

**DEVELOPMENT COMMITTEE 05 September 2024**  
**UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL**

<b>Agenda item no</b>	<b>Reference no</b>	<b>Location</b>	<b>Proposal / Title</b>
5.1	PA/22/02363	Compass Point, 5 Grenade Street	Construction of an additional storey to create six new residential apartments, with ancillary cycle and refuse stores.

**1. CORRECTIONS**

- 1.1 The Committee Report states, within the 'executive summary' and at paragraphs 7.7 and 8.2, that the scheme would provide a Small Sites Affordable Housing contribution of £280,135.99. This figure is incorrect. The scheme would provide a Small Sites Affordable Housing contribution of £120,000, which has been viability tested and found to be the maximum viable contribution. The 'calculator contribution' for this scheme, prior to viability testing, was £280,135.99.

**2. ADDITIONAL REPRESENTATIONS**

- 2.1 Since publication of the Committee Report, four additional letters of objections have been received. One of these letters contains an additional 54 signatories, to the petition which was reported in the Committee Report.
- 2.2 No new matters were raised within these letters, over and above those reported in the Committee Report.

**3. RECOMMENDATION**

- 3.1 Officers recommendation remains to GRANT planning permission, subject to a legal agreement and the conditions outlined in the Committee Report.

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/24/00568/A1	Empson Street Industrial Estate, Empson Street, E3	Demolition of existing buildings and structures, and the redevelopment of the site to provide flexible industrial floorspace (Use Class E(g)(ii)/E(g)(iii)/B2/B8), with ancillary offices, central yard space, landscaping, and other associated works. Retention, refurbishment and change of use of the MOT garage to provide flexible industrial floorspace (Use Class E(g)(ii)/E(g)(iii)/B2/B8) and a circular economy hub. This application is accompanied by an Environmental Impact Assessment.

## 2 CLARIFICATIONS

- 2.1 The proposals would provide 11,986sqm of employment floorspace. The executive summary and throughout the report, it erroneously states that the application proposes 11,964sqm of employment floorspace.
- 2.2 The map provided on page 3 of the committee report includes Bow Bunker. This map is outdated, following amendments to the site's redline boundary during the pre-application advice process. For the purpose of clarity, please refer to the below site plan. Furthermore, the map references PA/23/00568 however this should be PA/24/00568.

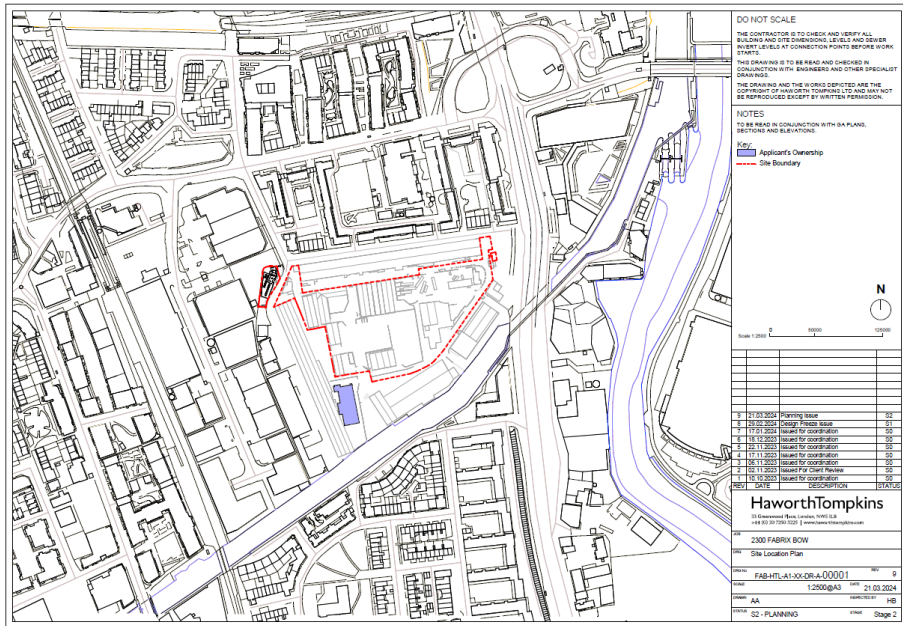


Figure 1.9: Site Plan

2.3 Paragraphs 2.4 and 2.5 of the committee report we supported by table's 1:1 and 1:2. The proposals showed the unit sizes proposed, for NIA and GIA, respectively. For the sake of clarity, and comparison, officers wish to share the below table 1:5 which shows the GIA for the Central Industrial Warehouse Units.

Block	Level	Total Proposed GEA		Total Proposed GIA	
		(sqm)	(sqft)	(sqm)	(sqft)
North Block	Ground Floor	4,708	50,676	4,509	48,534
North Block	Mezzanine Floor	1,521	16,372	1,392	14,983
South Block	Ground Floor	4,039	43,475	3,889	41,861
South Block	Mezzanine Floor	2,011	21,646	1,874	20,172
<b>Site Wide Total</b>		<b>12,279</b>	<b>132,170</b>	<b>11,664</b>	<b>125,550</b>

Table 1.5: table showing GEA and GIA of Central Industrial Warehouses.

- 2.4 Para. 7.74 should have referred to Clifford House, as opposed to Clifton House.
- 2.5 The committee report outlines that 5 construction phase apprenticeships will be secured by way of a s.106 agreement. It should be noted that 5 construction phase apprenticeships, plus 1 end-use assurance will be secured. In total 6 apprenticeships.
- 2.6 It is discussed in the report that the affordable workspace contribution offered as part of the proposals were to be let out at 10% below the market rate for the 10% of the workspace. This should have been reported as 12.5% below market rate, for 10% of the workspace.. This exceeds the minimum requirements for such contributions, as are required under policy D.EMP2 of the Tower Hamlets Local Plan (2020), and policy E3 of the London Plan (2021).

- 2.7 The submitted drawing should have referred to 'Fire Statement, dated Jun 2024', rather than 'Fire Statement, dated March 2024'. This will be reflected in the decision notice upon determination.
- 2.8 The following paragraphs were omitted from the main report, and it should follow under the heading of 'Biodiversity' following paragraph 1.160.
- Policy G1 of the London Plan expects development proposals to incur appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network. Policy G5 of the London Plan requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. The policy recommends that predominantly commercial development should achieve an Urban Greening Factor (UGF) target score of 0.3. It should however be noted that this target does not apply to B2 and B8 uses, although it will be expected that proposals set out what measures have been taken to optimise the site's UGF factor. The Environment Act 2021 requires that new development must provide a minimum 10% net gain in biodiversity habitats secured for at least 30 years. This mandatory requirement applies to all major applications received from 12 February 2024.
  - The proposals would achieve an Urban Greening Factor of 0.106. This raises no policy conflict, due to the proposed land uses. Furthermore, officers understand that opportunities to optimise the site's UGF have been explored and that in this instance, there are no appropriate means to further increase this score.
  - The proposals significantly exceed the Biodiversity Net Gain target of at least 10%, in accordance with the Environment Act 2021.

## **2 UPDATES**

- 2.14 Following further engagement between officers and the applicant team, the applicant has committed to increasing the period in which the affordable workspace contributions are offered. The affordable workspace contribution is now offering 10% of the site's total workspace (1,198sqm) at 12.5% below market rate, for a total of 15 years. This would support local employment and business opportunities and exceeds minimum targets as outlined within policy E3 of the London Plan (2021) and policy D.EMP2 of the Tower Hamlets Local Plan (2020). Officers consider this to represent a significant planning benefit of the scheme.
- 2.15 Officers have removed Biodiversity Enhancements from the Heads of Terms of the s.106 agreement and will instead secure them by way of condition. For the sake of clarity, please refer to paragraph 2.19 for an amended list of Heads of Terms.
- 2.16 Officers have also removed electric charging from the Heads of Terms, and will instead secure the provision and continued maintenance, via a planning condition.
- 2.17 Officers have agreed to remove condition no. 5 and instead incorporate it into the s.106 agreement, in relation to affordable workspace contributions.

### Local Finance Consideration

2.18 It is estimated that the proposed development would be liable for Nil Tower Hamlets Community Infrastructure Levy (CIL) and Mayor of London CIL of approximately £411,757.09. There is no Borough CIL as the existing 6,042sqm of existing floorspace meets the 'in-use' test and so 5,730sqm of floorspace can be credited as demolished floorspace and 312sqm can be credited as retained floorspace against the CIL liability.

2.19 Heads of Terms:

- Carbon Offsetting Contribution: £62,901
- Affordable Workspace: Onsite provision totalling 1,198sqm offered at 12.5% below market rate, for no less than 15 years.
- Circular Economy Hub: Nil rent for no less than 10 years.
- Construction Phase Skills and Training: £47,944.0
- Local Enterprise: 20% of total value of contracts.
- End Use Employment: £134,706.95
- Apprenticeships: x6 apprenticeships
- Travel Plan
- 278 Agreement
- Improvements to Empson Street A12 Underpass: £120,000
- Improvements to Limehouse Cut tow path: £60,000.

### **3 RECOMMENDATION**

3.1 Officers recommendation remains to GRANT planning permission, subject to the conditions outlined in the original report.