

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

14th November 2012 at 7.00pm

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
7.3	PA/11/03577	Land bounded by Watts Grove and Gale Street, London E3	Redevelopment to provide three residential blocks ranging from 4-6 storeys to provide 50 dwellings (11 x 1 bedroom, 25 x 2 bedroom, 9 x 3 bedroom and 5 x 4 bedroom) plus bicycle parking, refuse recycling facilities and access together with landscaping including public, communal and private amenity space. Creation of an east-west public walkway from Watts Grove to Gale Street.
7.4	PA/12/2235	Royal Tower Lodge, 40 Cartwright Street, London	Erection of two additional floors on existing building to provide nine self-contained flats (7 x 2 bedroom, 1 x 3 bedroom and 1x1 bedroom flats) plus communal amenity space at roof top level.

Agenda Item number:	7.3
Reference number:	PA/11/03577
Location:	Land bounded by Watts Grove and Gale Street, London E3
Proposal:	Redevelopment to provide three residential blocks ranging from 4-6 storeys to provide 50 dwellings (11 x 1 bedroom, 25 x 2 bedroom, 9 x 3 bedroom and 5 x 4 bedroom) plus bicycle parking, refuse recycling facilities and access together with landscaping including public, communal and private amenity space. Creation of an east-west public walkway from Watts Grove to Gale Street.

1. REVISED DRAWINGS RECEIVED

- 1.1 Since the publication of report to committee, an error has been noted on drawing no. E(004) 06 revision M which has now been revised relating to an annotation on the drawing.
- 1.2 The amended drawing proposes no changes to the proposal and has sought simply to revise the annotation.

2. RECOMMENDATION

- 2.1 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 the main report.

Agenda Item number:	7.4
Reference number:	PA/12/02235
Location:	Royal Tower Lodge, 40 Cartwright Street, London E1 8LX
Proposal:	Erection of two additional floors on existing building to provide nine self-contained flats (7 x 2 bedroom, 1 x 3 bedroom and 1x1 bedroom flats) plus communal amenity space at roof top level.

1. ADDITIONAL REPRESENTATIONS AND AMENDMENTS TO BE NOTED WITHIN THE REPORT

- 1.1 Since the publication of this report to committee, an error has been noted on page 142 paragraph 8.29. This paragraph should be amended to read:

Given the orientation of windows for the roof addition, the only habitable rooms which could potentially be affected by reduced daylight/sunlight are those on the Crofts Street elevations. These windows for these units are orientated such that they do not benefit from direct sunshine at any point during the year. Given the separating distance between the proposal and adjoining developments, it is considered that on balance, the proposal will not cause undue detrimental impacts on the amenity of adjoining residents.

- 1.2 Paragraph 8.27 on page 142 of the agenda also contains a typographical error, and should be amended to read:

Given the sympathetic design approach, the local context, the proposal would respond well within the local context and would not appear visually overbearing at street level. Furthermore, it is not considered that the proposal would ~~not~~ have a negative impact on

the setting of the Tower Conservation Area. Subject to conditions to ensure a high quality materials and finishes, the proposal would accord with policy SP10 of the Core Strategy (2010), Policies DM24 and DEV27 of the Managing Development (Submission Version May 2012), saved policies DEV1 and DEV9 of the Unitary Development Plan (1998) and Policies DEV2 and CON2 of the Interim Planning Guidance (2007). These policies seek to ensure developments respect the integrity of the host building and are appropriate to the site context.

- 1.3 One additional letter of representation was received concerning the length of time that the lift may be out of action, should members be minded to grant planning permission for the roof extension proposal. The concerns raised are addressed under paragraph 7.2 of the officers report.
- 1.4 For clarification, it should be noted that some of the letters of representation referred to in the original officers report, expressed concern regarding the impact of the proposal on Victoria Court, as assessed by the application submission. It should be noted that the amenity impacts of the proposal on Victoria Court were taken into consideration by officers within in paragraphs 8.28 to 8.40 (Inc.) of the officers report.
- 1.5 An error has been noted in paragraph 8.62 relating to the calculations for DCLG New Homes Bonus Calculator. It should be noted that the reference "*against the s.106 contributions, and therefore this initiative does not affect the financial viability of the scheme*" should be omitted.
- 1.6 Further clarification is provided regarding playspace and communal amenity space, as originally discussed in paragraphs 8.36 – 8.40 of the original officers report. Communal amenity space is not required for developments of less than 10 residential units, as set out in the Council's Managing Development DPD (submission version May 2012), and as such the 30sqm proposed at roof level of this development exceeds policy guidance. Nevertheless, the child yield for the scheme is 1, which facilitates a playspace requirement of 10sqm. It is envisaged that this would be provided through the provision of playable features within the roof level, and it is recommended that a landscaping condition be attached to this permission, requiring details of this.

2. RECOMMENDATION

- 2.1 Remains approval, with the inclusion of a condition to secure landscaping and playspace details for the rooftop terrace.