

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.30 P.M. ON THURSDAY, 13 MARCH 2008

DECISIONS ON PLANNING APPLICATIONS

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Rofique Ahmed, Sirajul Islam and Simon Rouse. Councillors Ohid Ahmed and Motin Uz-Zaman deputised on behalf of Councillors Ahmed and Islam, and Councillor Tim Archer deputised on behalf of Councillor Rouse.

2. DECLARATIONS OF INTEREST

Councillors made declarations of interest in the items included on the agenda as follows:

Councillor	Item	Type of interest	Reason
Helal Abbas	7.1	Personal	Site is within Councillor's Ward
Helal Abbas	7.2	Personal	Phone call received from an objector to the scheme.
Helal Abbas	7.4	Personal	Received e-mails relating to the scheme.
Ohid Ahmed	7.2	Personal	Received e-mails relating to the scheme
Ohid Ahmed	7.4	Personal	Received documentation relating to the scheme.
Shahed Ali	7.2	Personal	Received e-mails relating to the scheme.
Shahed Ali	7.4	Personal	Received documentation relating to the scheme.
Shahid Ali	7.2	Personal	Received an e-mail relating to the scheme.
Tim Archer	7.2	Personal	Received e-mails relating to the scheme.
Tim Archer	7.3	Personal	Attended a presentation hosted by the developer.
Tim Archer	7.4	Personal	Received documentation relating to the scheme.
Lutfa Begum	7.2	Personal	Received an e-mail relating to the scheme.
Stephanie Eaton	7.2	Personal	Received an e-mail relating to the scheme.
Stephanie Eaton	7.4	Personal	Received documentation relating to the scheme.

Josh Peck	7.2	Personal	Received an e-mail relating to the scheme.
Josh Peck	7.4	Personal	Received documentation relating to the scheme.
Motin Uz-Zaman	7.2	Personal	Received an e-mail relating to the scheme.
Motin Uz-Zaman	7.4	Personal	Received documentation relating to the scheme.

3. UNRESTRICTED MINUTES

The minutes of the meeting held on 31st January 2008 were agreed as a correct record.

4. RECOMMENDATIONS

The Committee RESOLVED that, in the event of amendments to recommendations being made by the Committee, the task of formalising the wording of any amendments be delegated to the Corporate Director of Development & Renewal along the broad lines indicated at the meeting.

5. PROCEDURE FOR HEARING OBJECTIONS

The Committee noted the procedure and those who had registered to speak.

6. DEFERRED ITEMS

The Committee noted the position relating to deferred items.

7. PLANNING APPLICATIONS FOR DECISION

7.1 4 to 6 and 16 to 22 Middlesex Street and 3 to 11 Goulston Street, E1

On a vote of 4 for and 3 against, the Committee RESOLVED that planning permission for the redevelopment to provide a mixed use development comprising a 17 storey office building rising to a maximum height of 76m (and providing 41,361 sqm office floorspace); 8 storey hotel plus plant room; building (providing 207 guest rooms and comprising 15,002 sqm floorspace); together with 872 sqm of Class A1 to A4 use (retail) floorspace; and ancillary car parking, serving, landscaping and new vehicular access at 4-6 and 16-22 Middlesex Street and 3-11 Goulston Street, E1 be GRANTED subject to

A Any direction by the Mayor

B The prior completion of a legal agreement to secure the following planning obligations:

(a) £1,167,180 for transport improvement including public transport and highways, pedestrian and cycle improvements in the vicinity of the site.

- (b) Affordable housing - £3 million to mitigate against the loss of affordable housing on site.
 - (c) £333,000 for local community, environmental, cultural and heritage facilities and initiatives.
 - (d): Preparation, implantation and review of a Service Management Plan.
 - (d): Preparation, implantation and review of a Green Travel Plan.
 - (e): Public realm improvements
 - (f) TV reception monitoring and mitigation.
 - (g): Completion of a car free agreement to restrict occupants applying for residential parking permits.
- C That the Corporate Director Development and Renewal be delegated authority to negotiate the legal agreement indicated above.
- D That the Corporate Director Development and Renewal be delegated authority to impose conditions and informatives on the planning permission to secure the following matters:

Conditions

1. Time Limit
2. Design/materials of external materials proposed.
3. Details of
 - a) Design of Building to include inclusive design principles
 - b) Hard and Soft Landscaping
 - c) External lighting and CCTV scheme
4. Secure by design statement
5. Submission of a statement of the methods of working for the demolition and construction phases.
6. Details of construction of the foul and surface water drainage system.
7. Submission of details of external ventilation/extract ducts to A3 units.
8. Submission of high level/roof top plant and sound attenuation.
9. Submission of details of refuse/recycling proposals.
10. Submission of details of disabled access and inclusive design.
11. Limit hours of operation of restaurant/bat (Mon-Sun 8am to 11pm).
12. Details of Water Efficiency measures.
13. Submission of details of site foundations.
14. Details of renewable energy measures/assessment to meet minimum 10% provision.
15. Cycle storage.
16. Site Management Plan: location and management of plantings, next boxes and green walls.
17. Archaeology Investigation Study.
18. Submission of a Code of Construction Practice (CoCP)
19. Hours of construction (8am to 6pm Monday to Friday; 9am to 5pm on Sat and not at all on Sunday or Bank Holidays).
20. Any other condition considered necessary by the Head of Development Decisions.

Informatives

1. Section 106 agreement required.
2. Section 278 (Highways) agreement required; and
3. Any other informatives considered necessary by the Head of Development Decisions.
4. Construction Environmental Management Plan Advice.
5. Environment Agency Advice.
6. English Heritage Advice.
7. Ecology Advice.
8. Environmental Health Department Advice.
9. Metropolitan Police Advice.
10. Transport Department Advice.
11. London Underground Advice.
12. Landscape department advice.
13. Contact the GLA regarding the energy proposals.

E That if by 13th June 2008, the legal agreement has not been completed to the satisfaction of the Assistant Chief Executive (Legal Services); the Head of Development Decisions be delegated authority to refuse planning permission.

7.2 32-42 Bethnal Green Road, London E1 6HZ

On a vote of 5 for and 4 against, the Committee RESOLVED that planning permission for the demolition of existing buildings and erection of a 4 to 25 storey buildings to provide 3,443 sq m of commercial floorspace with the use classes A1, A2, A3, A4, B8, D1 and/or D2 together with 360 residential units, 83 car parking, bicycle parking, refuse/recycling facilities, access, public amenity space and new public square at 32-42 Bethnal Green Road, London E1 6HZ be GRANTED subject to

- A Any direction by the Mayor of London.
- B The prior completion of a legal agreement to secure the following planning obligations:
- 1) Affordable housing provision of 35% of the proposed habitable rooms with a 71/29 split between rented/shared ownership to be provided on site.
 - 2) A contribution of £313,548 to mitigate the demand of the additional population on healthcare facilities.
 - 3) A contribution of £537,000 to mitigate the demand of the additional population on education facilities.
 - 4) A contribution of £25,000 for the improvement of bus stops on Bethnal Green Road and Shoreditch High Street.
 - 5) A contribution of £150,000 towards improving street environment and walking links between the development.
 - 6) £2,093,978 for cultural, social and community products and for the provision of workspace off site.

- 7) Completion of a car free agreement to restrict occupants applying for residential parking permits.
- 8) TV Reception monitoring and mitigation.
- 9) Commitment towards utilising employment initiatives in order to maximise the employment of local residents.
- 10) Preparation, implementation and review of a Green Travel Plan.
- 11) Preparation, implementation and review of a Service Management Plan.

C That the Corporate Director, Development & Renewal be delegated authority to negotiate the legal agreement indicated above.

D The Corporate Director, Development & Renewal be delegated authority to impose conditions and informatives on the planning permission to secure the following matters:

Conditions

1. Permission valid for 3 years.
2. Details of the following are required:
 - a) Samples of materials for external fascia of building
 - b) Ground floor public realm
 - c) Cycle parking
 - d) Security measures to the building
 - e) All external landscaping (including roof level amenity space and details of brown and/or green roof systems) including lighting and security measures, details of the ground floor defensible spaces overlooking the internal courtyard, walls, fences, gates and railings, screens/canopies, entrances, seating and litter bins
 - f) The design of the lower floor elevations of commercial units including shopfronts
 - g) Escape doors
3. The storage and collection/disposal of rubbish.
4. Landscape Maintenance and Management Plan.
5. Parking – maximum of 83 cars (including 4 disabled spaces) and a minimum of 360 residential and 110 non-residential bicycle spaces.
6. Construction of storage facilities for oils, fuels and chemicals.
7. Investigation and remediation measures for land contamination (including water pollution potential).
8. Archaeological investigation.
9. Details of the site foundation works.
10. Construction of storage facilities for oils, fuels or chemicals to be carried out.
11. Construction Environment Management Plan, including dust monitoring.
12. Submission of the sustainable design measures and construction materials, including details of energy efficiency and renewable measures.
13. Further baseline noise measurements during construction and operational phase (plant noise) to be undertaken for design work purposes.

14. Limit hours of construction to between 8.00 hours to 18.00 hours Monday to Friday and 8.00 hours to 13.00 hours on Saturdays.
15. Limit hours of power/hammer driven piling/breaking out to between 10.00 hours to 16.00 hours, Monday to Friday.
16. Ground borne vibration limits.
17. Noise level limits.
18. Implementation of micro-climate control measures.
19. Implementation of ecological mitigation measures.
20. All residential accommodation to be built to Lifetime Homes standard, including at least 10% of affordable housing being wheelchair accessible.
21. Details of the disabled access and inclusive design.
22. Details of the highway works surrounding the site.
23. Full particulars of Class A1-A3 use to be submitted.
24. Full particulars of the means of ventilation for A3 use to be submitted.
25. Details of access to cycle parking.
26. Any other condition(s) considered necessary by the Head of Development Decisions.

Informatives

1. Section 106 agreement required.
2. Section 278 (Highways) agreement required.
3. Site notice specifying the details of the contractor required.
4. Construction Environmental Management Plan Advice.
5. Environment Agency Advice.
6. English Heritage Advice.
7. Ecology Advice.
8. Environmental Health Department Advice.
9. Metropolitan Police Advice.
10. Transport Department Advice.
11. London Underground Advice.
12. Landscape department advice.
13. Contract the GLA regarding the energy proposals.

E That if by 13th June 2008, the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated authority to refuse planning permission.

7.3 Heron Quays West, Heron Quays, London E14

The Committee unanimously RESOLVED that demolition of the existing buildings and structures on the site, partial infilling of South Dock and its redevelopment by:

- erection of a part 12 storey, part 21 storey and part 33 storey building comprising Class B1 offices; construction of 3 levels of basement for Class A retail units, underground parking, servicing & plant;
- construction of a subterranean pedestrian link to the Jubilee Place Retail Mall and the Jubilee Line Station incorporating Class A retail accommodation;

- erection of a 4 storey building for Class A3 (restaurant and cafe) and A4 (drinking establishments) uses, and/or at first and part second floor level Class D1 (training centre);
- relocation of the canal between South Dock and Middle Dock from the eastern to western part of the application site;
- provision of a new publicly accessible open space;
- associated infrastructure and landscaping together with other works incidental to the application (PA/07/3088);

at Heron Quays West, Heron Quays, London E14 be GRANTED subject to

- A Any direction by the Mayor
- B The prior completion of a legal agreement to the satisfaction of the Assistant Chief Executive (Legal Services), to secure the following planning obligations:

Financial Contributions

- a) Provide £175,000 for the improvement and upgrade of the 24 hour lighting in the lower Westferry Roundabout.
- b) Provide a contribution of £870,521 towards open space management. This will fund the enhanced management of existing public open spaces on the Isle of Dogs for a period of 5 years.
- c) Provide a contribution of £1,500,000 for Heron Quays public realm improvements.
- d) Provide a contribution of £3,178,000 towards social and physical infrastructure, in line with similar developments elsewhere in the Canary Wharf estate, the projects/improvements would be defined under specific headings within the S106 agreement, those being
 - i. *Sustainable transport initiatives*; improvements to facilitate walking, cycling, sustainable transport modes, including improvements in accordance with the Cycle Route Implementation Plan and Millwall Outer Dock walkway improvements.
 - ii. *Heritage and culture*; improvements to preserve and enhance the history and character of the Docklands/Isle of Dogs area
 - iii. *Open Space improvements to preserve and enhance the history and character of the Docklands/Isle of Dogs area*
 - iv. *Provision of affordable flexible business space*; to assist small/start-up businesses within the Borough
- e) Provide a contribution of **£3,000,000** towards Docklands Light Railway (DLR) capacity enhancement works and works that would improve the hard landscape under Heron Quays station
- f) Provide **£1,800,000** towards TfL Buses improvements (£200,000 per bus per year for three years)

- g) Provide **£2,250,000** towards the conversion of 3 grass pitches to AstroTurf to increase capacity, in accordance with the Council's emerging Sports Pitch Strategy
- h) Provide **£2,500,000** towards social and community facilities
- i) Provide **£3,000,000** towards Employment and Training, such as 'pump priming' the new employment service during the first two years of its operation

(Total s106 contribution of **£18,273,521**)

Non-Financial Contributions

- j) TV Reception - mitigation of any impacts on TV Reception
 - k) Publicly Accessible Open Space and Walkways - Maintenance of new publicly accessible open space within the development together with unrestricted public access
 - l) Biodiversity Management Plan - Ensure biodiversity value is maintained in the long-term
 - m) Code of Construction Practice - To mitigate against environmental impacts of construction
 - n) Travel Plan - To promote sustainable transport
 - o) Access to employment - To promote employment of local people during and post construction
 - p) To secure access to the waterway in perpetuity.
 - q) Any other planning obligation(s) considered necessary by the Corporate Director of Development & Renewal
- C That the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement indicated above.
- D That the Corporate Director Development & Renewal be delegated authority to impose conditions on the planning permission to secure the following matters:

Conditions

- 1) Time Limit (3 years)
- 2) Phasing programme details
- 3) Particular details of the development
 - External materials;
 - External plant equipment and any enclosures;
 - Wind mitigation measures;
 - Hard and soft landscaping including the reed bed planting and trees; and
 - External lighting and security measures
- 4) Full particulars of energy efficiency technologies required
- 5) Hours of construction (0800-1800 Hours Monday to Friday and 0800 – 1300 Hours on Saturdays)
- 6) Hours of operation of A3/A4 units
- 7) Environmental Noise Assessment required
- 8) Demolition and Construction Management Plan required including feasibility study and details of moving freight by water during construction

- 9) Noise control limits
- 10) Land contamination assessment required
- 11) Details of additional cycle parking spaces
- 12) Green Travel Plan required including
- 13) Biodiversity Plan required
- 14) Full details of the new canal required.
- 15) Programme of archaeological work required
- 16) Drainage strategy details required
- 17) Protection of public sewers
- 18) Impact study of the existing water supply infrastructure required
- 19) Control of development works (restricted hours of use for hammer driven piling or impact breaking)
- 20) Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

Informatives

- 1) Section 106 agreement required
- 2) Contact Thames Water
- 3) Contact London City Airport regarding cranes and aircraft obstacle lighting
- 4) Contact LBTH Building Control
- 5) Contact British Waterways
- 6) Contact London Fire & Emergency Planning Authority
- 7) Any other informative(s) considered necessary by the Corporate Director Development & Renewal

E That, if within 3-months of the date of this Committee the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated authority to refuse planning permission.

and that Listed Building Consent for the

- Partial demolition of a Grade I listed quay wall, copings and buttresses to south edge of West India Export Dock to facilitate works for the relocation of the existing canal; reinstatement of Grade I listed quay wall and copings along existing canal entrance to West India Export Dock alterations and stabilisations of Grade I listed quay wall and copings and associated works (PA/07/3089);

at Heron Quays West, Heron Quays, London E14 be GRANTED subject to the following conditions

- 1) Time Limit (3 years)
- 2) Programme of recording of and historic analysis required.
- 3) Submission of method statement required.
- 4) Matching materials.
- 5) Plus any other planning condition(s) considered necessary by the Corporate Director Development & Renewal.

Informatives

- 1) The works approved are only those specified on the submitted drawings/documentation.

- 2) Any other informatives considered necessary by the Corporate Director Development & Renewal.

And that Listed Building consent for the

- Partial demolition and associated works to the Grade II listed former lock entrance to South Dock to facilitate works for the relocation of the existing canal (PA/07/3090)

at Heron Quays West, Heron Quays, London E14 be GRANTED subject to the following conditions

- 1) Time Limit (3 years)
- 2) Programme of recording of and historic analysis required.
- 3) Any other conditions or informatives considered necessary by the Corporate Director Development & Renewal.

7.4 Indescon Court, 20 Millharbour, London

The Committee RESOLVED that planning permission for the demolition of the existing buildings on site and construction of a mixed use development comprising of two buildings. The main building ranges from 12 to 32 storeys with a maximum height of 95 metres (99.5 AOD) and a 10 storey 'Rotunda' building being a maximum height of 31.85 metres (36.15 AOD). Use of the new buildings for 546 residential units (Use Class C3) (87 x Studios, 173 x 1 bedrooms, 125 x 2 bedrooms, 147 x 3 bedrooms, 14 x 4 bedrooms), 5,390 sqm for hotel (Use Class C1) and /or Serviced Apartments (Sui Generis), 1,557 sqm of Leisure floorspace (Use Class D2) and 1,654 sqm commercial floorspace (Use Classes A1/A2/A3 and/or A4). Plus a new vehicle access, 150 car parking spaces in one basement level, public and private open space and associated landscaping and public realm works at ground floor level at Indescon Court, 20 Millharbour, London be GRANTED subject to

A. Any **direction** by **The Mayor**

B. The prior completion of a **legal agreement** to secure the following planning obligations:

- a) Affordable housing provision of a 35% minimum of the proposed habitable rooms with a 78/22 split between rented/ shared ownership to be provided on site. In addition the inclusion of a cascade clause to allow for additional affordable housing provision up to a maximum of 50% if grant is received.
- b) A contribution of £76,973.12 to mitigate the demand of the additional population on health care facilities.
- c) A contribution of £93,672.88 to mitigate the demand of the additional population on education facilities.
- d) Provision of public open space being Lightermans Plaza and landscaping to the Millharbour Frontage.
- e) Provision of public access through the site via the north-south and east-west

linkages.

- f) Completion of a car free agreement to restrict occupants applying for residential parking permits.
 - j) Commitment towards utilising employment initiatives in order to maximise the employment of local residents.
 - h) TV reception monitoring and mitigation.
 - i) Preparation, implantation and review of a Green Travel Plan.
 - j) Preparation, implantation and review of an Environmental Management Plan.
 - k) Linkage of new eastern phase into the commencement of work on western phase.
 - l) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal.
- C That the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement indicated above.
- D That the Corporate Director Development & Renewal be delegated authority to impose conditions [and informatives] on the planning permission to secure the following matters:

Conditions

1. Permission valid for 3 years.
2. Details of the following are required:
 - Samples of materials for external materials of building in accordance with design precedents detailed in the design and access statement, dated November 2007.
 - Details of all balcony balustrading and screening.
 - The design of the lower floor elevations of commercial units including shopfronts, entrances to the hotel and residential blocks.
 - Mitigation measures required for an acceptable microclimate.
 - Details of all signage.
3. Details of all external landscaping (including roof level amenity spaces and details of brown and/or green roof systems and bird, bat and insect boxes) including lighting and security measures, finishes, levels, walls, fences, gates and railings, screens/ canopies, entrances, seating and litter bins.
4. Landscape Maintenance and Management Plan
5. Implementation of Landscaping
6. Parking – maximum of 150 cars (including 15 disabled spaces) and a minimum of 546 residential and 32 non-residential bicycle parking spaces.
7. Provision of details regarding servicing management plan.
8. Details of provision of ducting pathways and ventilation systems for A3/A4 uses.
9. Operating hours for A3, A4 and D1 uses (8.00am – 11pm Mon – Sun).
10. Further baseline noise measurements during construction and operational phase (plant noise) to be undertaken for design work purposes.

11. Limit hours of construction to between 8.00 Hours to 18.00 Hours, Monday to Friday and 8.00 Hours to 13.00 Hours on Saturdays.
12. Limit hours of power/hammer driven piling/breaking out to between 10.00 Hours to 16.00 Hours, Monday to Friday.
13. Construction Management Plan, including a dust monitoring
14. Ground borne vibration limits.
15. Noise level limits
16. Implementation of micro-climate control measures
17. Implementation of ecological mitigation measures
18. Submission of the sustainable design measures and construction materials, including details of energy strategy, efficiency and renewable measures.
19. All residential accommodation to be built to Lifetime Homes standard, including at least 10% of all housing being wheelchair accessible.
20. Details of the disabled access and inclusive design
21. Hotel/ Serviced Apartment 90 day maximum stay
22. Details of noise insulation between residential and commercial uses.
23. Details of foundation design
24. Investigation and remediation measures for land contamination (including water pollution potential) including submission of verification report, and long-term monitoring of and maintenance plan to ensure remediation.
25. Details of water efficiency measures.
26. Full particulars of the surface/ foul water drainage plans/ works.
27. Details of Secure by Design Measures
28. Details of access to cycle parking.
29. Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

Informatives

1. Section 106 agreement required.
2. Section 278 (Highways) agreement required.
3. Site notice specifying the details of the contractor required.
4. Construction Environmental Management Plan Advice.
5. Environment Agency Advice on Pollution Control
6. Environment Agency Advice on Construction and Duty of Care
7. Environmental Health Department Advice.
8. Code of Construction Practice.
9. Contact the GLA regarding the energy proposals.

E That, if within 3-months of the date of this Committee the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated authority to refuse planning permission.

Martin Smith
CHIEF EXECUTIVE

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