

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

11th April 2013

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
7.1	PA/12/01758	Land adjacent to railway viaduct, Mantus Road, London	Redevelopment to provide 93 residential units in buildings ranging from three to six storeys including amenity space, landscaping, disabled car parking and cycle parking
7.2	PA/12/02632-02633	Bath House, Dunbridge Street, London	Removal of existing hipped roof to Block E and replacement with new mansard roof to provide 2 x 1 bedroom flats and 1 x 2 bedroom flat including raising the stairwells and associated works to refuse and cycle stores.
7.3	PA/11/03371-3372 - 3373	Site At Bow Wharf Adjoining Regents Canal And Old Ford Road, Old Ford Road, London	Demolition of existing buildings to facilitate the redevelopment of the site to provide three buildings ranging in height from 3 - 6 storeys including Block A (part 3 part 4 storeys to the north of the Hertford Union Canal), Block B (6 Storeys to the south of the Hertford Union Canal) and Block C (4 storeys to the south of the Hertford Union Canal) to provide 34 residential units comprising 10 x 1 bedroom, 15 x 2 bedroom, 4 x 3 bedroom and 5 x 4 bedroom houses, 74.8 square metres of commercial floor space to be used as either Use Class A1, A2, A3, B1 or D1, including provision of one accessible parking space, cycle parking, public and private amenity space and associated works.
7.4	PA/12/03357	98-69 Mile End Road, London, E1 4UJ	Change of use at first floor from retail (Use Class A1) to a 24 hour gym (Use Class D2) and external alterations including new access door to Mile End Road and installation of rooftop servicing plant.
7.5	PA/12/02045	Site at 3-11 Gouston Street and 4-6 and 16-22 Middlesex Street, Middlessex Street, London, E1	Demolition of the existing buildings and erection of a nine storey building to provide a 395 room hotel (Use Class C1), together with the creation of a new pedestrian route and other works incidental to the development.

Agenda Item number:	7.1
Reference number:	PA/12/01758
Location:	Land adjacent to railway viaduct, Mantus Road, London
Proposal:	Redevelopment to provide 93 residential units in buildings ranging from three to six storeys including amenity space, landscaping, disabled car parking and cycle parking

1.0 CORRECTIONS

- 1.1 Following the publication of the report, the applicant has advised that the child play space has been amended from a provision of 80sqm to 97sqm. As consequence the table at paragraph 7.66 and paragraph 7.67 have been amended as shown below.

	London Plan/SPG Policy Req't	%	Proposed within scheme
Child Play Space- Under 5	60 sq.m	18%	97sq.m
Child Play Space- Under 5-11	190 sq.m	56%	
Child Play Space- Under 12+	90 sq.m	26%	
Total	340sq.m		
Shortfall Child Play Space	243sq.m		

- 1.2 Paragraph 7.67
The scheme delivers 97sqm of on-site play space; this caters for the children aged 0-5 only. There is an obvious shortfall of on-site play space for some 5-11 year olds and the 12 and above age groups. The details of this play space would be conditioned to ensure appropriate landscaping and equipment was provided within the space.
- 2.1 A typing error in paragraph 7.105 under non-financial obligations stated 36.6% affordable housing. This should state 36.3% affordable housing provision by habitable room, which meets Council policy requirements.
- 2.2 At paragraph 5.14 the Councils housing team have stated that the provision of affordable housing is at 39%. This is a result of an error in calculating the number of habitable rooms. This has been discussed with housing and it has been agreed that the correct figure is 36.3% as per the officer's calculation and this is also consistent with the applicant's affordable housing statement.
- 3.1 In paragraph 8.0 under conclusions, the published paragraph reads:
*"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 this report."*

The corrected paragraph now reads:

All other relevant policies and considerations have been taken into account. Planning permission should be **refused** 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 this report.

3.0 **RECOMMENDATION**

- 3.1 Officer's recommendation remains unchanged. All other relevant policies and considerations have been taken into account. Planning permission should be refused 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:	7.2
Reference number:	PA/12/02632 and PA/12/02633
Location:	Bath House, Dunbridge Street, London
Proposal:	Removal of existing hipped roof to Block E and replacement with new mansard roof to provide 2 x 1 bedroom flats and 1 x 2 bedroom flat including raising the stairwells and associated works to refuse and cycle stores.

1.0 **CONSULTATION RESPONSES**

- 1.1 Two supplementary objection letters from earlier objectors have been received. The letters reiterate the original objections regarding the poor standard of the original and remedial building works that have taken place. The second letter further stresses the importance of protecting the historic building and the negative impact that the proposal will have on the building.

No new issues were raised which have not already been addressed in the main report.

2.0 **RECOMMENDATION**

- 2.1 Officer's recommendations remain unchanged.

Agenda Item number:	7.3
Reference number:	PA/11/03371 – 3372 -3373
Location:	Site At Bow Wharf Adjoining Regents Canal And Old Ford Road, Old Ford Road, London
Proposal:	Demolition of existing buildings to facilitate the redevelopment of the site to provide three buildings ranging in height from 3 - 6 storeys including Block A (part 3 part 4 storeys to the north of the Hertford Union Canal), Block B (6 Storeys to the south of the Hertford Union Canal) and Block C (4 storeys to the south of the Hertford Union Canal) to provide 34 residential units comprising 10 x 1 bedroom, 15 x 2 bedroom, 4 x 3 bedroom and 5 x 4 bedroom houses, 74.8 square metres of commercial floor space to be used as either Use Class A1, A2, A3, B1 or D1, including provision of one accessible parking space, cycle parking, public and private amenity space and associated works.

1.0 CLARIFICATION AND CORRECTIONS

- 1.1 The list of conditions for the conservation area consent at page 77 of the report contains two suggested conditions numbers four and five which were included in error. The Canal and River Trust had actually requested these be added as informatives to the main planning permission.

2.0 CONSULTATION RESPONSES

- 2.1 Since the main report was published further consultation responses have been received the details of which are listed below.
- 2.2 2 further letters of objection were received and one electronic petition containing 115 signatures. No new issues were raised which have not already been addressed in the main report.

3.0 RECOMMENDATION

- 3.1 Officer's recommendations remain unchanged.

Agenda Item number:	7.4
Reference number:	PA/12/03357
Location:	98-69 Mile End Road, London, E1 4UJ
Proposal:	Change of use at first floor from retail (Use Class A1) to a 24 hour gym (Use Class D2) and external alterations including new access door to Mile End Road and installation of rooftop servicing plant.

1.0 CONSULTATION RESPONSES

- 1.1 A supplementary objection letter from an earlier objector has been received. No new issues were raised which have not already been addressed in the new report.
- 1.2 The letter focuses on amenity impact resulting from breaches of planning control at the 2nd floor conferencing and banqueting suite which is not subject to this planning application. A copy has been sent to the Council's enforcement team for necessary action.
- 1.3 A number of further planning conditions are suggested, such as restrictions on servicing, temporary restriction of opening hours and management plan. These were taken into consideration during the planning process. Appropriate conditions have been imposed to make the development acceptable in planning terms.
- 1.4 One original individual objector who is the person who organised the petition in objection has now decided not to oppose the application. The writer confirmed, after reading the published planning, report that the conditions as set out in the main report are satisfactory, hence the withdrawal of objection.

2.0 RECOMMENDATION

- 2.1 Officer's recommendation remains unchanged.

Agenda Item number:	7.5
Reference number:	PA/12/02045
Location:	Site At 3-11 Goulston Street And 4-6 And 16-22 Middlesex Street, Middlesex Street, London E1
Proposal:	Demolition of the existing buildings and erection of a nine storey building to provide a 395 room hotel (Use Class C1), together with the creation of a new pedestrian route and other works incidental to the development.

1.0 **S106 Obligation**

1.1 S106 obligations in relation to the provision of public open-space and the provision of smarter travel initiatives were omitted from the Heads of Terms given at paragraph 3.1 of the main report.

1.2 Contribution d) should specify an amount of £661, 21, not £27, 613. An additional contribution of £2970 for the promotion of smarter travel initiatives should be included as obligation i). The monitoring fee, which is calculated as a percentage of the overall total should increase by a pro-rata amount.

1.3 For completeness, the full S106 obligations which have been agreed by the Applicant are:-

- a) A contribution of £56,825 towards Employment and Skills Training
- b) A contribution of £4,335 towards Idea Stores, Libraries and Archives
- c) A contribution of £13,867 towards Leisure Facilities
- d) A contribution of £661, 210 towards Public Open Space
- e) A contribution of £51,660 towards the Public Realm
- f) A contribution of £15, 817 towards Monitoring
- g) A commitment to 20% local employment during construction phase and end user phase and procurement during the construction phase in accordance with the Planning Obligations SPD.
- h) A commitment to providing 1 apprenticeship per £1 million total project cost during the construction phase, and for the hotel operator to attend a meeting with LBTH Employment & Enterprise prior to occupation, and for the hotel operator to provide Skillsmatch with information on all non-technical hotel vacancies 72 hours prior to general release.
- i) A contribution of £2970 toward sustainable transport initiatives

2.0 **RECOMMENDATION**

2.1 The recommendation should be changed to include the above S106 Heads of Terms.