

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE – 1 APRIL 2019

UPDATE REPORT OF THE DIVISIONAL DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
4.1	PA/18/03347	(Locksley Est Site D) Land adjacent to 1-12, Parnham Street, London	Residential development comprising 17, one, two, three and four bedroom flats available for affordable rent. The height of the building ranges from five to eight storeys. [Resubmission of amended proposal]

1. ADDITIONAL REPRESENTATION

- 1.1 An email was received on 29th March 2019 from an objector (on behalf of 2 objectors who have made previous representations on this application) with 2 documents attached. One of these documents was a response to the published planning committee report and the other document comprised other comments on the consultation material provided by the applicant and comments on the images/views provided.
- 1.2 A number of the points raised in these 2 documents fall outside of planning and relate to site management and the consultation undertaken by the applicant.
- 1.3 The key points raised in these documents are listed below and have been addressed with an officer comment:

- The committee have never been provided with accurate images/photos of the local area

Officer comment: Images are used from online sources, such as Google maps, and with such sources, it is not possible to have the most up to date views. As a result, new developments may not occur in photos). Other images are used are from the officer's site visit. However, officers have recently visited the site on more than occasion the most recent being in early March where Members also attended, so they are well aware of the physical surroundings and constraints facing the site

- The visuals produced for the scheme fail to show a true and accurate portrayal of the proposals and the true impact it will have on existing locals once completed.

Officer comment: Officers are satisfied that the visuals presented as part of the application documents accurately represents the proposal against the application has been assessed. It is on this basis and the matters

discussed in the case officers report that the recommendation to approve is made.

- Suggests the site has been cleared of vegetation in paragraph 4.2 of the committee report.

Officer comment: *The site is largely overgrown and in a poor condition. However, it is understood that vegetation has been cleared over the recent years, and then it has become overgrown again.)*

- The proposed child play space would be directly outside the windows of the ground floor residents of Parnham Street

- **Office Comments:** *The residents windows will be buffered with landscaping/planting*

- Reference made to para 3.1 and 5.1 of the arboricultural assessment and that it stated that the removal of the willow tree needed to be removed as it conflicted with the proposal to build the flats and it was removed during nesting season.

Officer comment: *This was felled post submission and has been identified in the accompanying arboricultural report as being in fair Physiological and Structural condition. The tree is not protected nor is it in Conservation area therefore permission was not needed for its removal. The report was reviewed by the Councils arboriculturalist and no concerns were raised about the felling of the tree.*

- The proposed flats are not considered to be in keeping with the rest of the estate. It is felt that they are too big.

Officer comment: *The Council's design officer has raised no objection to the height or design of the proposal. Officers consider the height, bulk, scale and massing to be appropriate for this location given the surrounding buildings.*

- Maintenance of play areas

Officer comment: *The Council, through Tower Hamlets Homes will be responsible for the maintenance of the playground and the site as a whole.*

Concerns regarding overlooking and amenity

Officer comment: *The previous 15m distance from the 2016 application was previously an overlooking concern and has been removed, that area is now the living green wall, which hasn't moved in footprint. The scheme has been re-designed to address any overlooking. The closest habitable window between the proposal and Parnham Street is 18m.*

Also, regarding the proximity to the school, the distance from the proposed building to the nearest corner of the school building is 36m. The edge of 1-12 Parnham Street and the school is 15m.

Issues regarding daylight/sunlight – it is not acceptable to reduce daylight below recommended guidelines.

Officer comment: This is dealt with in paragraph 8.120 of the case officers report.

- Why is the Council removing 3 bays from existing residents when they are in excess of the 50m target for new people?

Officer comment: This is dealt in paragraph 8.139 of the case officers report. The site has a PTAL level of 5 and therefore benefits from good public access. On balance, it is considered that the need to deliver disabled bays outweighs the need to retain existing parking.

2. RECOMMENDATION

- 2.1 Officer recommendation remains that planning permission should be APROVED for the reasons set out in the main report.

Agenda item no	Reference no	Location	Proposal / Title
4.2	PA/19/00297	Wapping Community Group, Raine House, 16 Raine Street, London, E1W 3RL	Proposed internal works, including the removal of partitions within the central spaces, returning them to their original scale and proportion. Updating the services and circulation to meet modern standards of use and accessibility.

1. ADDITIONAL REPRESENTATION

- 1.1 The applicant forwarded an email to planners (on 1st April 2019) which had been submitted by Wapping Community Group supporting the plans for the internal development works.

2. ASSET OF COMMUNITY VALUE APPLICATION

- 2.1 The planning department were notified of a ACV application on 25th March 2019 that was received by the Council's Asset team on 5th March 2019. This does not affect the status of this listed building application.

3. RECOMMENDATION

- 3.1 Officer recommendation remains that listed building consent should be GRANTED for the reasons set out in the main report.

PLANS AND ELEVATIONS

1. LOCKSLEY



South Elevation



West Elevation



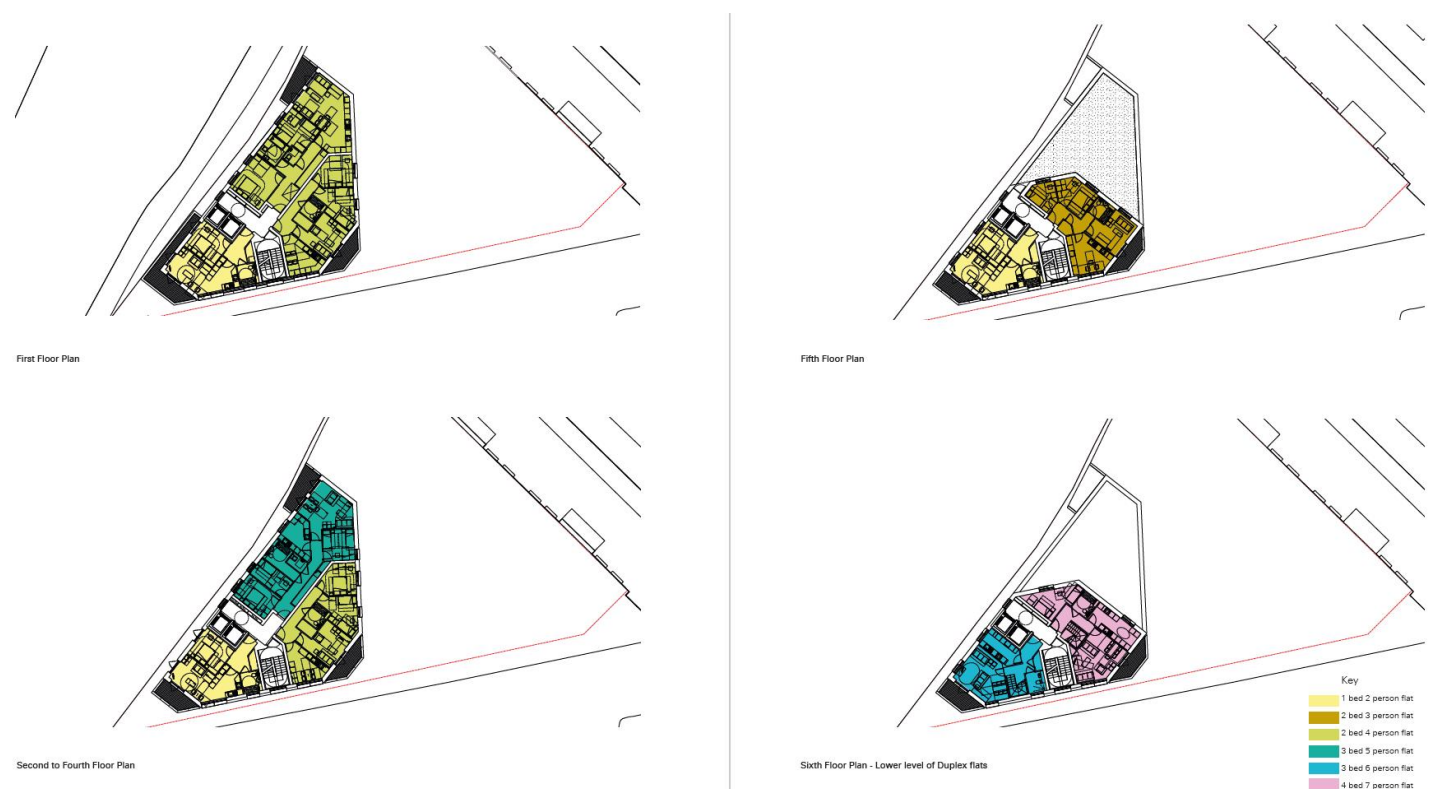
CGI of proposed scheme – view from southwest



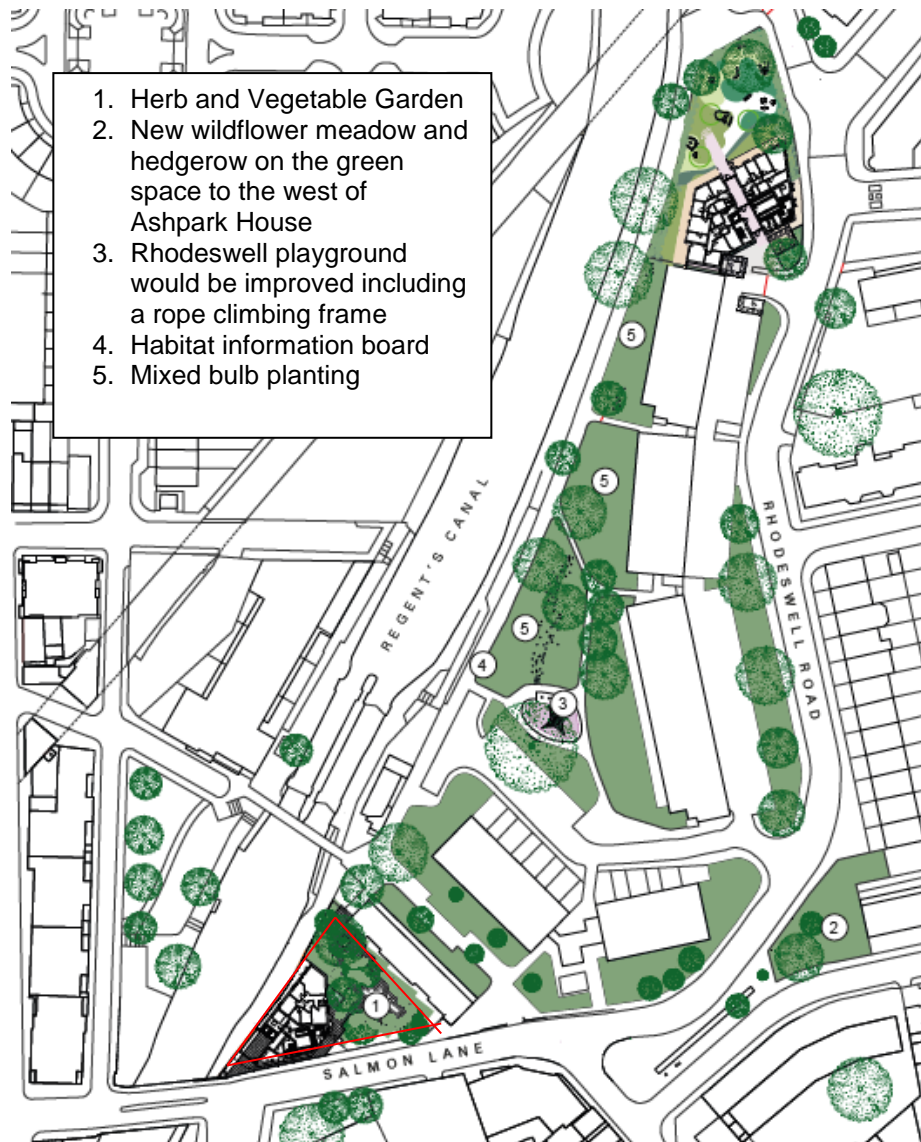
CGI of proposed scheme – view from north



Proposed ground floor plan (and changes to new application)



Typical proposed floor plans



Biodiversity loss mitigation measures around the site

2. RAINE HOUSE



Photo of the front of the site



Photo of the rear of the site



Existing ground floor hall



Existing bar on ground floor

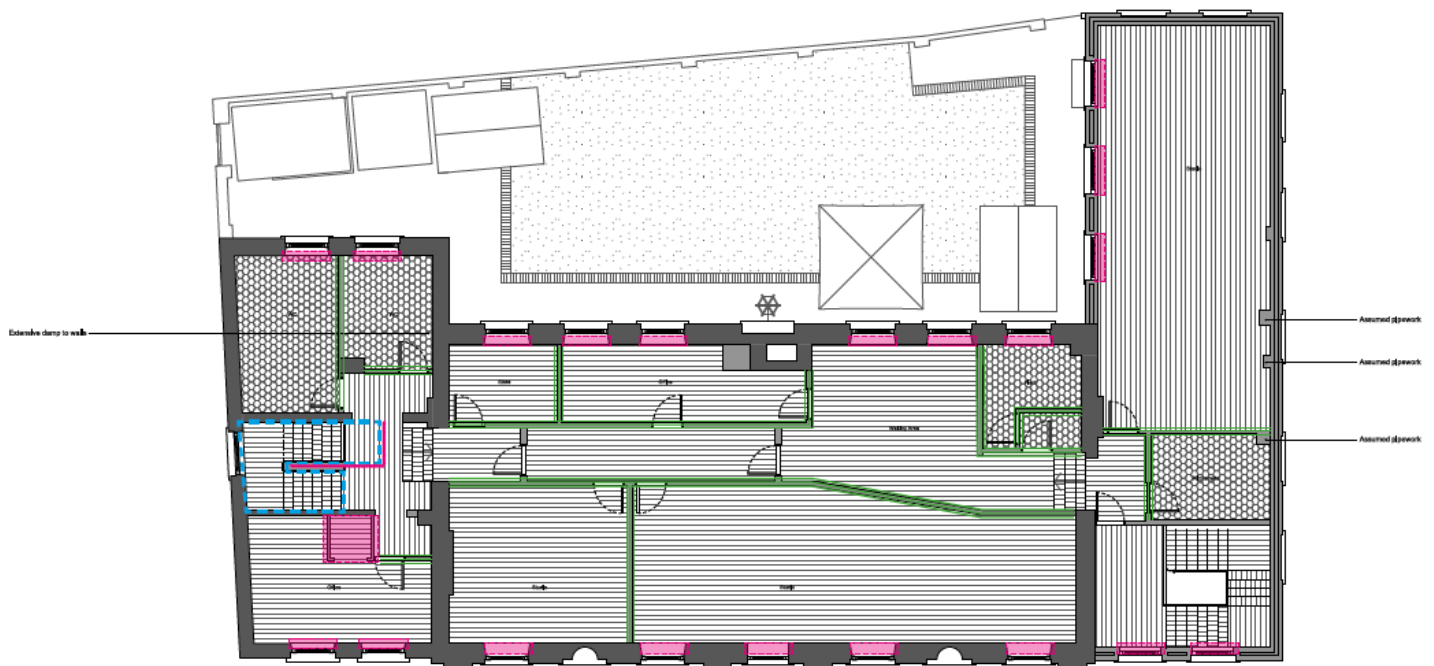


Previously refused bar

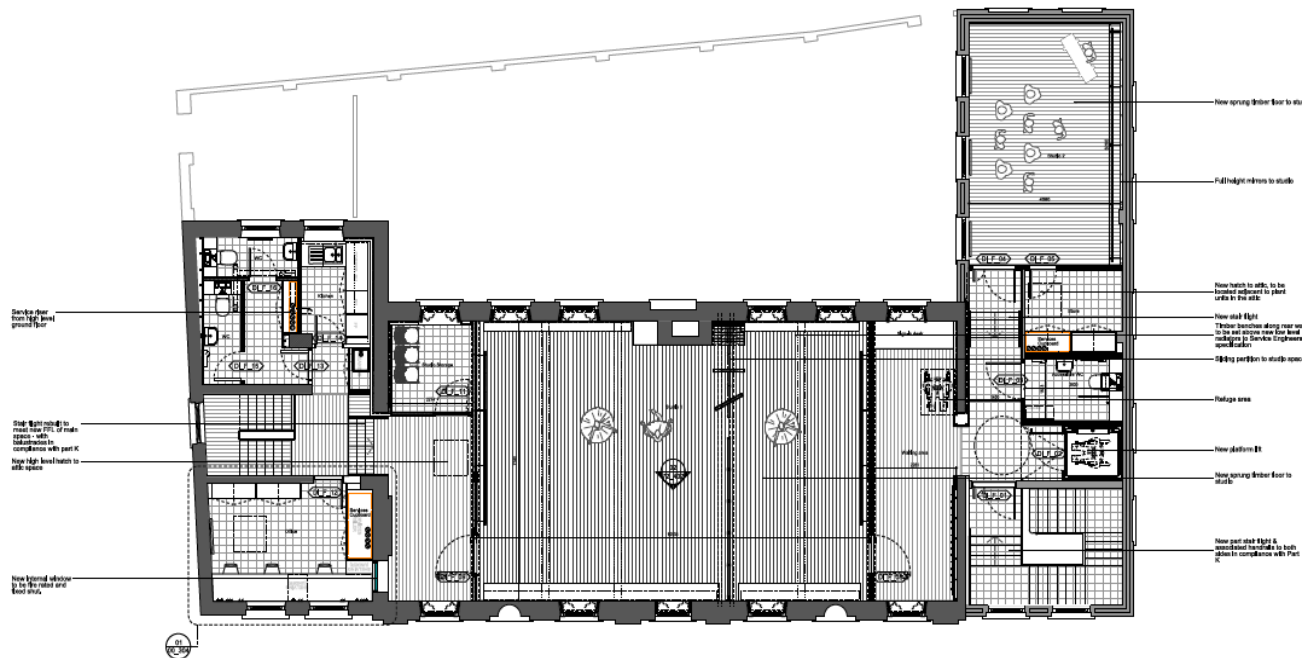


Proposed bar





Existing upper floor



Proposed upper floor