

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 6.30 P.M. ON TUESDAY, 16 JULY 2024

DECISIONS ON PLANNING APPLICATIONS

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS

There were no declarations of pecuniary interests.

2. APPOINTMENT OF VICE CHAIR

It was proposed by Councillor Kamrul Hussain and seconded by Councillor Gulam Kibria Choudhury and **RESOLVED**:

1. That Councillor Iqbal Hossain was appointed the Vice-Chair of the Strategic Development for the municipal year 2024/25.

3. STRATEGIC DEVELOPMENT COMMITTEE TERMS OF REFERENCE, MEMBERSHIP, QUORUM AND DATES OF MEETING

The Strategic Development Committee **RESOLVED** to:

1. Note the Quorum, Membership and Meeting Dates as set out in appendices 2 and 3 of the report.
2. Agreed to the amended terms of reference, as set out in appendix 1.
3. Agreed hold all Strategic Development Committee meetings at 6.30pm in the Council Chamber for the municipal year 2024/25.

4. MINUTES OF THE PREVIOUS MEETING(S)

That the minutes of the Sub Committee meeting held on 14 May 2024 were approved and signed as a correct record of proceedings.

5. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee **RESOLVED** 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 Housing and Regeneration 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 Housing and Regeneration 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 for the Strategic Development Committee.

6. DEFERRED ITEMS

There were no deferred items to consider.

7. PLANNING APPLICATIONS FOR DECISION

7.1 PA/22/00731: 4 & 5 Harbour Exchange Square, London, E14 9TQ

The order of business on the agenda was changed at the meeting.

Update report noted.

Demolition of existing building and erection of a mixed-use residential led building containing 450 residential units (Class C3) and new podium level to accommodate flexible retail, community, creative, and amenity uses (Class E and F2) as well as basement level blue-badge parking, new public realm and landscaping, and all associated works

Jane Jin provided a presentation to accompany the application.

On a vote of 7 in favour, 1 against and no abstentions, the Committee **RESOLVED**:

1. That the consideration of the application at 4 & 5 Harbour Exchange Square, London E14 9TQ be **DEFERRED** for a Committee Site Visit.

7.2 PA/24/00184: London Chest Hospital

The order of business on the agenda was changed at the meeting.

Update report noted.

Planning permission for demolition of all existing building and structures on site (excluding main hospital building, South Wing and Sanitation Tower) and to redevelop the site to provide residential dwellings (Use Class C3) and flexible commercial and community floorspace (Use Class E(b) / F2(b)) within a converted and extended hospital building and five new buildings ranging from five (5) to nine (9) storeys, with associated works to built heritage, selected removal of TPO trees, plus new tree planting and landscaping works including new shelter surrounding Mulberry Tree (T82), the provision of disabled car parking spaces, cycle parking, refuse storage, mechanical plant

and other works incidental to the development, and a Transport for London bus driver facility. The application is accompanied by an Environmental Statement.

and

Listed Building Consent for works to the main hospital building and Sanitary Tower including, demolition of extensions to the rear of the main building, construction of extension across the rear of main building, retention and repair of the front of the main roof, including repairing (or replacing in replica where repair is not feasible) the existing chimneys and roof lanterns, the introduction of new roof dormers, alterations to the building including the removal and replacement of windows, various internal alterations, and associated works of repair across the main building; works to the South Wing including the retention and repair of the roof, a comprehensive repair of both roof slopes at the gable end, the removal of the external fire stair from the gable elevation, and various internal alterations, and associated works of repair across the South Wing; the demolition of all other buildings on site; repair and reinstatement of the gas lamp; and works to boundary features.

Nicholas Jehan provided a presentation to accompany the application.

Upon a unanimous vote, the Committee **RESOLVED**;

1. That planning permission and listed building consent with conditions at the former London Chest Hospital, Bonner Road, London, E2 9JX be **GRANTED**.

8. OTHER PLANNING MATTERS

8.1 PA/24/00657: Plot 1 at the former Bishopsgate Goods Yard site, Braithwaite Street, London, E1

The order of business on the agenda was changed at the meeting. This item was heard last. The Committee were asked to vote on hearing the remaining planning matters since the meeting was nearing 3 hours. Members voted to continue.

Observations requested by the Greater London Authority (GLA) in relation to 'Application for all Reserved Matters Approval (Access, Appearance, Landscaping, Layout and Scale) in respect of Plot 1 (GLA reference 2023/0836), pursuant to LB Tower Hamlets outline planning permission reference PA/14/02011 (GLA reference GLA/1200cd/12); LB Hackney planning permission reference 2014/2427 (GLA reference GLA/1200cd/13) dated 25/03/2022, for the erection of a building comprising 51,309 sq m of office floorspace (Class B1), 831 sq m retail uses (Use Class A1-A5), 6,392 sq m plant and ancillary space, landscaping, public realm, and all associated works.'

Rikki Weir provided a presentation to accompany the application, which outlined Officer objections and comments to all reserved matters, following the initial Committee approval given at the meeting held on 14 May 2024.

Mr Weir requested the Committee allow officers to raise additional objections and comments on the following:

- The Station Square is not in accordance with the design guide and provides no additional public realm, as required by both the design guide and local plan.
- The close proximity of Plot one's built massing would result in unacceptable amenity impacts on future residential plots. This should be reduced to the minimum parameter massing extent, at the east end of the building.
- The Overground station signage should be visible rather than one for the development, as outlined in the application.
- The heritage assets would be negatively impacted and adverse light pollution caused by the application.
- An additional comment to request a winter view, in the Townscape and a Visual Assessment Statement of Conformity (TVIA SoC) report, including night views from the boundary estate. This was a late objection received from the Boundary Estate TRA.

Upon a unanimous vote, the Committee **RESOLVED**;

That Officers recommend that the following objections to the RMA are raised with the GLA:

1. Rationalisation between plans and visualisations to confirm design intentions particularly in respect of doors to internal Plot 1 walkway, balustrades to terraces, western stairs off 'Middle Road,' gantry over Braithwaite Street, clarification of material number 10.
2. Servicing yard entrance off Bethnal Green should be better visually integrated into the proposed building, in line with Design Guide and clarification on gate treatment.
3. Review of soffits to balconies and terraces including potential integration of public art.
4. Review of design of the eastern elevation to look at lightening the top part of the building with clarification on colours of structure in relation to spandrel panels.
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6. Review of north and south elevations windowless parts of the building to look at better activation of facades including strategy of enlivening southern louvres to be secured.
7. Provision of further lighting details, including Hoard Lee report.
8. Review of gantry over Braithwaite Street to ensure that Shoreditch High Street station is well-signposted and that this space is not cluttered.
9. Provision of HVM strategy for site including rationalisation and minimisation of bollards around Braithwaite Street with bollards on threshold with Bethnal Green Road to provide a better pedestrian environment in the approach to Shoreditch High Street station.
10. Provision of consistent shopfront signage strategy to be secured, minimising visual clutter.
11. Clarification on pop-up uses and that these will be treated with sufficient high quality detailing.
12. Condition to be imposed, securing full details of how internal lighting of Plot 1 offices will be controlled in relation to future residential units of Plot 4, Plot 8A and Plot 10.
13. Review of accessible car parking provision on-site to ensure that Sclater Street is not over-utilised.
14. Clarification on servicing strategy in relation to Bethnal Green Road servicing yard height restriction and emergency vehicle access on Braithwaite Street.
15. Review of proposed trees (including removal of Quercus Robur) around the site to maximise provision around the public realm and around an increased 'Station Square.' Review of roof plant area to incorporate biodiverse roofs to increase UGF to 0.3.
16. Provision of winter views in the Townscape and Visual Impact Assessment Statement of Conformity (TVIA SoC) report including night time views from the Boundary Estate.

STEPHEN HALSEY, CHIEF EXECUTIVE

(Please note that the wording in this document may not reflect the final wording used in the minutes.)