

Agenda Item number:	7.2
Reference number:	PA/07/2762
Location:	Caspian Works and Lewis House, Violet road
Proposal:	Redevelopment of site to provide buildings of between four (11.8 metres) and eleven storey's (32.2 metres) for mixed uses purposes including 191 residential units Class A1, A2, A3 and B1 uses with associated basement and ground level car parking and cycle parking, roof terraces, children's play area, landscaping, access and servicing.

1. Further objections received

Five (5) additional objections have been received.

The following issues have been previously considered in the case officer report:

- Overpopulation
- Right to Light
- Building height
- Overshadowing
- Density
- Visual amenity
- Traffic generation
- Parking
- Contamination

The following additional issues have been raised and are considered below:

- Security and anti-social behaviour
(Officer comment: The scheme has been considered by the Council crime prevention officer as reported in section 6 of the case officer report. Appropriate conditions 2 and 3 are recommended to ensure the detailed design and landscaping including lighting and CCTV cameras will consider safety and security and crime matters. An informative is including for metropolitan Police to be consulted when considering the discharge of these conditions. Therefore, it is considered that any potential impact can be suitably mitigated and is not a reason for refusal)
- Impact on services
(Officer comment: section 6 of the case officer report indicates consultation with council departments and external organisations. Where there are potential impacts these are mitigated by securing s106 planning contributions for example health, education, and transport improvements. Therefore, potential impacts to local services is suitably mitigated and is not a reason for refusal.)

The following issues are raised but are not material to the determination of the application:

- Despite providing various facilities on site, the developer is only concerned with making money
- That the development is will be a magnet for gangs
- Demolition of existing buildings
- Query as to whether the current application will be constructed or the recently approved scheme PA/07/2706
- Comments in respect of PA/07/2706
- Anger at speculative nature of the development in such a close proximity
- Comparison of the schemes design as a replica of development in other places, specifically the Costas and Algarve.
- Comments in respect of the Berkley group AGM and handling of development
- Criticism of the negotiation process securing planning contributions and balancing of different criteria of the assessment
- Criticism that the development process is not about urban renewal and sustainable development
- Reference to a published articles in the London Bulletin and London Review of Books

3. Additional consultation responses

Environmental Health – Noise/vibration

The noise mitigation and sound insulation measures are acceptable.

(Officer comment: A condition is recommended to secure the implementation of the measures)

TFL

Informal comments subject to comments made through the referral to the Greater London Authority:

- Confirms the DLR authority's request for s106 planning contributions to be spent on improvements to the Langdon Park DLR station (a total of £43,762.00 agreed) instead of contributions for a Docklands Arrival Information System (DAISY) system.
- Requires consideration of the schemes impact on DLR radio signals
- Requirement for car free agreement to exempt future occupiers form applying for parking permits
- Welcomes a Travel Plan for the development but further discussions in respect of measures and target will be required
- Notes the reduction from 130 to 83 parking space which represents 0,43 spaces per residential unit although still expects the ratio to be no higher than 0.23
- Welcomes the provision of 221 cycle spaces
- Expects the development to adhere to TFL's Cycle Parking Guidance and segregation between residents and commercial spaces.
- Should investigate the use of Limehouse Cut for material and waste deliveries
- Considers the scale of development will not have an adverse impact on public transport

(Officer Comment:

- The station improvement contribution, DLR radio reception monitoring/mitigation and car-free agreement shall be secured as part of the s106 planning agreement;
- The reduction in parking spaces complies with LBTH Policy which allows for 0.5spaces per unit and therefore, no objection is raised in this regard
- An appropriately worded informative is recommended for TFL to be consulted on the use of Limehouse Cut for transport, the final details for cycle parking)

DLR

Request for s106 planning contributions to be spent on improvements to the Langdon Park DLR station (a total of £43,762.00 agreed) instead of contributions for a DAISY system.

3. Site plan

Two Site plans showing the application site and buildings heights respectively are attached

4. Recommendation

The issues raised in the additional consultation responses and objection as well have been addressed within the scope of the committee report and were found to be acceptable.

However, my recommendation is amended as follows:

Conditions

DELETE condition 27

ADD Access for people with a disability to be implemented prior to occupation and maintained

ADD Details of brown roofs

ADD Implementation of the energy system to meet a minimum of 20% of the scheme's energy demand

ADD Historic building recording as required by English Heritage

Informatives

ADD Consult Metro Police in respect of conditions to and 3

ADD Prepare archaeological project design in respect of condition 17 to address impact to archaeological remains as required by English Heritage

ADD Prepare project design in respect of condition 30 to address impact to structural remains as required by English Heritage

ADD Asbestos survey and handling

Change the s106 planning contributions to be spent on improvements to the Langdon Park DLR station (a total of £43,762.00 agreed) instead of contributions for a DAISY system



