

Committee: Development Control	Date: 14th November 2012	Classification: Unrestricted	Agenda Item No:
Report of: Corporate Director Development & Renewal	Officer: Mumtaz Shaikh	Title: Planning Application for Decision Ref No: PA/12/00623 and PA/12/00624 Ward(s): Bethnal Green North	

1. APPLICATION DETAILS

1.1 **Location:** 313 Cambridge Heath Road, London E2 9LQ

Existing Use: Ground floor office with unauthorised residential/student accommodation use on the 1st and 2nd floor. (Previously in use as a wine wholesaler (B1 use class)).

Proposal: **A.** PA/12/00623 - Full Planning Permission comprising of:

Demolition of existing 3 -storey building and redevelopment of site by construction of a new 5 -storey building with basement and lower ground floor levels to provide 80 bedroom Hotel (Use Class C1) with associated rear servicing bay.

B. PA/12/00624 - Conservation Area Consent for:

Demolition of existing 3 - storey building in connection with the construction of a 5 – storey building to provide a new 80 bed hotel and associated access and parking arrangements.

Drawing Nos:

- H7578-01 Revision A - Location Plan dated 25.03.11
- H7578-03 Revision B - Survey dated 15.12.11
- H7578-04 Revision B - Basement Floor Plans dated 15.12.11
- H7578-05 Revision G - Ground Floor Plan dated 15.12.11
- H7578-06 Revision D - Upper Floor Plans and Roof Plan dated 15.12.11
- H7578-10 Revision I - Proposed Elevations dated 15.12.2011
- H7578-11 Revision D - Cross section dated 15.12.11
- H7578-12 Revision A - Proposed Coloured Elevation dated 18.09.2012
- H7578-20 Revision - - Cross section dated 10.07.12

Documents:

- Visual from Cambridge Heath Road North
- Visual from Childhood Museum Entrance
- Visual from Cambridge Heath Road South
- Design and Access Statement received on 20 July 2012
- Access Statement - Ref: RMC/ED/JMH/H7578/D&AS/13.01.2012
- Material Board by Architects of Smart Space

- Visual Impact of Application Scheme with Rooftop Plant received on 14/06/2012
- Design Proposals - Appearance Ref: RMC/ED/JMH/H7578/D &AS/13.01.2012
- Transport Assessment dated February 2012
- Travel Plan dated February 2012
- Post-Submission Highways Issues (Highways tracking and Service Management Plan) dated 20/07/12
- Mechanical and Electrical Renewable Energy Report Document Ref: BEB/715760/CL/001R, Revision 01 dated 15th February 2012
- Planning Statement (Marketing) Ref:THG11008.CW.120206.cw dated 6th February 2012
- Daylight and Sunlight Study dated 28th February 2012
- Bream, Cambridge Heath Pre-assessment V2.20.xlsmFinal Score and Rating
- Overshadowing Analysis dated 19th July 2012
- Pre-Design Site Waste Management Plan Ref: DMB/723710/R1, Revision 0, dated January 2012
- Noise and Vibration Impact Assessment Ref: DMB/723710/R3, Revision 1, dated January 2012
- Heritage Impact Assessment dated February 2012
- Preliminary Contamination Assessment Report ref: DMB/723710/R2, Revision 1, dated January 2012
- Significance Assessment & Townscape Appraisal dated July 2011

Applicant: Goldman Real Estate Ltd
Owner: Vale Property Finance PCC Ltd
Listed Building: No
Conservation Area: BethnalGreenGardens Conservation Area

2 BACKGROUND

- 2.1 This application was reported to Development Committee on 12th September 2012 with an officer recommendation to **GRANT** planning permission (subject to conditions) for the *Demolition of existing 3 -storey building and redevelopment of site by construction of a new 5 -storey building with basement and lower ground floor levels to provide 80 bedroom Hotel (Use Class C1) with associated rear servicing bay.*
- 2.2 Officers recorded that Members expressed concern at the contemporary design especially to the upper parts of the north elevation of the proposed building. It was felt that the proposed contemporary design was too overpowering, out of keeping with the conservation area and the more traditional museum of childhood. Whilst Members were satisfied with the scheme as a whole and the scale and bulk, it was felt that this aspect of the scheme should be reviewed to find a design more in keeping with the area.
- 2.3 It was agreed that the application be deferred to allow Officers to discuss further with the applicant the appearance of the northern part of the site to address Members concerns over its contemporary design and to bring a revised application back to a future meeting.
- ### 3.0 Further information
- 3.1 After liaising with the applicant's agent and taking on board Members concerns, the applicant's agent has now reviewed the contemporary appearance of the northern part of

the proposed building and has been redesigned using a palette of more traditional materials used within the Bethnal Green Conservation Area including London Stock Brick and Stucco Render. The use of two traditional brick colours and the expressed shadow gap between the two blocks maintained the design concept of expressing the building as two narrower plots to respect and restore the historic urban grain along the Cambridge Heath Road.

- 3.2 The upper part of the northern block are now faced in London Stock Brick with punched recessed openings incorporating full height windows and sliding laser cut panels to the Cambridge Heath Road frontage.
- 3.3 The northern elevation of the proposed building facing Nant Street would retain a series of staggered full height bays which orientate views from within the Hotel bedrooms back towards the Museum.
- 3.4 The proposed hotel entrance at the corner of Cambridge Heath Road and Nant Street is emphasised by using full height glass walls to the hotel reception, bar, restaurant spaces recessed beneath the over-sailing northern brick volume.
- 3.5 A Stucco finish has been introduced to the ground floor walls along Paradise Row and corner of Nant Street to reflect the traditional use of Stucco detailing at ground or podium level.
- 3.6 The proposed revisions have been discussed with the Council's Development, Design and Conservation Officer and the approach using 2 different brick types with windows infills is supported. The proposed revised treatment of north elevation of the building now removed the contemporary design and is now replaced with more traditional treatment that allows the proposed building to relate more to the neighbouring listed buildings (such Museum of Childhood and residential buildings in Paradise Row) and the Bethnal Green Conservation Area.

4 SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

- 4.1 The local planning authority has considered the particular circumstances of these applications against the Councils approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan, the Managing Development Plan Document (Submission Version May 2012), the Core Strategy (2010), Interim Planning Guidance (2007), associated supplementary planning guidance, the London Plan and the National Planning Policy Framework and has found that:
 - 1. A hotel scheme will contribute to the strategic target for new hotel accommodation. The scheme therefore accords with policy 4.5 of the London Plan (2011), policies SP06 and SP12 of the Core Strategy 2010 and policy DM7 of the Managing Development DPD (Submission Version May 2012) which encourages the provision of a new London visitor accommodation and attraction near a town centre and in accessible locations and seeks to promote tourism development within the Borough.
 - 2. The proposed height at 5-storey, materials, scale, bulk and design of the building is acceptable and is considered to respect, preserve and enhance the character and setting of the adjacent Listed Buildings in Paradise Row and the Bethnal Green Gardens Conservation Area. As such, the proposal is in accordance with Planning Policy Framework (March 2012), policies 7.4, 7.6, 7.8 and 7.9 of the London Plan (2011) as well as saved policy DEV1 of the Unitary Development Plan (1998); policies DEV2, CON1 and CON2 of the Interim Planning Guidance (2007); policies

SP10 and SP12 of the Core Strategy (2010) and policies DM23, DM24 and DM27 of the Managing Development: Development Plan Document (Submission Version May 2012) which seek to protect the character, appearance and setting of heritage assets.

3. The development and associated public realm improvements are considered to be inclusive and also improves the permeability of the immediate area. As such, it accords with policies 7.2, 7.4 and 7.5 of the London Plan (2011), saved policy DEV1 of the Council's Unitary Development Plan (1998); policy SP09 of the Core Strategy (2010), policies DEV3 and DEV4 Interim Planning Guidance (2007) of the Council's Interim Planning Guidance (October 2007) and policy DM23 of the Managing Development: Development Plan Document (Submission Version May 2012) which seek to maximise safety and security for those using the development and ensure public open spaces incorporate inclusive design principles.
4. It is not considered that the proposal would give rise to any undue impacts in terms of privacy, overlooking, sunlight and daylight, and noise upon the surrounding properties or occupiers. As such, the proposal is considered to accord with saved policy DEV2 of the Council's Unitary Development Plan (1998), policy SP10 of the Core Strategy (2010), policy DEV1 of the Council's Interim Planning Guidance (October 2007) and policy DM25 of the Managing Development: Development Plan Document (Submission Version May 2012) which seek to protect residential amenity.
5. Transport matters, access and servicing, are acceptable and accord with policies 6.4, 6.7, 6.9, 6.10, 6.11, 6.12 and 6.13 of the London Plan (2011), saved policies T16 and T19 of the Council's Unitary Development Plan (1998), policy SP09 of the Core Strategy (2010), policies DEV17, DEV18 and DEV19 of the Council's Interim Planning Guidance (October 2007) and policy DM20 of the Managing Development: Development Plan Document (Submission Version May 2012), which seek to ensure developments minimise parking and promote sustainable transport options.
6. Sustainability matters, including energy, are acceptable and accord with policies 5.1 – 5.3 of the London Plan (2011), policy SP11 of the Core Strategy (2010), policies DEV5 to DEV9 of the Council's Interim Planning Guidance (October 2007) and DM29 of the Managing Development: Development Plan Document (Submission Version May 2012) which seek to promote sustainable, low carbon development practices.
7. Financial contributions have been secured towards the provision of training initiatives; streetscene and public realm improvements; open space; leisure and libraries, and sustainable transport tourism promotion in line with National Planning Policy Framework (March 2012), the Community Infrastructure Levy Regulations 2010, saved policy DEV4 of the Council's Unitary Development Plan (1998); policy SP13 of the Core Strategy (2010) and the Planning Obligations SPD 2012 which seek to secure contributions toward infrastructure and services required to facilitate proposed development.

5. RECOMMENDATION

- 5.1 A. That the Committee resolve to **GRANT** planning permission subject to:

The prior completion of a **legal agreement** to secure the following planning obligations:

Financial Contributions

- a) Contribution towards Employment & Enterprise: **£13,871**
- b) Contribution towards Community Facilities: **£4,001**
- c) Contributions towards Public Realm: **£154,878**
- d) Contribution towards Sustainable Transport: **£80,000**
- e) Monitoring fee (2%): **£5,055**

Non-Financial Contributions

- f) A commitment to Employment and Enterprise and local procurement during the construction phase:
- g) Car and Permit Free Agreement
- h) Travel Plan
- i) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal

Total financial contribution: **£257,805**

- 5.2 That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above.
- 5.3 That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the following matters:

Conditions for PA/12/00623 - Full Planning Permission

- 1) Three year time limit for full planning permission;
- 2) Development in accordance with approved plans;
- 3) Construction hours between 8am – 6pm Monday to Friday and 8am to 1pm Saturday only;
- 4) Details of noise levels and any necessary mitigation measures to safeguard the amenity of the area in general;
- 5) The development shall comply with the requirement of Secure by Design and include the following:
 - External CCTV
 - Blunt rod external railings
 - The rooflight to the basement shall be laminated and a sealed unit;
- 6) Submission of details and samples of all materials;
- 7) Submission of hard and soft landscaping; and sustainable drainage details;
- 8) Car and permit free development agreement;
- 9) Construction Management and Logistics Plan;
- 10) Archaeology;
- 11) Contamination;
- 12) Inclusive Access Management Plan;
- 13) Scheme of highways improvement works to be agreed (s278 agreement);
- 14) Ventilation and extraction system for the kitchen area;
- 15) Details of Roof top plant screens;
- 16) Waste Management Plan including waste and recycling details;
- 17) Delivery and Service Management Plan;
- 18) 10% Accessible hotel rooms;
- 19) BREEAM 'excellent';
- 20) Submission of Energy details;
- 21) Hours of servicing;

- 22) Hotel Use Only;
- 23) Occupation no longer than 90 consecutive days;
- 24) Cycle storage details to be submitted and approved and then after to be retained in accordance with plans approved;
- 25) Thames Water Piling condition;
- 26) Rear servicing facility to be provided in the scheme is to be retained in accordance with the plans approved
- 27) Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal.

Informatives

- 1) This planning permission for development is to be read in conjunction with the Section 106 agreement required;
- 2) Developer to enter into a Section 278 Highways works agreements required;
- 3) Developer to contact the Council's Building Control service;
- 4) Developer to contact Thames Water to meet their requirements.
- 5) Any other informative(s) considered necessary by the Corporate Director Development & Renewal.

5.4 B. That the Committee resolve to **GRANT** conservation area consent subject to:

Conditions for PA/12/00624 - Conservation Area Consent

- 1) The demolition works hereby granted consent shall be begun before the expiration of three years from the date of this consent;
- 2) The demolition works hereby granted shall be carried out only between the hours of 10am to 4pm Mondays to Fridays and between the hours of 10am to 1pm Saturdays and shall not be carried out at any time on Sundays or Public Holidays;
- 3) The demolition works hereby granted consent shall not commence until a valid contract for the re-development of the site in accordance with a valid planning permission has been let;
- 4) Before the commencement of the demolition works hereby granted consent, details of the means by which the boundary of the cleared site is to be treated shall be submitted to and approved in writing by the local planning authority
- 5) Submission and approval of a Demolition and construction Logistics Plan
- 6) Any other condition(s) considered necessary by the Corporate Director Development & Renewal.

5.5 That, if within 3 months of the date of this Committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission and conservation area consent.

6.0 SUMMARY OF ADDITIONAL MATERIAL PLANNING CONSIDERATIONS

Design

6.1 The proposed redesign of the northern block comprises:

- A palette of more traditional materials used within the Conservation Area including London Stock Brick and Stucco Render,
- A series of staggered full height bays along the Nant Street elevation orientating view from within the hotel bedrooms back towards the Museum,
- Entrance of the hotel being emphasised by using full height glass walls to hotel

reception, bar and restaurant spaces recessed beneath the over-sailing northern brick volume and

- A Stucco finish introduced to the ground floor walls along Paradise Row and corner of Nant Street.

6.2 These amendments have been discussed with the Council's Development, Design and Conservation Officer and the approach using 2 different brick types with proposed windows design, glazing and materials is supported. The proposed revised treatment of north part of the building has now removed the contemporary design and is now replaced with more traditional treatment that allows the proposed building to relate more to the neighbouring listed buildings (such Museum of Childhood and residential buildings in Paradise Row) and the Bethnal Green Conservation Area. The proposed building in terms of design and appearance is now considered to be acceptable.

7.0 ANY OTHER ISSUES

Further representations

7.1 Following the committee of 12th September 2012, the Council has received 1 letter from a local resident objecting to the scheme on the grounds that Thames Water Board cannot meet the requirements needed to provide water to such a project as water pressure in this area is very low. The proposed project therefore should not prejudice the water supplies and pressure in the application area.

7.2 *(Officer's Comments – Thames Water have been consulted on the original proposal and with respect to "Water Comments", no objection to the proposal has been raised. However, it was suggested that the following informative be attached to any planning permission granted and this has been attached to this planning permission:*

7.3 *Informative*

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres /minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

7.4 *The proposed development therefore would meet the requirement of Thames Water)*

8.0 OFFICER RECOMMENDATION

8.1 Officers consider that the revised proposal is acceptable for the reasons set out in Section 4 of this report and planning permission should be granted for the development subject to conditions and the prior completion of a s106 agreement.