

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

26 October 2016

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
4.1	PA/15/03561	Site at 14 to 16 Clegg Street, 13 to 15 Cinnamon Street and 125 to 129 Wapping High Street, London E1W	Partial demolition of the existing buildings and redevelopment of all three sites to create 41 residential units and a retail unit along Wapping High Street, together with associated hard and soft landscaping works and the provision of cycle parking across all three sites. Site A would contain the majority of the units, with 27 flats; Site B would contain 10 and Site C, the 4 town houses.

1.0 Clarifications

1.1 In response to discussion at the Development Committee on 28 September 2016, clarification on the previous applications for the redevelopment of the site and the level of objection received prior to their withdrawal by the applicant, is set out below:

- PA/14/03062 submitted 31 October 2014 and withdrawn 3 June 2015. Prior to being withdrawn 17 objections, and 1 petition (54 signatures) received.
- PA/15/02440 submitted 28 August 2015 and application withdrawn 11 November 2015. Prior to being withdrawn 13 objections, and 1 petition (106 signatures) received.

2.0 Consultation Updates

2.1 Since consideration by the Development Committee on 28 September 2016, the Council has received an additional petition comprising 18 signatures of residents of Ross House objecting to the proposal based on the following grounds:

- Loss of daylight and sunlight, and privacy.
- Contamination risks/ noise from coal tar extraction
- Lack of car parking provision
- Proposals ignore narrow streets and pavement.

2.2 Since the publication of this committee agenda, five addendums to objections have been received. These do not raise any material considerations which have not already been addressed in the previous main and update reports.

- The separation of child playspace will negatively impact on community cohesion;
- Site B child playspace is dangerously located.
- Disagreement with certain paragraphs of the Officer report;
- Applicant's corporate status The proposed development is unbuildable and the foundations will be unstable;
- Proposal is too dense;
- Inadequate response to potential risk to human health from coal tar contamination and related noise from extraction operations;
- No place making, public realm, or improvement to access to homes and businesses to the north of the site; and
- Anti-social behaviour.

2.4 The Committee are advised that information about the applicant's personal or commercial status is not a material planning consideration. If planning permission is granted it runs with the land and is not personal to the applicant. The applicant may or may not choose to carry out a permitted development.

2.5 Pre-commencement planning conditions are recommended to deal with ground contamination matters and will be discharged in conjunction with professional advice from the Council's Environmental Health Service and other professional bodies if appropriate.

2.6 Planning conditions are recommended to secure full details of the design, layout and boundary treatment for the child play space on site B – to be reflected in the wording of condition 30. The location of child play space within the application site as a whole is a design response to the particular constraints of each of the three sites and the opportunities to provide additional space in locations where buildings cannot be founded. The courtyard within site A therefore exceeds policy requirements.

2.7 Officers are satisfied that the reports presented on behalf of the Corporate Director of Development and Renewal are accurate and provide professional planning advice to enable the Committee to come to a decision.

2.8 A planning condition is recommended to require Secure by Design Accreditation. Increased natural surveillance afforded by the development would help to reduce incidents of anti-social behaviour.

3.0 RECOMMENDATION

3.1 Officers' original recommendation to **GRANT** planning permission remains unchanged.