



Application for Planning Permission[click here for case file](#)

Reference	PA/21/02776/A1
Site	15-27 Byng Street (odd), 29 Byng Street (Flats 1-6 Dowlen Court) and 1-12 Bellamy Close, London, E14
Ward	Canary Wharf
Proposal	Demolition of the existing buildings and structures and construction of residential dwellings (use class C3), public realm works, landscaping, access, servicing, parking and associated works.

Summary Recommendation	Grant planning permission with conditions and planning obligations
Applicant	Mount Anvil
Architect/agent	Quod (agent); HTA (architect)
Case Officer	Fran Haines
Key dates	- Application registered as valid on 23/12/2021 - Public consultation finished on 15/02/2022

1. BACKGROUND

- 1.1 This application for planning permission was considered by the Strategic Development Committee on 8th June 2022. A copy of the original report is appended.
- 1.2 The application was deferred by members to request that members conduct a site visit.
- 1.3 The application has been updated with the following additional information:
 - Post Committee Clarification Note – prepared by Quod
- 1.4 No additional consultations have been carried out.

2. CONSIDERATIONS OF THE COMMITTEE'S REASON FOR DEFERAL

- 2.1 A site visit was conducted on Monday 4th July, with 5 members of the committee present alongside the Case Officer, Fran Haines, and the Head of Development Management, Paul Buckenham.

3. CLARIFICATION OF POINTS DISCUSSED IN THE PREVIOUS MEETING

- 3.1 The following topics were discussed during the Strategic Development Committee on 8th June 2022:
- Number of additional storeys to the residential tower
 - Residential entrances
 - Affordable housing
 - Shared ownership
 - Rent levels
 - Child play space provision
 - Fire safety
 - Energy strategy

Officers will clarify the matters discussed in turn.

The residential tower (Block C)

- 3.2 The proposed development includes a 31 storey (106.85m AOD) residential tower, which is an increase in 6 residential storeys compared to the previous scheme, ref PA/20/01065 (86.58m AOD), and an increase of 5 storeys overall due to the previous scheme including a 26th floor accessible roof top garden. The proposed scheme does not include a roof top garden as amenity space is instead proposed internally and externally at ground and first floors.
- 3.3 The proposed tower block would be tenure blind; therefore, residents of all housing tenures within Block C will access the building through the same entrance point.

Affordable Housing, Shared Ownership and rent levels

- 3.4 The proposed development comprises of 202 homes, including 24 re-provided homes. 94 of the total homes would be affordable housing. This equates to a total 58% affordable housing when measured by habitable room.
- 3.5 Of the 94 affordable homes, 58 would be low cost rental homes and 36 low cost home ownership homes. The low cost rental homes would include 24 of the re-provided social rented homes and 34 London Affordable Rent homes.
- 3.6 London Affordable Rent was developed by the GLA to provide consistency of low cost rents across London. These rents are 31-54% of the market rent (i.e., a discount of 69 – 46%). The applicant will seek grant funding under the GLA Affordable Homes Programme 2016 – 2023, to partially fund the scheme. The scheme specifies that the net additional low cost homes are to be provided at London Affordable Rents. To satisfy the grant funding conditions, works must commence on site by March 2023.
- 3.7 When compared to the previous scheme, the proposed development would deliver an additional 54 homes. Of the 54 additional homes, 12 would be affordable, comprising 6 homes for London Affordable Rent and 6 shared ownership.

- 3.8 The marketing of the shared ownership homes will be controlled through a nominations agreement within the Section 106, which will control income requirements, to be in line with GLA requirements, and these homes will be prioritised to Tower Hamlets residents in the first instance. The agreement will set out how local residents will be prioritised. In addition, One Housing are now registered on LBTH Intermediate Housing register and therefore this will allow One Housing to fully engage with the residents who are on the list seeking low cost homeownership properties within the borough.

Fire Safety

- 3.9 Clarity on the number of lifts and staircases within the tower block was sought during the previous meeting. Block C has 4 lifts and one staircase. Of the 4 lifts, 2 will be able to operate as a firefighting lift and 2 will be able to operate as evacuation lifts. An evacuation lift is a passenger lift that has been specifically designed to be used as a means of escape for people that require level access or assistance during an emergency. These lifts operate as passenger lifts but have additional features so that they can be switched to operate as an evacuation lift. A firefighting lift is designed to exclusively facilitate the safe movement of firefighters and their equipment in the event of an emergency. These lifts would be used as general passenger lifts until the event of an emergency.
- 3.10 HSE did not object to the principle of one staircase, however, HSE advised that the stair should not serve ancillary accommodation such as cycle stores, refuse and amenity space. Revised drawings were provided prior to the previous meeting which addressed HSEs comments to provide a separate fire escape route from the stair that does not interact with lobbies or ancillary spaces. The Council's Building Control service confirmed that the revised plans met the relevant building regulation.

Child play space

- 3.11 Regarding child play space for children under 5, 173sqm of child play space is proposed at podium level within Block C, which would be accessible to residents of block C only. The townhouses along Byng Street all have their own private gardens (Block A). The homes within Block B will have their own private gardens but will also be able to use the Block C podium garden too. An additional 167sqm of under 5 child play space is proposed within the pedestrian link which will be accessible to all residents of the development as well as the local community.

Energy Strategy

- 3.12 The proposed energy strategy is to connect to the Barkantine District Heating Network where feasible and viable, and this will be secured through a S106 agreement. On the basis that the development connects to the Barkantine network, the proposed development would achieve a cumulative CO2 saving on site of 40%. This exceeds the minimum target in London Plan Policy SI2 but falls just short of the 45% target in Local Plan Policy D.ES7. A cash in lieu contribution is proposed by the Applicant to off-set the shortfall and this will be secured through the S106.
- 3.13 Should a connection to the Barkentine network be unviable, then onsite heating would be provided using Air Source Heat Pumps, with electric boilers providing backup during peak loads. This alternative strategy would also be secured through S106 following feasibility and viability study for Barkentine network connection.

4. RECOMMEDATION

- 4.1 The issues debated in the previous committee meeting have been explained and clarified in more detail in this report. Officers recommendation is to GRANT planning permission, subject to the conditions outlined in the original report, the obligations within the S106 agreement as detailed in the original report.