

Committee: Strategic Development Committee	Date: 14 th September 2006	Classification: Unrestricted	Report Number:	Agenda Item Number: 7.3
Report of: Director of Development and Renewal		Title: Town Planning Application		
Case Officer: Angelina Eke		Location: 132 St Paul's Way, London, E3 4AL		
		Ward: Mile End East		

1. SUMMARY

1.1 Registration Details

Reference No: PA/05/02066

Date Received: 16/12/2005

Last Amended Date: 05/01/2006

Drawing Nos. for decision: 260-3: 000; 111A; 113; 100A; 101A;102A; 106A; 107A; 109A; 110A; 201A; 202A; 203A; 204A; 205A; 206A.

1.2 Application Details

Existing Use: Scaffolding yard and ancillary office buildings.

Proposal: Erection of four blocks of 6, 7, 10 and 11 storeys (plus basement) to provide a 2,667sq.m. Medical Centre (Class D1) and 36 flats (15 x 1 bed, 16 x 2 bed and 5 x 3 beds) with 8 off-street parking bays and landscaping/communal outdoor space.

Applicant: Poplar HARCA Limited

Ownership: Poplar HARCA Limited

Historic Building: N/a

Conservation Area: N/a

2. RECOMMENDATION:

2.1 That the Strategic Development Committee **grants** planning permission subject:

A Any direction by the Mayor of London pursuant to the Town & Country Planning (Mayor of London) Order 2000, as an application for new buildings exceeding 30 metres in height.

B The completion of a legal agreement pursuant to section 106 of the Town and Country Planning Act to secure obligations under the following Heads:

- (1) Car free arrangements.
- (2) Local Labour in construction.
- (3) 38% affordable housing provision for social rent measured by floor space.
- (4) TV reception monitoring and mitigation.
- (5) The adoption of a Travel Plan in respect of the Medical Centre
- (6) To ensure the provision and satisfactory management of the Medical Centre.

C An agreement pursuant to section 278 of The Highways Act to secure the funding of repairs to the public highway.

D The following conditions:

- (1) Three-year time limit.
- (2) Details of external materials to be submitted for written approval.
- (3) Details of hard and soft landscaping including the provision of green roofs to be submitted for written approval.

- (4) Approved landscaping scheme to be implemented.
- (5) Building, engineering or other operations shall be carried out between the hours of 8.30 am and 6.00pm Mondays to Fridays and 9.00am –1.00pm Saturdays only with no works to take place Sundays or Public Holidays.
- (6) Any power/hammer driven piling/breaking out of material to take place between 10.00am and 4.00pm Mondays to Fridays only.
- (7) The details of sound insulation /attenuation measures and ventilation as specified in the submitted consultants report to be undertaken to the Council's satisfaction.
- (8) Land Contamination – investigation and remediation measures
- (9) Wheel cleaning
- (10) Submission of a statement to minimize the impact on Air Quality to be submitted and agreed in writing by the Local Planning Authority (LPA).
- (11) The submission and approval of a Sustainability Statement to include details of the ground source heat pump system to be agreed in writing in consultation with the Greater London Authority.
- (12) Details of bicycle storage in accordance with the standards set out in the Tower Hamlets Unitary Development Plan to be submitted, approved and thereafter implemented and maintained.
- (13) The dwellings shall be built to lifetime home standards with at least 10% of the units accessible by wheelchair users.

3. BACKGROUND

Site and surroundings

- 3.1 The application site is a former scaffolding yard consisting of open storage areas and a 2-storey ancillary office building. It measures 0.172 hectares situated at the junction of St Paul's Way with Selsey Street. A mix of predominantly residential uses surrounds the site.
- 3.2 St Paul's Way bounds the site to the north. To the west and south are predominantly residential blocks, comprising part of the Burdett Estate that is owned by the applicants – Poplar HARCA. Adjoining the site to the east is a vacant plot of land subject to an extant planning permission for twenty-eight flats within two four storey residential blocks. St Paul's Primary School is situated to the north of the application site.
- 3.3 The site is 10 minutes walking distance to Devons Road Docklands Light Railway (DLR) station. Bus services run along St Paul's Way.

Proposal

- 3.4 Full planning permission is sought for the redevelopment of the site to provide a primary health care centre at ground and first floors with 36 flats above. The proposal includes a basement area containing plant and ancillary storage area.
- 3.5 The proposed medical centre would comprise 2,667 sq. m within a two-storey podium block. At ground floor there would be 10 consultation rooms, a retail pharmacy and general administrative areas. On the second floor, there would be a dental suite, minor procedure accommodation and physiotherapy consultation areas. The Medical Centre would operate seven days a week between 8.00 am and 10.00 pm. Eight off street parking spaces would be provided for the Centre at the southern end of the site. Two bays are proposed for disabled users.
- 3.6 The residential element proposes 36 flats (15 x 1 bedrooms, 16 x 2 bedrooms and 5 x 3 bedrooms), 23 units for private sale and 13 affordable units. No parking is proposed for the residential development.
- 3.7 There would be 511 sq. m of amenity space within the overall scheme. At ground floor level, 145 sq m of landscaping is proposed towards the eastern boundary of the medical centre. Within the residential element, a communal amenity area of 192 sq. m is proposed for the sale units and 174 sq. m for the affordable units.

4. PLANNING POLICY FRAMEWORK

Comments of Assistant Chief Executive (Legal Services)

- 4.1 The existing and emerging policy framework against which the Committee is required to consider planning applications includes the adopted London Plan 2004, the Council's Community Plan, the adopted Unitary Development Plan 1998, the draft Local Development Framework 2005 (LDF), and the Council's

Community Plan.

- 4.2 Decisions must be taken in accordance with sections 54A and 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 is particularly relevant, as it requires the Committee to have regard to the provisions of the Development Plan, as far as it is material to the application as well as any other material considerations.
- 4.3 Whilst the adopted UDP 1998 is the statutory development plan for the borough, it will be replaced by a more up to date set of plan documents, which will make up the Local Development Framework (LDF). As the replacement plan documents progress towards adoption, they will gain increasing status as a material consideration in the determination of planning applications.
- 4.4 The report takes account not only of the policies in statutory UDP 1998 but also the emerging plan, which reflect more closely current Council and London-wide policy and guidance.
- 4.5 In accordance with Article 22 of the General Development Procedure Order 1995, Members are invited to agree the recommendations set out above which have been made based on the analysis of the scheme set out in this report. This analysis has been undertaken on the balance of the policies set out below and any other material considerations set out in the report.
- 4.6 The following Unitary Development Plan **proposals** are applicable to this application:
- (1) 132-134 St. Paul's Way: Proposal No. 92: Residential.
- 4.7 The following Unitary Development Plan **policies** are applicable to this application:
- ST20 To ensure that sufficient land is buildings are available to meet Borough's target.
- SC49 To support and encourage the provision of community and social facilities.
- ST50 To ensure that sufficient suitable land to enable the provision of a high quality medical service.
- SCF4 Support for Primary Health Care facilities.
- DEV 1 Design Requirements.
- DEV2 Environmental Requirements.
- DEV3 Mixed Use Developments.
- DEV4 Planning Obligations.
- DEV5 High Buildings and Views.
- DEV8 Views.
- DEV12 Landscaping.
- DEV13 Tree Planting.
- DEV50 Environmental Impact of Major Developments.
- DEV51 Contaminated Land.
- DEV55 Development and Waste Disposal.
- EMP1 Promoting Employment Growth.
- EMP2 Retaining Existing Employment Uses.
- HSG2 New Housing Developments.
- HSG3 Affordable Housing.
- HSG7 Housing Mix and type.
- HSG8 Dwelling Accessibility.
- HSG9 Maximum Density.
- HSG13 Internal standards for residential developments.
- HSG16 Amenity space.
- T9 Strategic Traffic Management.
- T13 Off Street Car parking.
- T15/T16 Transport and Development.
- T17 Planning Standards.
- OS9 Children's Play space.
- 4.8 There are no draft LDF Core Strategy and Development Control Development Plan Document **Proposals** applicable to the application site.
- 4.9 The following Core Strategy and Development Control Development Plan Document **Policies** are

applicable to this application:

CS7	Creating Sustainable and Balanced Communities
CS8	Affordable Housing
CS9/CS10	Social and Community facilities and healthy living
CS12	Reducing the need to travel
CS14/15	Community safety through good design
CS16	Density
CS24	Utilities
CS25	Securing S106 benefits
EE5	Mixed Use Developments
EE7	Redevelopment/Change of use of employment sites
EE11	Relocation of Business
UDI	Scale and Density
UD2	Tall Buildings
UD4	Accessibility and Linkages
UD5	High Quality Design
UD6	Important Views
HSG1	Housing Density
HSG2	Life Time Homes
HSG3/6	Affordable Housing Provision /Housing Mix
HSG13	Housing Amenity Space
HSG14	Eco-Homes
SEN1	Disturbance from noise pollution
SEN2	Air Pollution/Air Quality
SEN3	Energy Efficiency
SEN5	Disturbance from demolition and construction
SEN 6/7	Sustainable Design and Construction Material
SEN9	Waste Disposal and Recycling
SEN10	Contaminated Land
OSN3	Landscaping and Trees
TR1	High Density Development & transport
TR2	Parking
IMI	Securing benefits

The Spatial Development Strategy for Greater London (The London Plan)

- 4.10 The London Plan 2004 provides the strategic planning policy framework for London.
- 4.11 One of the key objectives of the plan is to expand the supply of affordable housing within London. The target number of affordable homes to be achieved in Tower Hamlets between 1997 and 2016 is 41,280, which translates into an annual target of 2,070 homes (9% of the London total). However, the 2006 draft London Plan Alterations (Housing Provision Targets) has increased this to 51,850 with an annual target of 3,115 homes.
- 4.12 Policy 2A.1 of the London Plan summarises the Mayor's approach to securing sustainable developments and lists a series of criteria against which all applications will be considered. A key consideration is the optimisation of previously developed sites by seeking to achieve the highest possible intensity of use in appropriate locations provided amongst other things that the development is compatible with the local context, respects the built heritage, is sensitive to the impact on microclimate and minimises any adverse impact on residential amenity.
- 4.13 In respect of achieving the overall and annual affordable housing targets, Policy 3A.7 of the London Plan sets out a strategic aim that 50% new housing developments should be affordable. Policy 3A.8 of the Plan recommends discretion as to how the targets may be achieved and suggests that within private residential and mixed-use proposals; the maximum reasonable amount of affordable housing should be achieved, taking into account other material factors including site costs, the availability of public subsidy and other scheme requirements.
- 4.14 Within the London Plan, the site lies within the East London Sub-Region, which has been prioritised for development, regeneration and infrastructure improvements. Among other matters, the strategic priorities for East London (Policy 5C.1) are to:

- Identify capacity to accommodate new job and housing opportunities within mixed-use developments;
- Maximize the number of additional homes, including affordable housing by exceeding housing provision targets set out in the Plan and secure mixed and balanced communities.

4.15 London Plan Policy 3A.17 advises of the need for boroughs to promote the objectives of the NHS's Plan regarding the delivery of health care.

Government Advice

4.16 PPS1 – Delivering Sustainable Development (Feb. 2005). Among other aspects of sustainable development, PPS1 seeks to promote high quality inclusive design in the layout of new developments and individual buildings. Design that fails to take the opportunity available for improving the character of an area should not be accepted.

4.17 PPG3 – Housing encourages redevelopment of brownfield land with higher densities where appropriate.

4.18 PPG13 – Transport (2001). Sets out Government policy for the integration of planning and transport and the achievement of sustainable development. Advises against the setting of minimum parking standards and says developers should not be asked to provide more parking than they require.

4.19 The following Community Plan **objectives** are applicable to this application:

- (1) A better place for living safely – reduction in crime and improved safety.
- (2) A better place for living well – quality affordable housing and access to better health care facilities
- (3) A better place for creating and sharing prosperity – enhancing employment opportunities, more jobs for local people and higher living standards.

5. CONSULTATION

5.1 The following were consulted regarding this application:

(1) **Head of Highways Development**

No objections to the residential accommodation being 'car free' or to the low level of parking proposed for the Medical Centre. Recommends that a Travel Plan for the medical facility should form part of a legal obligation, a section 278 agreement to secure the funding of highway and footway repairs and a condition to secure adequate bicycle provision for the residential development.

(2) **Environmental Health**

Recommends conditions to protect air quality, to secure decontamination and mitigate noise impact. Is concerned that the Building Research Establishment's guidelines regarding sunlight and daylight are not fully met.

(4) **Social Housing Group**

Advises that the proposed 39% affordable housing measured by habitable rooms exceeds the Council's target of 35%, this would be wholly social rented with no intermediate housing. The unit mix for the affordable housing provides 30% family accommodation against a target of 45%. The unit mix for the market housing provides only one 3 bed unit (4% against a target of 25%). On balance, taking into account the additional affordable housing offered, the affordable housing proposals and unit mix are acceptable.

(5) **Corporate Access Officer**

No objection in principle.

(6) **Cleansing Officer**

No objection in principle

(7) **Greater London Authority (GLA)**

At Stage 1 referral, the Mayor has concluded that the principle of the development is broadly supported and the design is of a high quality. Details of access arrangements, lifetime homes, noise insulation, sustainability, cycle parking and the provision of affordable housing need further consideration. In these regards, the applicant has submitted a revised Design Statement that confirms the dwellings would be built to lifetime home standards, at least 10% would be accessible by wheelchair users and an appropriate condition is recommended. It is also recommended that noise insulation, cycle provision, a sustainability statement and the details of a ground source heat pump system are secured by condition. The proposal meets LBTH policy regarding the amount of affordable housing.

(8) **Metropolitan Police (Crime Prevention)**

No response received.

(9) **Education Dept**

No objections in principle. Advises that no contribution to education is necessary, as local facilities are adequate.

(10) **Tower Hamlets Primary Care Trust,**

Fully endorses the scheme.

5.2 The application has been advertised on site and in east End Life and notification given to 84 owner/occupiers in the vicinity. Responses from neighbours were as follows:

No. Responses: 5 In Favour: 0 Against: 5 Petition: 0

The representations received may be summarised as follows:

- The scheme would add to the congestion within the area.
- The proposals have a significantly greater density than recommended in both the London Plan and the LDF Preferred Options. Densities should be reduced in line with emerging policy.
- The scheme has unacceptable daylight/sunlight implications including shadowing of Bellmakers Court to the east.
- The scale and height is out of context with the adjoining buildings.
- There was no site notice posted.
- The scheme would have unacceptable impacts on amenity and quality of life for nearby residents
- The mix of housing should address the undersupply of family housing and provide a wider range of housing choice.
- The floorspace of the 2 bed and 3 bed units is inadequate.
- The flats should be provided with adequate amenity space.

5.3 Date officer site visit undertaken: 16th January 2006.

6. **ANALYSIS**

6.1 The key planning considerations arising from the proposal are considered to be:

- Land use, particularly the acceptability of a mixed-use development,
- Housing including dwelling mix and affordable housing provision,
- Design and the acceptability of a tall building,
- Impact on residential amenity, and
- Highway considerations.

Land Use

6.2 The application site is a former employment generator. UDP policy EMP2 and policy EE7 of the Preferred Options of the Local Development Framework (LDF) oppose proposals resulting in the loss of such sites, except where the loss can be justified. Exceptions exist, for example where the loss is

compensated by a good quality building likely to generate a good density of jobs on suitably located land not proposed for employment use or alternatively, where a non B class proposal is considered, against the resulting employment the gains afforded by the individual scheme.

- 6.3 It is estimated that the Medical Centre and pharmacy use would create some 50 new jobs. This compares favourably with the 8 jobs provided by the scaffolding yard and it is considered that policies EMP2 (UDP) and EE7 (LDF) are satisfied.
- 6.4 UDP Policy DEV3 emphasises the potential benefits mixed use developments provides on former employment sites. This emphasis is followed through in Policy EE5 of the Preferred Options of the LDF. Current government guidance, both regional and national, support mixed use proposals, particularly on brownfield sites.
- 6.5 It considered that overall the application site is suitable for a mixed-use scheme comprising a medical centre with residential due to its close proximity to infrastructure and services, including good access to public transport. The 'Residential' site designation in the UDP Proposals Map provides further support for a residential led proposal.
- 6.6 UDP Policy SC4 provides support for the creation of new primary health care facilities in residential areas subject to consideration on residential amenity. The medical centre would to provide a modern, integrated health facility, as part of the localised NHS care network for the Borough. The application site is one of four local sites actively being promoted for the provision of new medical centres by the Primary Health Care Trust (PCT). Three other PCT facilities are planned at St Clements, St Andrews and the Stepney Centre in Harford Street. The provision of a medical centre at ground and first floors at St Paul's Way would enhance vitality, and create an active frontage where non exists at present.
- 6.7 Overall, no objection is seen to a comprehensive redevelopment of the site for medical and housing purposes.

Housing

- 6.8 The redevelopment of previously used land to a more intensive level accords with national planning guidance (PPG3: Housing) which encourages redevelopment of brownfield land with higher densities where appropriate. The development would deliver substantial regeneration benefits and the residential units proposed, including new affordable housing, family units and would make a valuable contribution to local and strategic housing needs in keeping with Policies HSG1 and HSG2 of the UDP.
- 6.9 The development would provide 36 residential units as follows:

	Total Number of Units	% of Total Units
1 bed	15	42%
2 bed	16	44%
3 bed	5	14%

The proposed mix is considered satisfactory in terms of UDP policy HSG7 that expects new housing developments to provide a mix of unit sizes where appropriate including a "substantial proportion" of family dwellings.

Affordable Housing Component

- 6.10 The proposal would provide affordable housing at a rate of 38% of the residential floorspace (39% by habitable rooms) which exceeds the requirement of UDP policy HSG3 that seeks a Borough-wide average of 25% of affordable housing as a target for larger residential schemes and the minimum target of 35% set by policy HSG3 of the emerging LDF. The affordable housing would be wholly rental which is favoured by the Council.
- 6.11 The affordable housing would provide the following dwelling mix:

	Total Number of Units	% of Total Units
1 bed	5	38%
2 bed	4	31%

3 bed	4	31%
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6.12 There would be an over provision of 1 bedroom units and an under provision of family units compared with the Basic Needs Assessment Model within the Council's Housing Need Study 2004 that identified an overall affordable housing requirement of 20% 1 bedroom units, 35% 2 bedroom, 30% 3 bedroom and 15% 4 bedroom. The Housing Strategy Team advises that the mix is not entirely satisfactory on policy grounds. However, it reflects the competing objectives being achieved for the site and the affordable component overall exceed policy requirements.

Market Housing Component

6.13 The draft LDF requires the unit mix for any market component of a residential scheme should be 25% 1 bedroom, 50% 2 bedroom and 25% 3 bedroom units. The market component proposed comprises:

	Total Number of Units	% of Total Units
1 bed	10	44%
2 bed	12	52%
3 bed	1	4%

6.14 Again there would therefore be an over provision of 1 bedroom units and an under provision of family accommodation assessed against policy HSG6 of the emerging LDF.

6.15 Overall, with regard to the dwelling mix for both the market and affordable components, Members may consider an exception to emerging policy is justified in this instance given the location of the housing above a health centre and the provision of affordable housing in excess of requirements with the whole of the affordable housing being intended for social rent.

Density

6.16 The London Plan 2004 and the Council's UDP 2004 provide a density, location and parking matrix that links density to public transport accessibility. The site has a PTAL of 3 where both sites advocate a density guideline 300-450 habitable rooms per hectare (hrph) for urban sites.

6.17 The proposal achieves a density of 569 hrph. Whilst this is higher than advocated by the development plan, the guidelines are intended to provide a relative rather than absolute approximation of a site's overall capacity to support a development. The London Plan seeks to maximise development that accords with local context and in this instance, given the local context and infrastructure (schools, community facilities and public open spaces), the density proposed is considered appropriate.

Design

6.18 The proposal would comprise two integrated elements - a two-storey podium building for the medical centre and four residential towers, arranged as two sets of interlocked blocks lying to the south and north of the site. The tallest two blocks fronting St Paul's Way would be for the private sale flats and would be 11 storeys and 9 storeys respectively, whilst the two affordable housing blocks to the south of the site would be 8 storeys and 6 storeys high.

6.19 UDP Policy DEV1 requires proposals to take account of and be sensitive to the character of the surrounding area in terms of design, bulk, scale and use of materials. UDP Policy DEV6 says that outside the Central Activities Zone (CAZ) tall buildings may be acceptable subject to considerations of design, siting, the character of the locality and the effect on views. Policy UD1 of the Preferred Options of the Local Development Framework (LDF) says the bulk and height of development must consider the surrounding building plots, the scale of the street, building lines, rooflines, street patterns and the streetscape. Policy UD2 of the emerging LDF says that outside the Action Area Plans tall buildings may be may be considered subject to assessment against specified environmental criteria.

6.20 The London Plan provides that tall buildings should be appropriate to the overall local context and achieve the highest possible design. The Mayor advises that the design of the buildings is of high quality and raises no strategic concern.

- 6.21 The design is intended to produce a landmark building that may serve as a catalyst for the regeneration of the wider area. Overall, the design of the scheme is felt to be well considered and of a high quality. It is considered that the site can accommodate the tall buildings proposed without harm to the local setting. The development should result in a distinctive and attractive addition to the local townscape and the medical centre would add welcome diversity and vitality at street level. The design proposes green roofs, which is welcomed.
- 6.22 The residential units would provide adequate internal residential space, meeting UDP Policy HSG13 and the Council's Planning Supplementary Guidance (SPG) in terms of room sizes. Overall, it is considered that satisfactory residential amenity would ensue.
- 6.23 The scheme responds to the requirement of policy 3A.4 of the London Plan and would provide all new units to lifetime homes standards with at least 10% of the units designed to be easily adaptable to wheelchair standards. The scheme therefore complies with policy HSG8 of the UDP1998 and policies UD4 and HSG2 of the emerging LDF.

Residential Amenity

- 6.24 The main planning issues relating to residential amenity are impacts on daylight and sunlight reaching surrounding properties and overlooking together with resultant conditions within the development itself.
- 6.25 A sunlight and daylight report accompanied the planning application. This analyses the impacts of daylight/sunlight/overshadowing arising from the scheme and its effects on surrounding properties, including Underhill House and Bellmakers Court and proposed the new residential blocks at 132A St Paul's Way adjoining Bellmakers Court. Origin Housing Association (formerly Griffin Housing Association) now owns the site of these new buildings. The report also analyses natural light within the four residential towers proposed. The report follows the recommendations of the British Research Establishment's (BRE) publication 'Site layout planning for daylight and sunlight: a guide to good practice.'

Impact on adjacent buildings

- 6.26 The assessment shows that there will be some impact arising from the scheme. However, these would be relatively insignificant and the assessment concludes that the northernmost part of the ground floor flats at Underhill House (opposite on Selsey Street), the ground and first floors flats (within the north and south blocks) of Bellmakers Court and the three properties to the south and south east of the site, will fall slightly below the recommended BRE lighting levels. All other areas will comply with the BRE recommendations. On balance, the results would not compromise residential amenity unacceptably in an urban context such as this.

Impact of proposal on 132A St Paul's Way

- 6.27 This is an empty site at present. The BRE Guidelines for the Vertical Sky Component (VSC) would be met from the second floor upwards on both the north façade of southern block and south façade of the northern block. The lighting levels on the northern facade along St Paul's Way would be satisfactory. Overall, it is considered that the daylight/sunlight impacts are acceptable, resulting in minimal overshadowing.

Daylight/Sunlight/Overshadowing within the development

- 6.28 Acceptable lighting levels would be achieved to all windows without balconies located above first floor in the residential block. Those windows under balconies do not achieve the minimum VSC guidelines. However, it is common that windows with horizontal obstructions above generally receive a comparably lower quality of daylight than windows without obstructions. Only two windows on the bottom floor of the north and south blocks, immediately above the medical centre, would fall slightly below recommended BRE guideline.
- 6.29 However, where windows with light falling below the recommended VSC levels are assessed using the BRE's average daylight factor (ADF) method of calculation, which is a more sophisticated technique to determine the quality and level of light within habitable rooms; the calculations show that all habitable rooms would achieved recommended lighting levels of 1% in bedrooms, 1.5% in living

rooms and 2% in kitchens.

- 6.30 Sunlight levels reaching the southern elevations of the proposed towers would meet or exceed BRE guidelines.
- 6.31 In terms of overlooking, the separation distances between the proposed building and most of the adjoining properties would be acceptable with overlooking is minimized.
- 6.32 Overall, the overlooking and overshadowing impacts would be minimal and would not result in demonstrable harm. Given the urban context, it is considered that a refusal based on minor conflict with daylighting guidelines could not be sustained.

Highway considerations

- 6.33 The site is easily accessible by walking, cycling and public transport. Limited to eight parking spaces, the scheme would not adversely affect conditions on the public highway. Heavy traffic formerly associated with the scaffolding yard would be removed. It is intended to service the Medical Centre from Selsey Street but deliveries would be infrequent and the proposed arrangements are considered satisfactory. The car free arrangements for the new housing are considered satisfactory subject to the execution of an agreement that prohibits residents and employees from purchasing on-street parking permits.

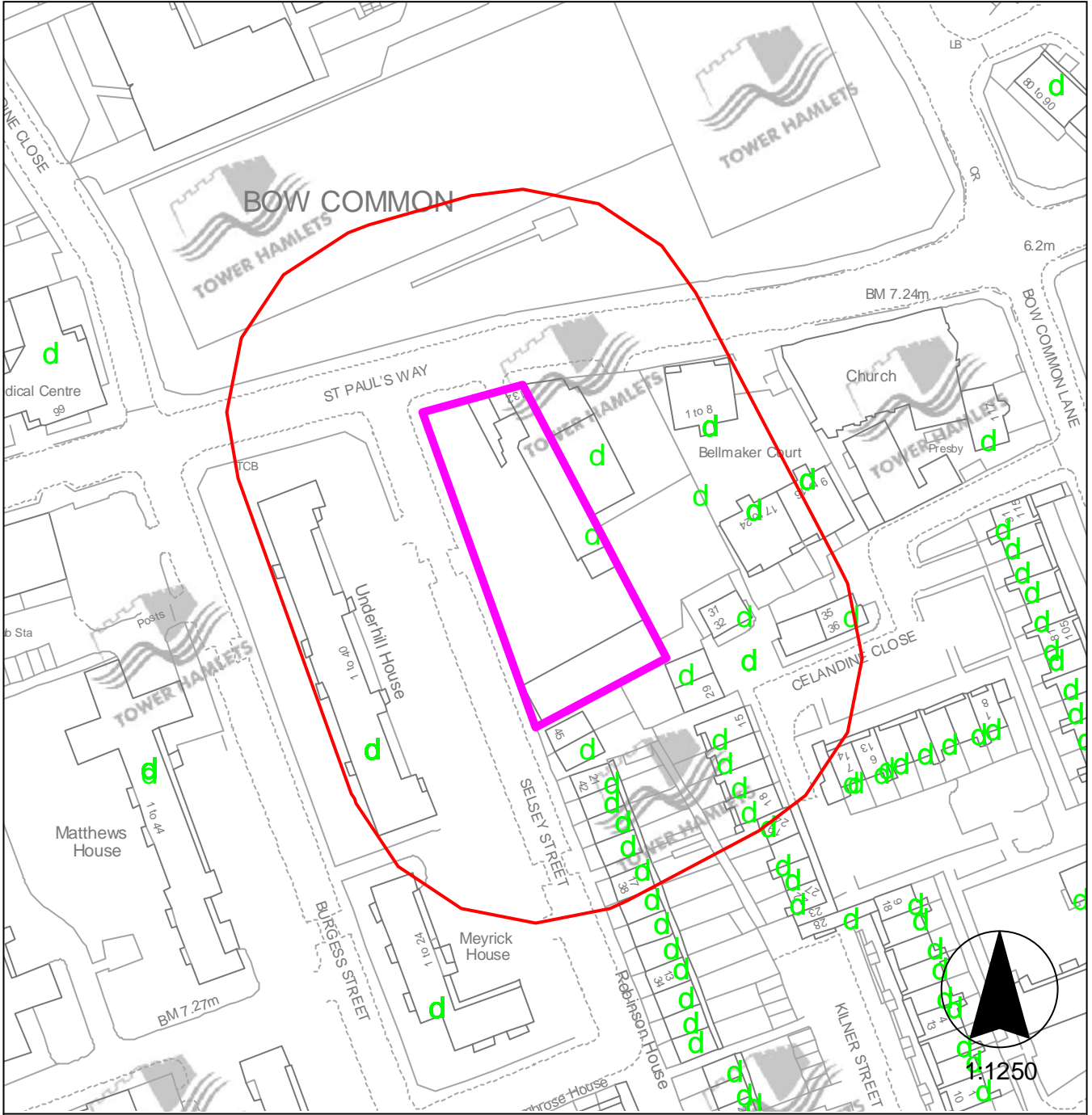
Comments on objections received

- 6.34
- With restricted car parking and a 'car free' agreement, the scheme would not add to congestion or unacceptably impact on the amenity or quality of life in the surrounding area. Heavy scaffolding vehicles would be removed.
 - Although there would be some conflict with the Building Research Establishment's sunlight and daylight guidelines, conditions would be adequate in an urban location such as this.
 - It is considered that tall buildings are justified on this corner site.
 - It is confirmed that site notices were posted both initially and following the submission of revised plans.
 - Members may consider the dwelling mix justified given the location of the housing above a health centre and the provision of affordable housing in excess of requirements with the whole of the affordable housing intended for social rent.
 - The Council's Supplementary Planning Guidance on room sizes would be met.
 - Whilst there would be minor shortfalls in the private amenity space provided by the individual terraces, communal open space exceeds guidelines and the public open spaces of Furze Green and Mile End Park are within walking distance.

7. SUMMARY

- 7.1 The scheme meets with the overall strategic aims of the London Plan, being of high-density redevelopment of a brownfield site. There would be no conflict with the Council's employment policies and redevelopment to provide a medical centre and housing would be appropriate in land use terms. Affordable housing requirements would be exceeded. There is some conflict with emerging dwelling mix policies. However, that could be justified given the location of the new housing above a medical centre and the amount of affordable housing proposed that would be wholly for social rental. The Mayor considers that the proposed tall buildings produce no strategic concerns. The scheme produces no material highway considerations.
- 7.2 No planning objections are raised and it is recommended that planning permission be granted subject to the execution of the legal agreements and conditions referred to at section 2 above and any direction by the Mayor of London.

Site Map



Legend

- Planning Application Site Boundary
- Consultation Area
- Land Parcel Address

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. London Borough of Tower Hamlets LA086568

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