

STRATEGIC DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 19 NOVEMBER 2015

DECISIONS ON PLANNING APPLICATIONS

During the meeting the Committee agreed to vary the order of business. To aid clarity, the decisions are presented in the order that the items originally appeared on the agenda. The order the business was taken in at the meeting was as follows:

- Item 1 – Declarations of Disclosable Pecuniary Interests.
- Item 2 – Minutes of the previous meeting.
- Item 3 – Recommendations.
- Items 4 – Procedure for Hearing objections and meeting guidance
- Item 5.1 Land at corner of Broomfield Street and Upper North Street known as "Phoenix Works", London, E14 6BX (PA/15/00641)
- Item 6.4 Enterprise House, 21 Buckle Street, London, E1 8NN (PA/15/01141)
- Item 6.1 47 Brierly Gardens, London E2 0TF and 55 Brierly Gardens, London E2 0TF (PA/15/01337- PA/15/01832) (Monitoring Officers Reports)
- Item 6.2 47 Brierly Gardens, London E2 0TF (PA/15/01337)
- Item 6.3 55 Brierly Gardens, Location E2 0TF (PA/15/01832)

1. **DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

No declarations of interest were made.

2. **MINUTES OF THE PREVIOUS MEETING(S)**

That the minutes of the meeting of the Committee held on 8 October 2015 be agreed as a correct record and signed by the Chair

3. **RECOMMENDATIONS**

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, Development and Renewal 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, Development and Renewal is delegated authority to do so,

provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision

4. PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee noted the procedure for hearing objections and meeting guidance.

5. DEFERRED ITEMS

5.1 Land at corner of Broomfield Street and Upper North Street known as "Phoenix Works", London, E14 6BX (PA/15/00641)

On a vote of 1 in favour of the Officer recommendation to grant planning permission 3 against and 1 abstention, the Committee did not agree the Officer recommendation to grant planning permission.

Accordingly, Councillor Marc Francis proposed and Councillor Andrew Cregan seconded a motion that the planning permission be not accepted (for the reasons set out below) and on vote of 3 in favour, 1 against and 1 abstentions, it was **RESOLVED:**

That the Officer recommendation to grant planning permission be **NOT ACCEPTED** at Land at corner of Broomfield Street and Upper North Street known as "Phoenix Works", London, E14 6BX (PA/15/00641) for

- Demolition of existing buildings on the site and erection of buildings that range in height from 3 to 14 storeys containing 153 units including 28 undercroft and surface car parking spaces and a central landscaped courtyard (PA/15/00641)

The Committee were minded to refuse the scheme due to concerns over:

- Overdevelopment of the site.
- Height, build and massing.
- Impact on neighbouring amenity in terms of daylight and sunlight, particularly the properties at the north of the site.
- Impact on the towpath
- Conflict with the Council's Core Strategy's Vision in respect of the area.

In accordance with Development Procedural Rules, the application was **DEFERRED** to enable Officers to prepare a supplementary report to a future meeting of the Committee setting out proposed detailed reasons for refusal and the implications of the decision.

6. PLANNING APPLICATIONS FOR DECISION

6.1 47 Brierly Gardens, London E2 0TF and 55 Brierly Gardens, London E2 0TF (PA/15/01337- PA/15/01832)

Councillor Dave Chesterton (Chair) for items – 6.1- 6.3

Graham White, Deputy Monitoring Officer, presented a report on the reasons why these items should be considered afresh.

On a unanimous, the Committee **RESOLVED**:

1. That it be accepted that the decisions of the Development Committee of 3 September 2015 in respect of applications PA/15/01337 and PA/15/01832 were procedurally flawed and invalid; and
2. That the applications be considered afresh.

6.2 47 Brierly Gardens, London E2 0TF (PA/15/01337)

Update report tabled.

Councillor Denise Jones proposed and Councillor Khaled Uddin Ahmed seconded a condition requiring that the roof light be obscure glazed. This was agreed.

On a vote of 5 in favour and 1 against, the Committee **RESOLVED**:

That planning permission be **GRANTED** at 47 Brierly Gardens, London E2 0TF for a new 4.6m x 4.1m single storey rear extension which facilitates the provision of two new bedrooms, alongside a reconfigured living/dining/ kitchen (PA/15/01337) subject to the conditions and informative set out in the committee report and the update reports and that details of the roof light to include obscured glazing be submitted to the Council for approval.

6.3 55 Brierly Gardens, Location E2 0TF (PA/15/01832)

Update report tabled.

On a vote of 4 in favour 0 against and 2 abstentions, the Committee **RESOLVED**:

That planning permission be **GRANTED** at 55 Brierly Gardens, E2 0TF for the erection of rear extension and demolition of existing ramp to be replaced with a new ramped access (PA/15/01832) subject to the conditions and informative set out in the Committee report and the updates.

6.4 Enterprise House, 21 Buckle Street, London, E1 8NN (PA/15/01141)

Update report tabled.

On a unanimous vote, the Committee **RESOLVED:**

That planning permission be **REFUSED** at Enterprise House, 21 Buckle Street, London, E1 8NN for the demolition of existing 6 storey office building and erection of a ground plus 17 storey mixed use building (AOD 74.7m to parapet) comprising 1,185sq.m of office space (B1 Use Class) and 106 (C1 Use Class) serviced apartments (2,985sq.m) together with ancillary facilities and associated cycle parking (PA/15/01141) for the following reasons as set out in the Committee report subject to any Direction by the London Mayor:

- 1) The proposed development would cause substantial harm to the amenities and living conditions of occupiers of adjoining and adjacent residential properties through substantial loss of daylight and sunlight, significant loss of outlook, overbearing nature of the development including undue sense of enclosure. As such the development would be contrary to NPPF, as set out paragraphs 14, 17 and 56 of the NPPF and policies SP10 of the Core Strategy (2010) and DM25 of the Managing Development Document (2013) which seek to ensure that development does not result in unacceptable material deterioration of daylight and sunlight conditions for future and existing residents.
- 2) The proposed development exhibits clear and demonstrable signs of overdevelopment by virtue of:
 - a) its adverse amenity impacts to residential neighbours;
 - b) from its detrimental townscape impacts resulting from the proposed height, scale and mass of the development set on a small, tightly confined site situated upon a narrow street and set within an established lower scale urban street block;
 - c) the proposed developments unacceptable relationship to other tall development set to the east and north of the site that limits the opportunity to achieve a tall building on this site that is compatible with objectives of sustainable development and delivering high quality place-making within Aldgate.

As such the scheme would fail to provide a sustainable form of development in accordance with paragraphs 17, 56, 61 of the NPPF and would be contrary to the Development Plan, in particular policies 7.4, 7.5, 7.6 and 7.7 and 7.8 of the London Plan (2015), policies SP02, SP06, SP10 and SP12 of the Tower Hamlets' Core Strategy (2010) and policies, DM23, DM24, DM25, DM26, DM27 the Tower Hamlets' Managing Development Document and the Borough's strategic framework guidance for the area set out in the Aldgate Masterplan Interim Guidance (2007), that taken as a

whole, have an overarching objective of achieving place-making of the highest quality,

- 3) The proposed development would result in significant harm to the setting of the Grade II* listed St George's German Church and to the Grade II listed Dispensary Building, the former St George's German and English Schools, the former St George's German and English Infants' School by reason of the height, scale, mass of the development set in immediate proximity to these designated heritage assets and the developments impact upon local townscape views of this cluster of listed buildings. The public benefits associated with the proposal, include upgraded employment floorspace, additional short term visitor accommodation housing are not considered to overcome the harm to the setting of the neighbouring listed buildings.

As a result the proposal is not considered to be in accordance with paragraphs 128 to 134 of the NPPF and is contrary to Development Plan Policy 7.8 of the London Plan (2015), policies SP10 of the Core Strategy 2010 and DM24 and DM27 of the Managing Development Document 2013

- 4) In the absence of a legal agreement to secure agreed and policy compliant financial and non-financial contributions including for Employment, Skills, Training and Enterprise, Highways and Energy and Sustainability the development fails to mitigate its impact on local services, amenities and infrastructure. The above would be contrary to the requirements of Policies SP02 and SP13 of the LBTH Core Strategy, Policies 8.2 of the London Plan and the Planning Obligations SPD.

WILL TUCKLEY, CHIEF EXECUTIVE

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