

Committee: Strategic Development	Date: 3 rd October 2006	Classification: Unrestricted	Agenda Item No: 8.1
Report of: Corporate Director of Development and Renewal		Title: Town Planning Application. Refusal reasons to be endorsed.	
Case Officer: Rachel Blackwell		Ref No: PA/05/01759	
		Ward(s): Weavers	

1. APPLICATION DETAILS

- Location:** Land bounded by Hackney Road and Austin Street, including Mildmay Mission Hospital, Hackney Road, London E2 7NS
- Existing Use:** Hospital, Church, Family Care Centre, car parking
- Proposal:** Demolition of existing buildings (excluding community centre) and redevelopment to provide a campus of six buildings comprising:

- A part-five, part-six storey building along Hackney Road, to provide a new church and retail space (Class A1 to A5), with residential units above;
- A five storey building centrally located to provide offices with residential units above;
- A six storey building along Austin Street to provide a Primary Care Centre and residential units;
- Three storey town houses along Austin Street with adjoining commercial/retail premises (Class B1/A1 to A5);
- A 23 storey residential building incorporating social service facilities and
- A four storey hospital facility and detox unit, plus parking, servicing and cycle bay provision, landscaping and highways works.

The application is supported by an Environmental Impact Assessment.

- Drawing Nos:** L120 (PL3), L150 (PL3), L151 (PL3), L152 (PL3), L153 (PL3), L154 (PL3), L155 (PL3), L156 (PL3), L160 (PL3), L161 (PL2), L162 (PL3), L170 (PL2), L171 (PL2), L172 (PL2), 1229/P/176(A), 1229/P/177(A), 1229/P/200(G), 1229/P/400(M), 1229/P/401(H), 1229/P/402(H), 1229/P/403(H), 1229/P/404(G), 1229/P/405(F), 1229/P/450(C), 1229/P/470(E), 1229/P/471(D), 1229/P/500(I), 1229/P/501(I), 1229/P/502(I), 1229/P/503(I), 1229/P/504(I), 1229/P/505(I), 1229/P/506(D), 1229/P/550(D), 1229/P/570(F), 1229/P/571(F), 1229/P/572(D), 1229/P/573(D), 1229/P/599(H), 1229/P/600(I), 1229/P/601(J), 1229/P/602(G), 1229/P/603(I), 1229/P/604(G), 1229/P/605(D), 1229/P/606(F), 1229/P/607(E), 1229/P/608(E), 1229/P/609(E), 1229/P/612(C), 1229/P/615(E), 1229/P/618(F), 1229/P/621(H), 1229/P/622(H), 1229/P/650(D), 1229/P/651(D),

LOCAL GOVERNMENT ACT 2000 (Section 97) LIST OF BACKGROUND PAPERS USED IN THE DRAFTING OF THIS REPORT

Brief Description of background papers:	Tick if copy supplied for register	Name and telephone no. of holder:
Application, plans, adopted UDP. draft LDF and London Plan		Xxxx Xxxx 020 7364 xxxx

1229/P/652(D), 1229/P/670(G), 1229/P/671(G), 1229/P/672(F),
1229/P/673(F), 1229/P/699(E), 1229/P/700(F), 1229/P/701(G),
1229/P/702(G), 1229/P/703(G), 1229/P/704(C), 1229/P/750(B),
1229/P/770(B), 1229/P/771(D)

Applicant: Paddington Churches Housing Association and the Urban
Regeneration Agency

Owner: The London Baptist Property Board Ltd, Trustees of the Shoreditch
Tabernacle Baptist Church & The Mildmay Mission Hospital

Historic Building: Shoreditch Tabernacle Church (Grade II)
Leopold Buildings (Grade II), St Leonard's Church (Grade I),

Conservation Area: Boundary Estate Conservation Area surrounds.

2. **BACKGROUND**

- 2.1 On 19th July 2006, the Strategic Development Committee considered the report and an update report which are attached as **Appendices 1 & 2**. At that meeting the Committee resolved to defer the application for a site visit.
- 2.2 Following a site visit on the 14th September 2006, the Committee considered a second update report, which is attached as **Appendix 3**. The Committee resolved not to support the officer's recommendation and to refuse planning permission.

3. **RECOMMENDATION**

3.1 The Committee is requested to endorse the following refusal reasons:

3.2 **Reasons for Refusal**

- 1) The development would be insensitive to the context of the surrounding area, by reason of design, mass, scale, height and use of materials. As such the proposal is contrary to:
- (a) Policies DEV1 and DEV2 of the Tower Hamlets Unitary Development Plan 1998, which require development to take into account and be sensitive to the character of the surrounding area, in terms of design, bulk, scale and the use of materials and the development capabilities of the site;
- (b) Policies 4B.1, 4B.3, 4B.8 and 4B.9 of the London Plan 2004 that provide location and assessment criteria for tall buildings.
- (c) Policy DEV6 of the Tower Hamlets Unitary Development Plan 1998 in that the development does not meet the criteria for high buildings located outside the Central Area Zone.
- (d) Policy UD1 of the Preferred Options: Core Strategy and Development Control Development Plan Document 2005, which requires the bulk, height and density of development to relate to surrounding building plots and blocks and the scale of the street.
- (e) Policy UD2 of the Preferred Options: Core Strategy and Development Control Development Plan Document 2005, which requires tall buildings outside identified tall building clusters to satisfy a number of development criteria.

(f) Policy DEV2 of the Local Development Framework (Submission Document) Core Strategy and Development Control Development Plan Document 2006. which requires development to be designed to the highest design quality standards.

(g) CP48 and Policy DEV27 of the Local Development Framework (Submission Document) Core Strategy and Development Control Development Plan Document 2006, which specify the criteria to assess tall buildings.

- 2) The development would have an adverse impact upon the surrounding listed buildings and conservation areas, including the Shoreditch Tabernacle Church (Grade II), the Leopold Buildings (Grade II), St Leonard's Church (Grade I) and the nearby Boundary Estate Conservation Area. As such the proposal is contrary to:

(a) Policies DEV29 and DEV39 of the Tower Hamlets Unitary Development Plan 1998, which require development adjacent to conservation areas and listed buildings to avoid detriment to the character, appearance and setting of these areas and listed buildings.

(b) Policies 4B.7, 4B.10, 4B.11 of the London Plan 2004 in that it would fail too protect or enhance London's built heritage.

(c) Policy C1 of the Preferred Options: Core Strategy and Development Control Development Plan Document 2005, which requires new development within or adjacent to historical sites, conservation areas and their settings to be assessed against their impact both individually and cumulatively on the character, fabric and identity of the area.

(d) Policies CP49, CON 1 & 2 of the Local Development Framework (Submission Document) Core Strategy and Development Control Development Plan Document 2006, which states that the Council will protect and enhance the historic environment including the character and setting of listed buildings and conservation areas.

- 3) The proposed development would have an adverse impact upon the residential amenity of surrounding owners/occupiers particularly in terms of impact on daylight and sunlight and overlooking from the proposed roof terrace of the hospital building. As such the proposal is contrary to:

(a) Policy DEV2 of the Tower Hamlets Unitary Development Plan 1998 which requires the protection of the amenity of residential occupiers in terms loss of privacy or material deterioration of day lighting and sun lighting conditions.

(b) Policy UD2 of the Preferred Options: Core Strategy and Development Control Development Plan Document 2005, which requires tall buildings outside of the central area not to result in adverse impacts on the privacy, amenity or overshadowing of surrounding properties.

(c) Policy DEV1 of the Local Development Framework (Submission Document) Core Strategy and Development Control Development Plan Document 2006, which requires development to protect, and where possible seek to improve, the amenity of surrounding existing and future residents and building occupants, as well as the amenity of the surrounding public realm. To ensure the protection of amenity, development should not result in the loss of privacy to, nor enable the overlooking of, adjoining habitable rooms; not result in a material deterioration of the sunlighting and daylighting conditions of surrounding habitable rooms, create an inappropriate sense of enclosure to surrounding buildings and open space; and not adversely impact on visual amenity.

- 4) The proposed housing provision would fail to provide an appropriate mix of accommodation, with minimum provision of family accommodation. As such the

proposal is contrary to:

(a) Policy HSG7 of the Tower Hamlets Unitary Development Plan 1998 which requires new housing schemes to include a “substantial proportion” of family dwellings.

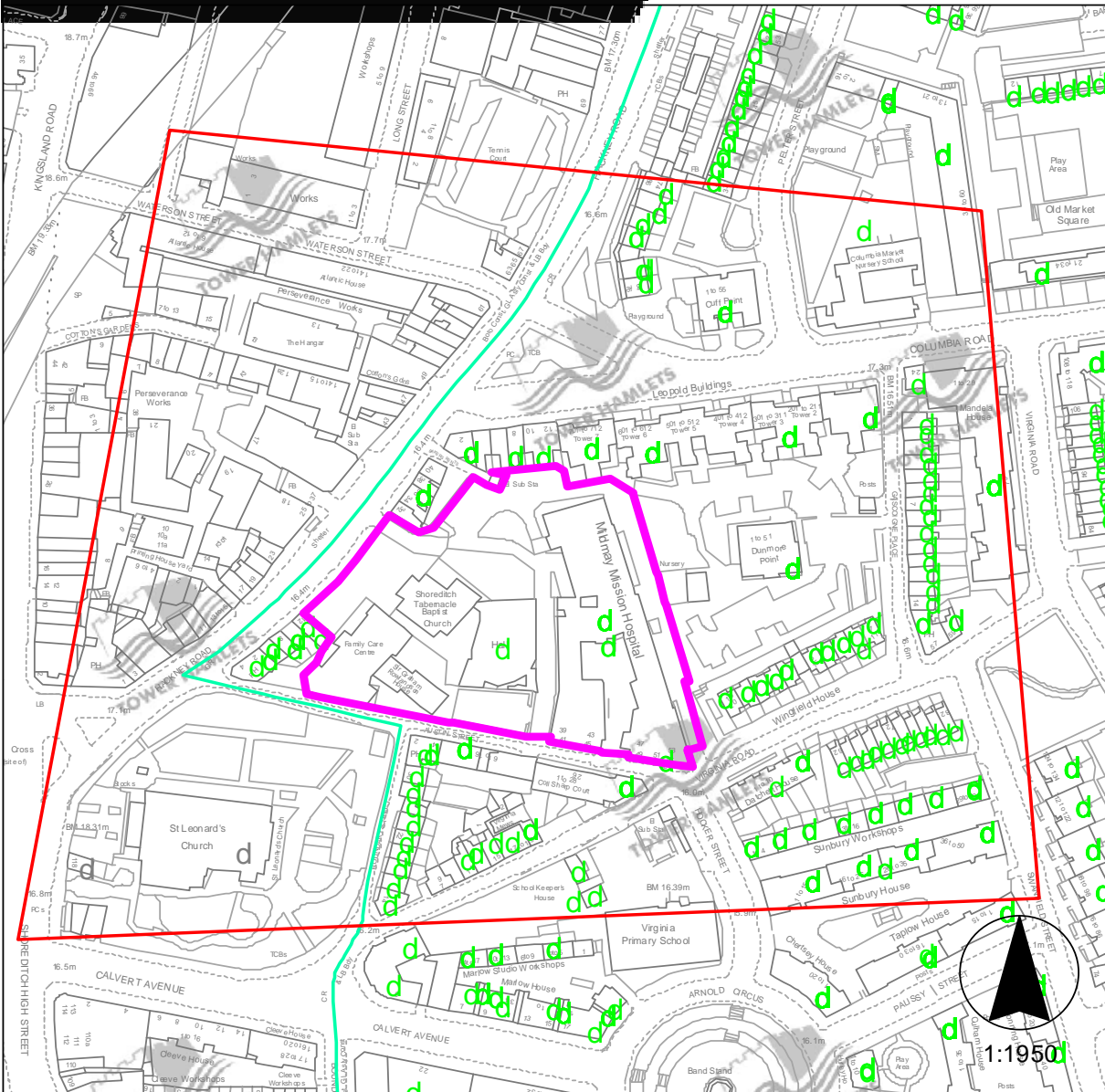
(b) Policy 3A.4 of the London Plan 2004 in that the development would fail to meet the full range of housing needs in the area.

(c) Policy HSG6 of the Preferred Options: Core Strategy and Development Control Development Plan Document 2005 which requires an appropriate mix of units to reflect local need and provide balanced and sustainable communities.

(d) Policy HSG2 of the of the Local Development Framework (Submission Document) Core Strategy and Development Control Development Plan Document 2006 which requires that both the intermediate housing and market housing components of housing provision contain an even mix of dwelling sizes, including a minimum provision of 25% family housing, comprising 3, 4 and 5 plus bedrooms.

LAND BOUNDED BY HACKNEY ROAD AND AUSTIN STREET, INCLUDING MILDMAY MISSION HOSPITAL, HACKNEY ROAD, LONDON E2 7NS

Site Map



Legend

- Planning Application Site Boundary
- Consultation Area
- d 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