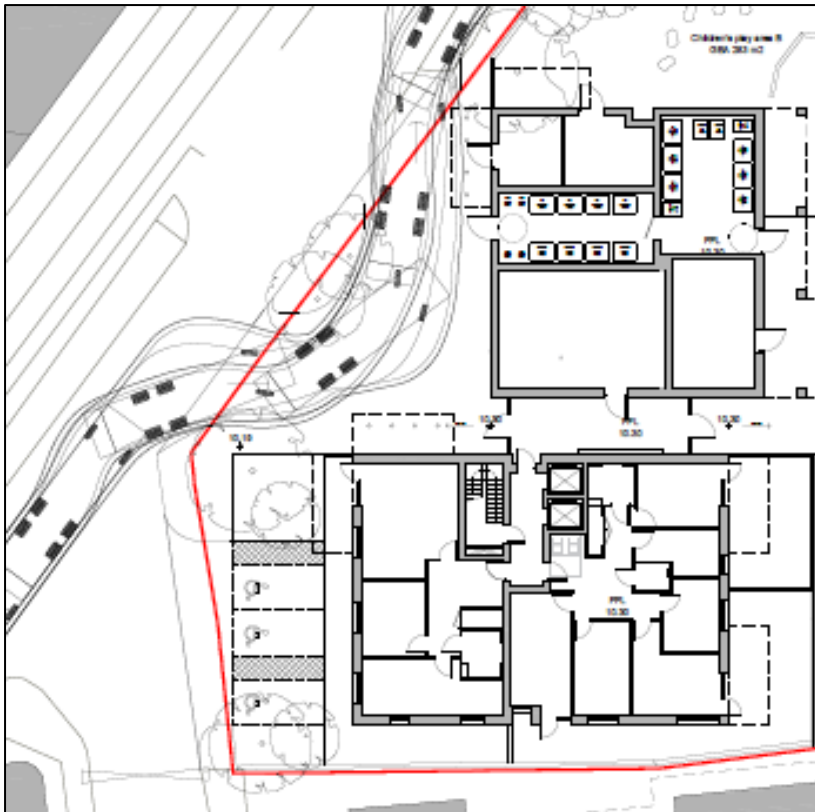


Figure 9 - Proposed Ground Floor Layout - Servicing Arrangements

Cycle Parking

- 7.131 The proposed new dwellings would generate a minimum requirement of 56 cycle spaces, to be provided in line with the up to date requirements of the Draft London Plan.
- 7.132 These spaces would be located within a dedicated storage area, on the ground floor of the northern block of the building. This would be accessible through the eastern and western entrance of the lobby. A separate storage area would be provided also within the northern block of the proposed building which would provide cycle store spaces for residents within the wider estate.
- 7.133 The proposed arrangement is acceptable and full detail on the cycle store arrangements will be secured as a condition requirement.

Trip generation

- 7.134 The submitted Transport Assessment considered the total trip generation for the development.
- 7.135 The assessment concluded that the proposed development has the potential to generate approximately 20 two-way trips during a typical weekday morning (AM Peak times between 08:00 and 09:00) and 27 during a typical weekday afternoon (PM Peak times between 15:00-16:00). The majority of these trips 79% would be made sustainability without the use of a car.
- 7.136 There is no objection to the trip generation details submitted as part of the development and the site and surrounding infrastructure network would sustain the net increase in trips.

Travel Planning

- 7.137 The applicant has submitted a preliminary Travel Plan. No objections were raised to this element by the Council's highways officer. A full travel plan would be secured by condition, to finalise its contents and to ensure implementation through to the operational phase of the development.

Demolition and Construction Traffic

- 7.138 Should the application be approved, the impact on the road network from demolition and construction traffic would be controlled by way of conditions requiring the submission and approval of Demolition and Construction Management Plans. The Demolition and Construction Management Plan will need to consider the impact on pedestrians, cyclists and vehicles as well as fully considering the impact on other developments in close proximity.

Environment

Energy Efficiency

- 7.139 At a national level, the National Planning Policy Framework sets out that planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure. At a strategic level, the climate change policies as set out in Chapter 5 of the London Plan 2015 and the Tower Hamlets Local Plan (D.ES7) collectively require developments to make the fullest contribution to the mitigation and adaptation to climate change and to minimise carbon dioxide emissions.
- 7.140 The London Plan (2016) sets out the Mayor's energy hierarchy which is to:
- Use Less Energy (Be Lean);
 - Supply Energy Efficiently (Be Clean); and
 - Use Renewable Energy (Be Green)
- 7.141 Policy D.ES7 includes the requirement for non-residential developments to be zero carbon with a minimum of 45% reduction in regulated carbon dioxide with the remainder to be offset with cash payment in lieu.
- 7.142 The submitted Energy Statement prepared by Scott White and Hookins (May 2020) sets out how the applicant has sought to meet the CO2 emission reduction policy requirements through energy efficiency measures, efficient services and renewable energy generation technologies.
- 7.143 The on-site CO2 emission reduction is anticipated to be 73% against the building regulation baseline. It is recommended that the delivery of the CO2 emission reductions is secured via Condition.
- 7.144 A financial payment of £27,540 is required to offset the residual CO2 emissions to 100%. In light of this, the proposal complies with policy D.ES7.

Air Quality

- 7.145 Development Plan policies require major developments to be accompanied by assessments which demonstrates that the proposed uses are acceptable and show how development would prevent or reduce air pollution.
- 7.146 The application is accompanied by an Air Quality Assessment. The assessment concludes that the air quality impact from the development will be acceptable. This has been reviewed by

Council's Air Quality team where no objection was raised. Conditions would be necessary to limit the impact on local air quality as a result of the construction phase of the development. These conditions will monitor and control any site dust generated whilst also ensuring construction plant and machinery is carried out in accordance with guidelines.

Biodiversity

- 7.147 Policy D.ES3 requires development to provide net gains in biodiversity which contribute to the Local Biodiversity Action Plan (LBAP). The application site is adjacent to the Regents canal, which is part of a Site of Importance for Nature Conservation.
- 7.148 The submitted Ecological Assessment has identified a number of key findings, opportunities and improvements possible for the site. The site itself has not been identified as having existing significant biodiversity value, however its importance given its proximity to the Regents Canal is noted. Council's Biodiversity Officer has reviewed the proposal and is satisfied that subject to conditions, the proposal would be acceptable from a biodiversity standpoint.
- 7.149 Biodiversity landscape measures included within the proposal include a net increase in green space, a biodiverse green roof, native trees, bat and swift nest boxes, terraces and bug houses. The aforementioned measures are welcomed and would contribute well to the Council's Biodiversity Action Plan objectives.
- 7.150 Further enhancements and net gains on the site would be possible through conditions which would require the provision of a biodiversity mitigation and enhancement strategy and further information regarding the control of Japanese Knotweed and planting details. These details will be assessed at condition stage.

Flood Risk & Drainage

- 7.151 Development Plan policies seek to manage flood risk and encourage the use of Sustainable Urban Drainage. The application site is located within Flood Zone 1. The application is supported by a Sustainable Urban Drainage Strategy.
- 7.152 Council's Sustainable Urban Drainage Officer reviewed the submitted documents and had no objections. Flooding risk and the urban drainage impacts of the development are acceptable and would be secured via condition.

Land Contamination

- 7.153 The application has been reviewed by the Council's Environmental Health Land Contamination officer and subject to standard conditions, the proposals are considered to be acceptable from a land contamination perspective and any contamination that is identified can be satisfactorily dealt with.

Infrastructure Impact

- 7.154 The development would be liable for Tower Hamlets CIL of £9,177.70 and Mayor of London CIL of £17,134 however given that the scheme is 100% affordable, the applicant would be liable for CIL relief.

8. HUMAN RIGHTS AND EQUALITIES

- 8.1 The proposal does not raise any unique human rights or equalities implications. The balance between individual rights and the wider public interest has been carefully considered and officers consider it to be acceptable.
- 8.2 The proposal does not raise any unique human rights or equality implications. The balance between individual rights and the wider public interest has been carefully considered and is acceptable.
- 8.3 The provision of residential units, within the development meets inclusive access standards and 10% of units would be wheelchair accessible. These design standards offer significant improvements in accessibility and would benefit future residents or visitors with disabilities or mobility difficulties, and other groups such as parents with children or the elderly. The proposed affordable housing would be of particular benefit to the groups that are socioeconomically disadvantaged.
- 8.4 The proposed development would not result in adverse impacts upon equality and social cohesion.

9 RECOMMENDATION

- 9.1 That **conditional planning permission is GRANTED** subject to the prior completion of a legal agreement to secure the following planning obligations:

9.2 Financial Obligations

- a. £10,092 towards construction phase employment skills training
- b. £121,683.89 towards end-user phase employment skills training
- c. £125,460 Carbon offsetting obligation

9.3 Non-Financial Contributions

1. 100% Affordable housing
 - 16 units Tower Hamlets Living Rent
 - 16 units London Affordable Rent
 - Details and implementation of London Affordable Rent/Tower Hamlets Living Rent 'wheelchair accessible' dwellings (to M4 (3)(2)(b) standard)
2. Access to employment
 - 20% of goods, services and construction force phase workforce to be secured locally
 - 2 construction phase apprenticeships
3. Transport matters:
 - Car Free development
4. Compliance with Considerate Constructors Scheme

10. PLANNING CONDITIONS

Compliance

1. 3 years deadline for commencement of development
2. Development in accordance with approved plans
3. Restrictions on demolition and construction activities:
 - a. All works in accordance with Tower Hamlets Code of Construction Practice

- b. Standard hours of construction and demolition
 - c. Air quality standards for construction machinery
 - d. Ground-borne vibration limits
 - e. Noise pollution limits.
4. External Lighting

Pre-commencement

- 5. Piling
- 6. Energy and efficiency standards
- 7. Air quality emission standards for boilers & CHP
- 8. Contaminated Land
- 9. Eradication of Japanese Knotweed
- 10. Provision of an Air Quality and Dust Management Plan
- 11. Construction Environmental Management Plan and Construction Logistics Plan
- 12. Noise Mitigation Scheme

Pre- Superstructure Works

- 13. Details of hard and soft landscaping of all public realm and open spaces including details relating to play equipment, street furniture and lighting, wind mitigation measures, biodiversity mitigation and enhancements
- 14. Play space details
- 15. Shopfront and Residential Entrance Details
- 16. SUDS
- 17. Details of external facing materials and architectural detailing
- 18. Biodiversity Mitigation and Enhancements
- 19. Details of cycle parking
- 20. Secure By Design Standards

Pre-occupation

- 21. Disabled Car Parking and Parking Management Plan
- 22. Delivery, Servicing and Waste Management Plan
- 23. Details of 10% Accessible Rooms
- 24. Secure by Design Accreditation

Appendix 1 – List of drawings and documents

Drawings:

- | | | |
|-----------------------------|-----------------------------|-----------------------------|
| – BRW_RSS_00_00_DR_0501 D03 | – BRW_RSS_00_00_DR_1212 D01 | – BRW_RSS_XX_00_DR_8003 D01 |
| BRW_RSS_00_XX_DR_1001 D01 | – BRW_RSS_00_00_DR_1213 D01 | – BRW_RSS_00_00_DR_1230 D01 |
| – BRW_RSS_00_XX_DR_1002 D01 | – BRW_RSS_00_00_DR_1214 D02 | – BRW_RSS_00_00_DR_1231 D01 |
| – BRW_RSS_00_XX_DR_1003 D01 | – BRW_RSS_00_00_DR_1219 D03 | – BRW_RSS_00_00_DR_1250 D02 |
| – BRW_RSS_00_XX_DR_1004 D01 | – BRW_RSS_XX_XX_DR_1301 D01 | – BRW_RSS_ZZ_ZZ_DR_1410 D01 |
| – BRW_RSS_00_00_DR_1051 D01 | – BRW_RSS_XX_XX_DR_1301 D02 | – BRW_RSS_ZZ_ZZ_DR_1430 D01 |
| – BRW_RSS_00_00_DR_1200 D04 | – BRW_RSS_XX_XX_DR_1401 D04 | – BRW_RSS_ZZ_ZZ_DR_1431 D01 |
| – BRW_RSS_00_00_DR_1201 D10 | – BRW_RSS_XX_XX_DR_1402 D05 | – BRW_RSS_XX_XX_DR_7001 D01 |
| – BRW_RSS_00_00_DR_1202 D08 | – BRW_RSS_XX_XX_DR_1403 D05 | – BRW_RSS_XX_XX_DR_7002 D01 |
| – BRW_RSS_00_00_DR_1203 D05 | – BRW_RSS_XX_XX_DR_1404 D04 | – BRW_RSS_XX_XX_DR_7003 D01 |
| – BRW_RSS_00_00_DR_1210 D08 | – BRW_RSS_XX_XX_VS_8001 D01 | – BRW_RSS_XX_XX_DR_7004 D01 |
| – BRW_RSS_00_00_DR_1211 D04 | – BRW_RSS_XX_XX_DR_8002 D01 | |

Documents:

- | | |
|---|--|
| – Design & Access Statement – Rivington Street Studio (November 2019) | – Transport Statement – Cottee Transport Planning (December 2019) |
| – Planning Statement – Rivington Street Studio (December 2019) | – Train Induced Noise and Vibration Assessment Report (Hann Tucker Associates (October 2019) |
| – Air Quality Assessment – agb Environmental (December 2019) | – Statement of Community Involvement – Rivington Street Studio – November 2019 |
| – Foul Sewerage and Utilities Assessment – Scott White and Hookins (November 2019) | – Ecological Impact Assessment – agb Environmental (April 2019) |
| – Environmental Noise Survey and Acoustic Design Statement Report – Hann Tucker Associates (October 2019) | – Phase 1 Geoenvironmental Desk Study – agb Environmental (April 2019) |
| – Construction Management Plan – Southdownssafety (November 2019) | – SUDS Report – Scott White and Hookins (December 2019) |
| – Arboricultural Impact Assessment – agb Environmental (September 2019) | – Daylight and Sunlight Assessment (Internal and External) – BRE (December 2019) |
| – Sustainability and Energy Statement – Scott White and Hookins (May 2020) | |
| – | |

Appendix 2 – Selected Plans and Elevations



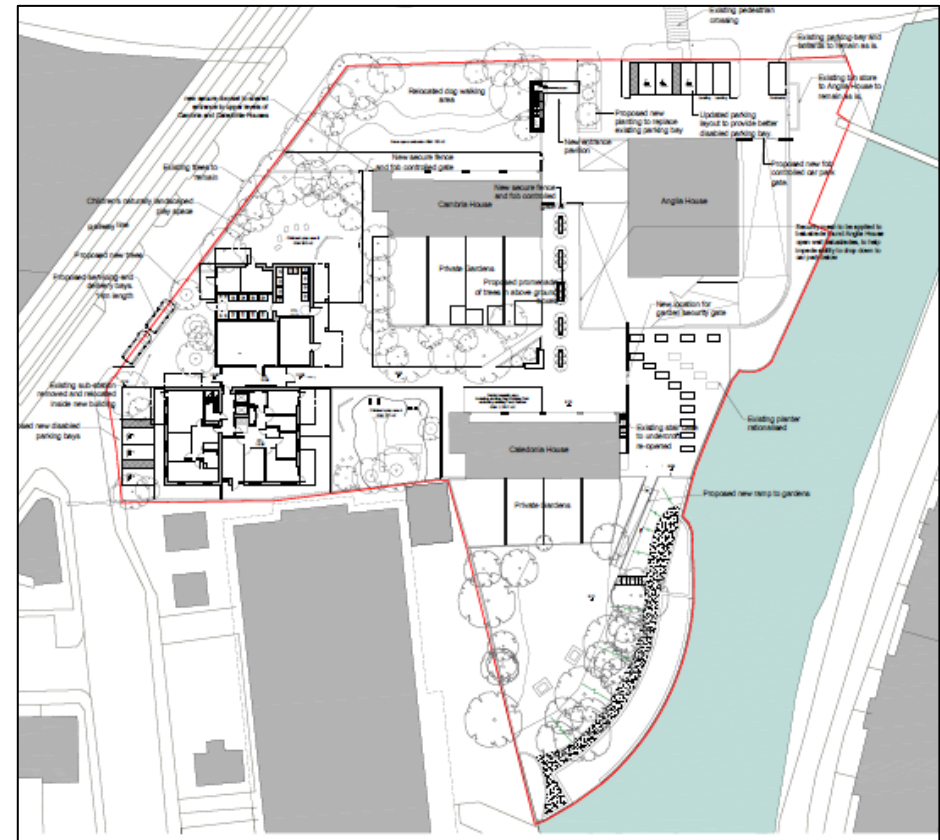
Photograph of the existing car park off Yorkshire Road – Site of the new building



Photograph looking east, into the site, showing the 3 existing building and the western car park



Existing Site Plan



Proposed Site Plan – showing location of new building



CGI of the new residential building – looking north along Yorkshire Road



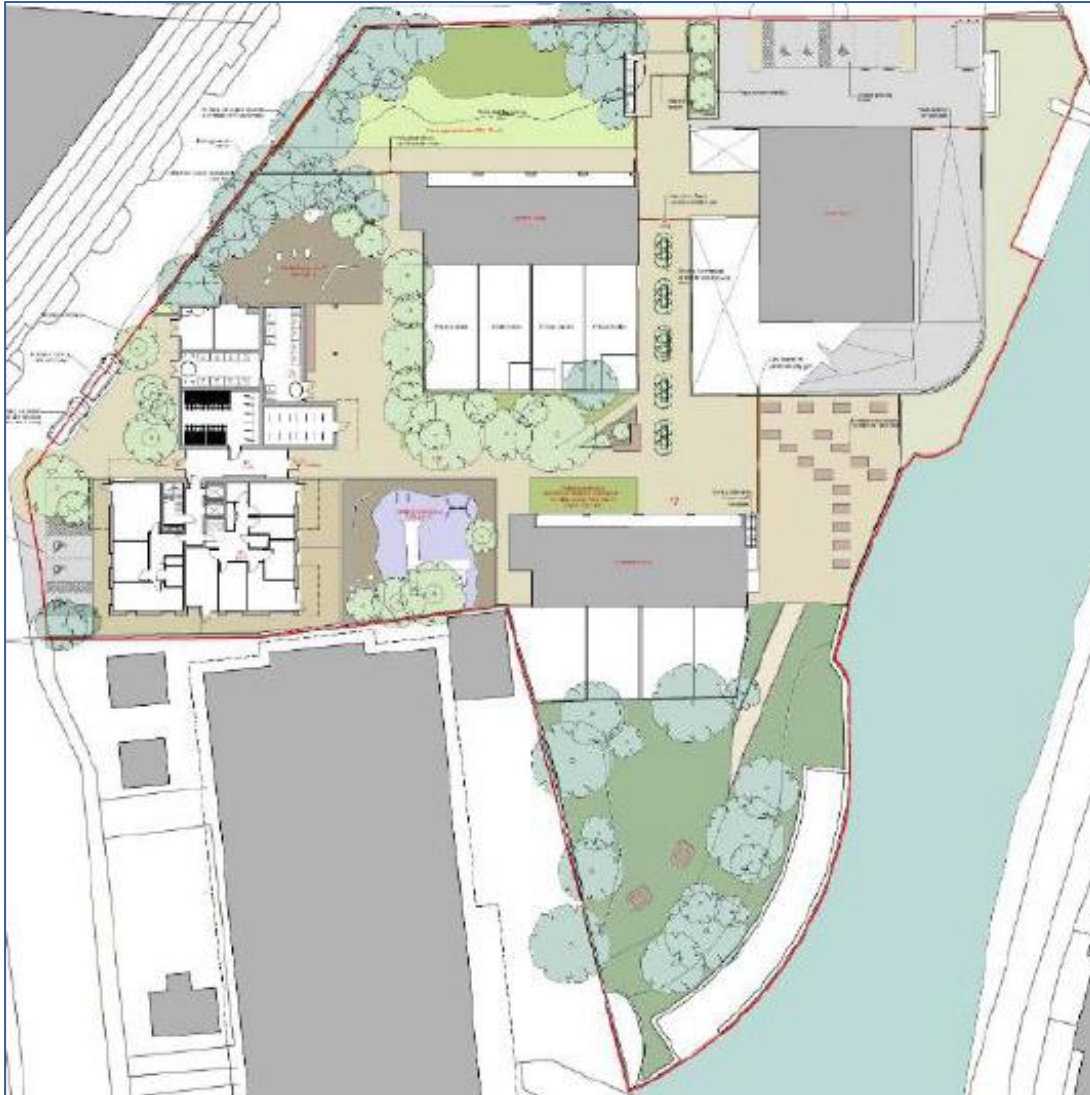
Proposed Eastern elevation, with Anglia House and Cambria House behind



Proposed Eastern elevation – with outline of Anglia House and Cambria House in the background



Proposed new Pavilion at the Northern end of the site



Proposed amenity space



Proposed new landscaping in the central part of the site, looking west



Proposed Aerial View, from the north west



Site Notice

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