

Committee: Development	Date: 6 th April 2010	Classification: Unrestricted	Agenda Item No: 7.4
Report of: Corporate Director of Development and Renewal		Title: Planning Application for Decision	
Case Officer: Mandip Dhillon		Ref No: PA/11/00002	
		Ward(s): Bethnal Green South	

1. APPLICATION DETAILS

Location: Blithehale Court, 10 Witan Street, London
Existing Use: Student Accommodation (Sui Generis)
Proposal: Temporary change of use from Student accommodation (Sui Generis use class) to allow occupation by officials and other persons associated with the London Olympic Games between 12/07/12 and 07/09/12 inclusive; reverting to original use as student accommodation thereafter.

Drawing No's: Land Registry Supplementary Plan (scale 1:1250), A3/Sch09/Drg20, A3/Sch09/Drg011, A3/Sch09/Drg012, A3/Sch09/Drg016, A3/Sch09/Drg017 and A3/Sch/Drg018

Documents:

Planning Statement ref:0961613/GR, copy of planning permission PA/06/1652, copy of letter from LOCOG dated 11/11/10 and Transport Statement and Response to Highways Department dated 25th February 2011.

Applicant: The Unite Group plc
Owner: Various
Historic Building: No
Conservation Area: No

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

- 2.1 The local planning authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan, Interim Guidance, associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:
 - 2.2 The proposal is only considered to be acceptable in land use terms because it is a proposal for a temporary use and for a temporary period which will reinstate the student accommodation use in September 2012. The temporary change of use is considered to be acceptable for exceptional circumstances as it facilitates the 2012 London Olympic Games, which meets the aims and objectives of Policy 3B.9 of the London Plan 2008 (consolidated with alterations since 2004) and SO2 of the Core Strategy adopted 2010.
 - 2.3 Subject to the imposition of a condition requiring submission and approval of details to consider and mitigate possible transport generation from the use, it is considered that the proposal is acceptable on highways grounds in accordance with the requirements of policies 3C.1 of the London Plan 2008 (Consolidated with alterations since 2004), SP09(3) of the Core Strategy 2010, T16 and T18 of the UDP 1998. These policies seek to ensure developments can be supported within the existing transport infrastructure.
-

3. RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** planning permission.
- 3.2 That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the following matters:

3.3 Conditions:

1. Time Limit
2. Accordance with approved plans
3. Submission and approval of transport and highways details.
4. Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The application proposes the change of use of all of the student accommodation (10,681sqm) at the application site, to provide temporary accommodation for officials and other persons associated with the Olympic Games between 12th July 2012 and 7th September 2012 on behalf of LOCOG. The use would be returned to student accommodation after this date in time for the new academic term in September.
- 4.2 The proposal involves no operational development, internally or externally to this building.
- 4.3 The scheme is referable to the planning committee under the constitution as the proposal involves the change of use of more than 10,000sqm of floorspace.

Site and Surroundings

- 4.4 Blitthale Court is located on the western side of Cambridge Heath Road, across the road from Bethnal Green Gardens. The site is located on the junction of Cambridge Heath Road and Witan Street. To the north, the site is bound by Birkbeck Street and to the west the site is bound by the railway lines.
- 4.5 The proposal site has a gross floorspace of 11,495sqm, however, only the upper floors of the site are used for student accommodation comprising 10,681sqm. The ground floor of the property along its principle elevation onto Cambridge Heath Road is commercial although not all units are occupied.
- 4.6 The site is not located within a conservation area and is not listed. However the site adjoins the Bethnal Green Gardens conservation area.
- 4.7 The site has a Public Transport Accessibility Level (PTAL) of 6. The closest stations to the site are located at Bethnal Green Road. The site is close to bus routes numbers 106 and 254.

Planning History

Application Site

- 4.8 PA/06/1652 – Planning permission was granted for the demolition of the existing 2/3 storey buildings and redevelopment of the site to provide an eleven storey building providing B1/A1/A2/A3/A4 use at ground floor level and 305 student rooms at upper levels. Approved 16/07/2007

Other Applications

- 4.8 Three other planning applications were submitted at other Unite student accommodation sites which were approved under delegated powers as the floorspace of these developments fell below 10,000sqm.

Rahere Court, 4 Toby Lane

- 4.9 PA/11/00003 - Temporary change of use from student accommodation (Sui Generis Use Class) to allow occupation by officials and other persons associated with the London Olympic Games between 12/07/12 and 07/09/12 inclusive; reverting to original use as student accommodation thereafter- Approved 17/3/11

Quantum Court, 14 King David Lane

- 4.10 PA/11/00004 - Temporary change of use from student accommodation (Sui Generis Use Class) to allow occupation by officials and other persons associated with the London Olympic Games between 12/07/12 and 07/09/12 inclusive; reverting to original use as student accommodation thereafter- Approved 17/3/11

Pacific Court, Artillery Passage

- 4.11 PA/11/00005- Temporary change of use from student accommodation (Sui Generis Use Class) to allow occupation by officials and other persons associated with the London Olympic Games between 12/07/12 and 07/09/12 inclusive; reverting to original use as student accommodation thereafter- Approved 17/3/11

5. POLICY FRAMEWORK

- 5.1 For details of the status of relevant policies see the front sheet for "Planning Applications for Determination" agenda items. The following policies are relevant to the application:

5.2 Unitary Development Plan 1998 (as saved September 2007)

Policies:	DEV2	Environmental Requirements
	T16	Transport and Development
	T18	Transport and Development

5.3 Core Strategy 2010

Policies:	SP06	Delivering Successful employment Hubs
	S02	Maximising the Benefits of the Olympic Legacy
	SP02	Urban Living for Everyone
	SO19	Making Connected Places
	SP09	Making Connected Places

5.4 Interim Planning Guidance for the purposes of Development Control (October 2007)

Policies:	DEV1	Amenity
	DEV2	Character and Design
	DEV17	Transport Assessments
	DEV19	Parking for Motor Vehicles

5.5 Spatial Development Strategy for Greater London (London Plan) 2004

Polices	3B.9	Tourism Industry
	3C.1	Integrating Transport and Development
	3D.7	Visitor Accommodation and facilities

5.6 Government Planning Policy Guidance/Statements

PPG13 Transport

5.7 Community Plan

The following Community Plan objectives relate to the application:

A better place for living safely

A better place for living well

A better place for creating and sharing prosperity

6. CONSULTATION RESPONSE

6.1 The views of the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below. The following were consulted regarding the application:

Transport for London

6.2 No objection- the development will not result in an impact on the TLRN.

LBTH Highways

6.3 Concerns were raised with regard to the highways issues at the site. Further information was requested and submitted by the applicant.

Following the submission of further information, it came to light that much of the original information submitted appeared to contradict the later submission of details, namely that there would be limited pick ups and drop offs at sites, much movement at the sites would be via public transport, whereas it had initially been indicated that it was likely that there would be a proportion via taxis and coaches.

The supplementary statement issued stated that it is not yet known who will be staying at the various locations and as such this will determine the needs of the particular resident. It is stated that this transport planning and strategy is still ongoing. (point 4)

(Officer Comment: Whilst the LBTH Highways team have stressed that this is inadequate to assess the application, it is considered that as the student accommodation land use exists at the site and the principle for using the site, albeit temporarily, for hotel accommodation, the arrangements for ensuring the impacts of the proposed temporary change of use can be mitigated prior to the implementation via condition.)

7. LOCAL REPRESENTATION

7.1 A total of 365 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application has also been publicised on site.

7.2 No letters of representation have been received in support/ objection.

8. MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the committee must consider are:

1. The principle of a temporary change of use
2. The impacts of the proposal upon surrounding occupants
3. The highways impacts of the proposals.

Temporary change of use

- 8.2 The proposal seeks the temporary change of use of the site for a period of two months from student accommodation to hotel type accommodation. The student accommodation will be vacant during the period LOCOG are seeking to occupy the building.
- 8.3 Policy 3B.9 of the London Plan, 2004 requires the borough to encourage sustainable tourism provision, especially for Olympic and Para Olympic Games in town centres and other locations with good public transport access.
- 8.4 Policy 3D.7 of the London Plan, 2004 requires the boroughs to identify new visitor facilities in CAZ and town centres and Opportunity Areas, with good public transport access; accommodate smaller scale provision in CAZ fringe locations and support the provision of a wide range of tourist accommodation, such as apart-hotels.
- 8.5 Policy SP06.4 of Core Strategy 2010 requires that hotels, service apartments and conference centres are located in CAZ areas, activity areas, and major and district centres. Since the site is not located within these areas, it is not considered appropriate for hotel accommodation under ordinary circumstances.
- 8.6 The site is an area of mixed-uses located close to the main road and a number of commercial uses. Whilst the site is not located in a town centre or a preferred hotel location or CAZ, a balance must be struck on the basis that the proposals are only for a temporary period of two months.
- 8.7 Given the very special circumstances of temporarily accommodating officials associated with the Olympics Games, the exceptional circumstances justify permission for the temporary change of use at the site, provided that no changes are made to the property and that the property will be reverted back to its original use after the Planning Permission expires.
- 8.8 The proposal is only considered to be acceptable in land use terms because it is a proposal for a temporary use and for a temporary period which will reinstate the student accommodation use in September 2012. The temporary change of use is considered to be acceptable for exceptional circumstances as it facilitates the 2012 London Olympic Games, which meets the aims and objectives of Policy 3B.9 of the London Plan 2008 (consolidated with alterations since 2004) and SO2 of the Core Strategy adopted 2010.

The impacts of the proposal upon surrounding occupants

- 8.9 The whole student accommodation block will be used for hotel type accommodation for the temporary period.
- 8.10 Policy DEV2 of the UDP 1998 and DEV1 of the IPG 2007 seek to protect the amenity of residential occupiers and the environment from neighbourly impacts such as noise.
- 8.11 Given the number of rooms proposed to be used for a hotel type use within this site will be the same as those which are used as student accommodation at present. It is not considered that the impact on the local area will be substantially different to that which currently exists with regard to the number of people in the local area.
- 8.12 Overall, the impact is considered to be negligible and therefore the proposal is not considered to raise any impact upon neighbouring residential amenity with regard to noise

and the number of users at the application site.

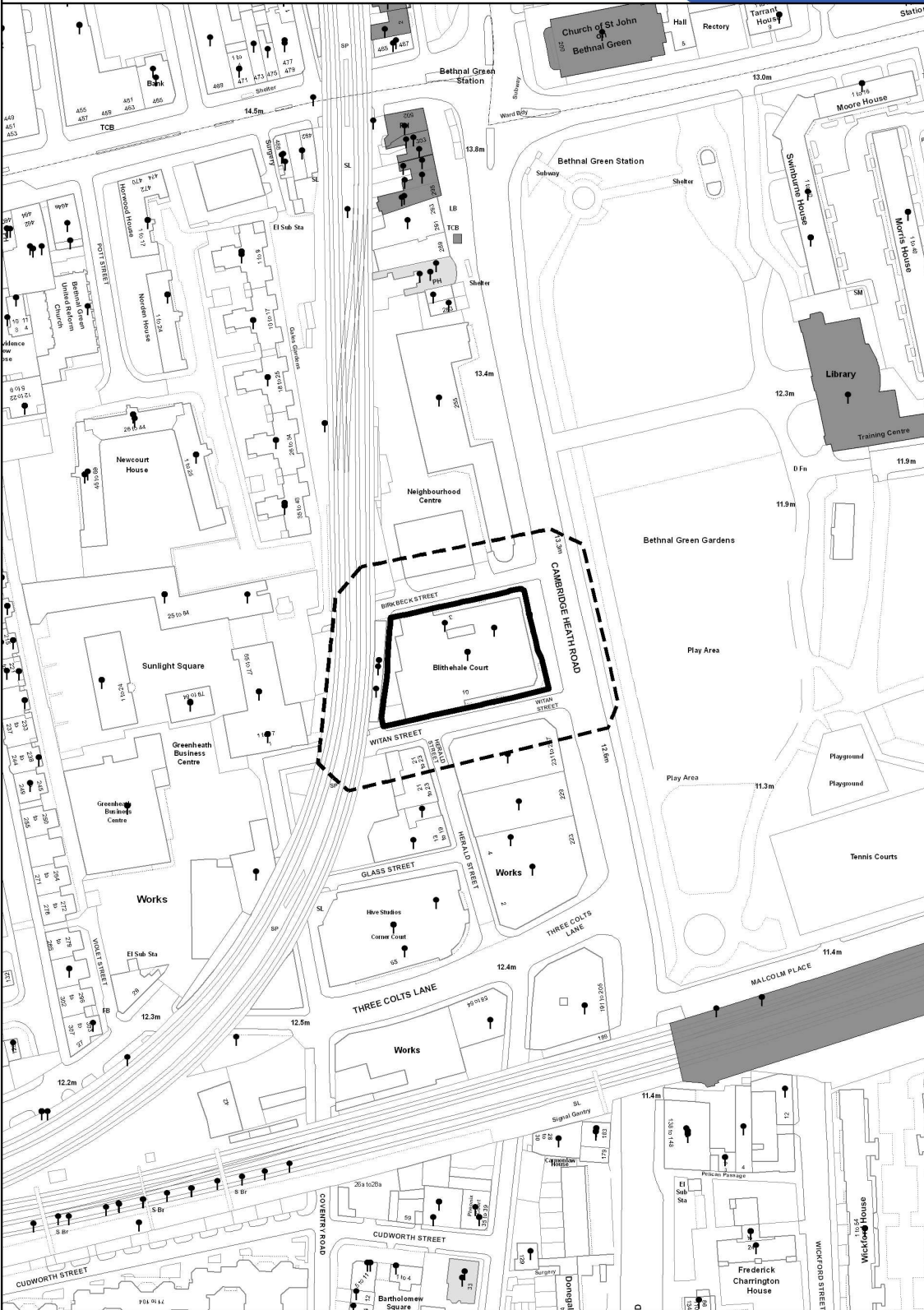
Highways


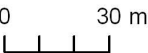
- 8.13 The site is located in a PTAL 6, which is excellent. The site has no on-site car parking provision and is located off Cambridge Heath Road which is a main distributor road in the borough. The site at present has a Green Travel Plan which was sought by the Local Authority as a non-financial planning obligation through the grant of planning approval for the student accommodation facilities in 2007.
- 8.14 Policy T16 and T18 of the UDP 1998 seek to ensure that development proposals take into account the operational requirements of the proposed use and the impact of the traffic that is likely to be generated. T18 specifically prioritises and encourages pedestrian movements. Policy SP09 of the Core Strategy 2010 supports the UDP policies and seeks to ensure new development has no adverse impact on the safety and capacity of the road network.
- 8.15 Whilst the site is located in an area which has a high public transport accessibility level, and is close to a main distributor road, the use of the site as a hotel, albeit for a temporary period, it is likely to increase vehicular movements in the area. At present the student accommodation has limited impact with regard to vehicular movements, it is anticipated that the peak periods for pick ups and drop offs at the student accommodation facility is September, when students move in and June, when students leave.
- 8.16 At present the applicants have been unable to confirm the level of trips and modes of transport likely to be generated by the temporary occupiers of these units, therefore it is proposed to impose a condition requesting the submission of this further information prior to the commencement of development in order to enable mitigation measures to be implemented prior to the implementation of this temporary consent.
- 8.17 Subject to the imposition of a condition requiring submission and approval of details to consider and mitigate possible transport generation from the use, it is considered that the proposal is acceptable on highways grounds in accordance with the requirements of policies 3C.1 of the London Plan 2008 (Consolidated with alterations since 2004), SP09(3) of the Core Strategy 2010, T16 and T18 of the UDP 1998. These policies seek to ensure developments can be supported within the existing transport infrastructure.

9.0 Conclusions

All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Planning Application Site Map



 Planning Application Site Boundary	 Locally Listed Buildings	 Land Parcel Address	
 Consultation Area	 Statutory Listed Buildings	 0 30 m	

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.
 © Crown copyright and database rights 2011 Ordnance Survey, London Borough of Tower Hamlets 100019288

