

LONDON BOROUGH OF TOWER HAMLETS

# DEVELOPMENT COMMITTEE

Wednesday 31<sup>st</sup> March 2010 at 7.00 pm

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## UPDATE REPORT OF HEAD OF DEVELOPMENT DECISIONS

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Agenda item no	Reference no	Location	Proposal
7.1	PA/09/2499	Walburgh House, Jamiatal Ummah School, 56 Bigland Street	Demolition of existing buildings. Erection of an eight storey building plus three basement levels, including an open play area and terrace to provide a two form entry secondary school, community centre, student accommodation, funeral facilities, library, multi-purpose sports hall, gymnasium, retail unit, cafeteria, crèche, health facility, basement level car parking; cycle storage and refuse storage
7.3	PA/10/119	Whatman House, Wallwood Street, London, E14	Demolition of existing two storey building and construction of two new blocks; one of 4 storeys and one part 4 and part 6 storeys in height to provide 38 residential units (comprising 11 x 1 bed, 17 x 2 bed, 7 x 3 bed and 3 x 4 bed), associated open space improvements, car parking layout revisions and infrastructure works.

## LONDON BOROUGH OF TOWER HAMLETS

<b>Agenda Item number:</b>	7.1
<b>Reference number:</b>	PA/09/2499
<b>Location:</b>	Walburgh House, Jamiatal Ummah School, 56 Bigland Street
<b>Proposal:</b>	Demolition of existing buildings. Erection of an eight storey building plus three basement levels, including an open play area and terrace to provide a two form entry secondary school, community centre, student accommodation, funeral facilities, library, multi-purpose sports hall, gymnasium, retail unit, cafeteria, crèche, health facility, basement level car parking; cycle storage and refuse storage

### 1.0 Drawing numbers

1.1 In addition to the drawing numbers listed in section 1.4 of the report, the following drawings also form part of the application:

640/1022 Rev B; 640/1023 Rev B; 640/1001 Rev A; 640/1026 Rev B; 640/1027 Rev B;  
640/1028 Rev B; 640/1029 Rev B; 640/1030 Rev B; 640/1031 Rev B; 640/1032 Rev B;

### 2.0 Documents

2.1 Following the publication of the committee report, a document entitled "Response to a the Borough Council (Highways) comments" prepared by PA Architects (ref no: U0911060L) was submitted to and reviewed by the Council.

### 3.0 Additional conditions

LBTH Highways department recommend that the following additional conditions be attached to the planning consent:

- Details of car parking arrangement, traffic light system proposed and marking of storage area
- Details of basement ramp and clearance design
- Details of access design to the basement car park should be conditioned (this relates to the provision of adequate on-site storage space at the vehicle entrance point so that a vehicle can store, off the public highway whilst giving way to an existing vehicle or whilst waiting for the gate to open).

(Officers comment: The above will be secured by way of condition).

### 4.0 Further comments from LBTH Highways team

4.1 In paragraph 8.52 of the committee report, it was noted that the applicant was preparing a response to the outstanding comments raised by LBTH Highways with reference to trip generation; impact and layout of the scheme. The applicant has submitted the additional information and the following comments were made by LBTH Highway officers.

#### ***Trip Generation and Impact***

4.2 The details submitted relating to trip generation and impact of the proposed development is not comprehensive. There is concern in relation to the development's impact on the local

amenity. The applicant's assessment indicated that vehicle trips to the site are anticipated to increase from 495 to 583 on a Friday and Saturday respectively. Notwithstanding, the following S106 contributions greatly assist the Council in protecting against any negative impact of the development once it is in operation.

- £30,000 for the pedestrian improvement measures in the area
- £10,000 for traffic management and traffic order changes
- £10,000 for street lighting works/improvements

In addition, the implementation of a Travel Plan would also seek to reduce potential amenity impact by encouraging sustainable travel to and from the site. This is considered to be acceptable.

4.3 *(Officers comment: It is recommended that the above financial contributions and Travel Plan be secured in the Section 106 Agreement).*

#### Layout

4.4

- The proposed vehicle entry to the basement car park access ramp can only accommodate one vehicle at a time.
- The proposed crossover and kerb alignment does not take into account pedestrian safety and amenity.
- Adequate on-site storage space should be provided at the vehicle entrance points so that vehicles waiting to enter would not overhang onto the public highway.

4.5 *(Officers comment: The proposed vehicle entry to the basement and access ramp to the car park is considered to be acceptable. There are only 10 car parking spaces proposed as existing. As such, this proposal is unlikely to compromise pedestrian safety. Notwithstanding, the applicant will be required to submit the following:*

- *Details of car parking arrangement, traffic light system proposed and marking of storage area.*
- *Details of basement ramp and clearance design*
- *Details of access design to the basement car park (this relates to the provision of adequate on-site storage space at the vehicle entrance point so that a vehicle can store, off the public highway whilst giving way to an existing vehicle or whilst waiting for the gate to open.*

*The above conditions should ensure that pedestrian safety in and directly outside the site is not compromised. The submission and approval of the above will be sought prior to the occupation of the development).*

#### **5.0 Cycle parking**

Details of all cycle parking facilities in line with policy, location, maintenance and its retention should be conditioned for all of the uses proposed. The condition should specify that the cycle storage as indicated should be retained and maintained for the purpose of cycle parking only, for the life of the development.

#### **6.0 Overshadowing**

6.1 The BRE guide recommends that for an open space to appear adequately lit throughout the year, no more than 40% and preferable no more than 25% of its area should be prevented from receiving any sunlight at all on 21<sup>st</sup> March. The Daylight and Sunlight report confirms

that the proposal will not result in overshadowing of greater than 25% to surrounding properties. As such, the proposal complies with BRE guidelines on overshadowing and is considered acceptable.

## 7.0 RECOMMENDATION

7.1 That the Committee resolve to GRANT planning permission subject to:

2.2 B. The prior completion of a **legal agreement**, to the satisfaction of the Chief Legal Officer, to secure the following:

- £30, 000 for the pedestrian improvement measures in the area
- £10,000 for traffic management and traffic order changes
- £10, 000 for street lighting works/improvement
- £5,000 towards Parking Management Plan
- £105,000 towards open space improvements including contribution to Gosling Gardens park which is located opposite the site
- £3, 640 towards libraries and archives

### Non-financial Contributions

- 'Car free' agreement
- Local labour in construction
- Travel Plan required
- Requirement to provide access to community facilities for members of the public
- Code of Construction practice

7.3 Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal

7.4 That the Head of Development Decisions is delegated power to impose conditions on the planning permission to secure the following

## 7.5 Conditions

1. Permission valid for 3 years.
2. Submission of samples / details / full particulars of:
  - a. Façade design and detailing;
  - b. facing materials, glazing,
3. Hours of Construction (8.00am to 6.00pm Monday to Friday 9.00am to 5.00pm on Saturdays and not at all on Sunday or Bank holidays)
4. Power/hammer driven piling/breaking (10am – 4pm Monday – Friday)
5. Contaminated land: desk study, site investigation, risk assessment and mitigation
6. Hours of opening – 06.00 – 22.30 hours Monday to Friday and 09.00 – 21.00 hours on Saturdays and Sundays (for all uses)
7. No amplified call to prayer
8. Submission of Service Management Plan
9. Submission of details of cycle parking
10. Submission of Construction Logistics & Management Plan
12. Details of two car parking space to be installed with an electric vehicle recharging point.
13. Details of waste arrangements and their collection should be conditioned.
14. Secure by Design Statement required

15. Details in the approved Energy Strategy shall be implemented
16. Details of refuse & recycling facilities for each use
17. Details of design of ventilation shafts
18. Details of noise mitigation measures
19. Management Strategy for the building
20. Installation of a heat networking supplying all spaces within the development
21. Details of energy cooling strategy
22. Details of BREEM Assessment
23. Details of car parking arrangement, traffic light system proposed and marking of storage area
24. Details of basement ramp and clearance design
25. Details of access design to the basement car park should be conditioned (this relates to the provision of adequate on-site storage space at the vehicle entrance point so that a vehicle can store, off the public highway whilst giving way to an existing vehicle or whilst waiting for the gate to open.
26. Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal.

7.6 **Informatives**

1. Section 106 agreement required.
2. Section 278 (Highways) agreement required.
3. Site notice specifying the details of the contractor required.
4. Construction Environmental Management Plan Advice.
5. Environmental Health Department Advice.
8. Metropolitan Police Advice.
9. Transport Department Advice.

- 7.7 That, if by 31<sup>st</sup> June 2010 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions is delegated power to refuse planning permission.

## LONDON BOROUGH OF TOWER HAMLETS

<b>Agenda Item number:</b>	7.3
<b>Reference number:</b>	PA/10/119
<b>Location:</b>	Whatman House, Wallwood Street, London, E14
<b>Proposal:</b>	Demolition of existing two storey building and construction of two new blocks; one of 4 storeys and one part 4 and part 6 storeys in height to provide 38 residential units (comprising 11 x 1 bed, 17 x 2 bed, 7 x 3 bed and 3 x 4 bed), associated open space improvements, car parking layout revisions and infrastructure works.

### 1.0 Amendment

- 1.1 The quantum of affordable housing proposed (including the re- provision of affordable housing) is 47% by habitable room. This comprises of an overall tenure split of 87:13% split of social rent to shared ownership units respectively. As such, paragraphs 3.1 b (1); 7.6 should be amended accordingly.
- 1.2 Paragraph 8.25 of the report should be deleted and replaced as follows: "The proposal makes provision for 47% affordable housing by habitable rooms. This comprises an overall tenure split of 87:13% of social rented to shared ownership units respectively. The tenure split calculations are based on habitable rooms. The mix is supported by officers given the increasing demand on social rented units in the borough".

### 2.0 RECOMMENDATION

That the Committee resolve to GRANT planning permission subject to:

- 2.1 B. The prior completion of a legal agreement, to the satisfaction of the Chief Legal Officer, to secure the following:
- Affordable housing provision of 47% of the proposed habitable rooms with a 87/13 split between rented/ shared ownership to be provided on site.
  - A contribution of £46, 584 to mitigate the demand of the additional population on health care facilities.
  - A contribution of £74, 052 to mitigate the demand of the additional population on education facilities.

#### Non financial

- Local labour in construction
  - Travel Plan
  - 'Car free' agreement
- 3.2 That the Corporate Director of Development and Renewal is delegated powers to negotiate the legal agreement indicated above.
- 3.3 That the Head of Development Decisions is delegated power to impose conditions on the planning permission to secure the following:

#### Conditions

3.3 That the Committee resolve to GRANT planning permission planning permission

1. Time limit
2. Submission of samples/details/full particulars of materials
3. Details of landscaping strategy
4. Hours of Construction (8.00am to 6.00pm Monday to Friday 8.00am to 5.00pm on Saturdays and not at all on Sunday or Bank holidays)
5. Power/hammer driven piling/breaking (10am – 4pm Monday – Friday)
6. Secure all residential units should meet a code level 3 for Sustainable Homes by design statement
7. Car parking management strategy
8. Detail of electric vehicle charging points
9. Motor cycle stands to be provided
10. Travel Plan
11. Construction Management Plan
12. Contaminated land: desk study, site investigation, risk assessment and mitigation
13. Secure by design statement
14. Details of refuse & recycling facilities for each use
15. Extract ventilation details for internal kitchens, bathrooms and toilets in the proposed plans.
16. Heat and domestic hot water details
17. Code level 3 for Sustainable Homes
18. Schedule of highways works condition
19. Noise survey
20. Any other condition(s) considered necessary by the Head of Development Decisions

3.4 Informative

1. Section 106 agreement required (car free & affordable housing)
2. Section 278 (Highways) agreement required.
3. Site notice specifying the details of the contractor required.
4. Construction Environmental Management Plan Advice.
5. Environmental Health Department Advice.
8. Metropolitan Police Advice.
9. Environmental Agency advice.

3.5 That, if by 31<sup>st</sup> June 2010 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions is delegated power to refuse planning permission.

