

Agenda Item number:	7.7.
Reference number:	PA/08/2347
Location:	Holland Estate, Commercial Street, E1.
Proposal:	Refurbishment of the retained existing dwellings on Holland Estate, the replacement of 43 dwellings, (13 x one bed flats, 9 x two bed flats, 18 x three bed flats and 3 x four bed flats) totalling 143 habitable rooms within Ladbroke House, Bradbury House, Evershed House and Denning point with the erection of 209 new residential units containing studio, 1, 2, 3, 4 and 5 bedrooms, provision of a new community centre (use class D1) of 644sqm, a new East End Homes local housing office and head office of 1,078sqm (use class B1), the introduction of an Estate wide landscaping scheme and the replacement of 11 retail units (including 2 kiosks) with 6 new retail units providing some 1,490sqm comprising use classes A1, A2 and A3.

1. CLARIFICATION

There are a number of existing mature trees on the footways around the proposed development. Officers consider that a condition additional to those recommended in the main report (Agenda item 7.7) should be imposed on any planning permission to protect the trees from construction impacts. This would include a requirement for protective fencing and prevention the storage of materials under the canopy of the trees.

The secured gates proposed within the development by virtue of their position would result in an inappropriate form of development that would present the impression of a 'gated' community and would fail to contribute to the permeability of the urban environment contrary to policy DEV1 in the UDP 1998 and Policy DEV2 and DEV3 of the council's interim planning guidance (October 2007). Discussions between officers and the applicant, on the matter have resulted in the applicant agreeing to remove the secured gates from the proposal. It is therefore recommended that an amendment condition be included requiring the removal of the secured entrance gates from the proposal.

2. RECOMMENDATION

- 1.1. The recommendation to GRANT planning permission is unchanged save that two additional conditions should be imposed on any planning permission.
 1. Requiring the submission, approval and implementation of a scheme of protective fencing around the trees on the footways and the proposed development to prevent the storage of materials under the canopy of the trees.
 2. Requiring the amendment of the application plans and supporting information to remove all the proposed secured gates from the proposed development.