

## LONDON BOROUGH OF TOWER HAMLETS

### DEVELOPMENT COMMITTEE

19<sup>th</sup> June 2013

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### UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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9.2	PA/13/0444	11 Solebay Street E1 4PW	Change of use from office/warehouse use (Use Class B1/B8) to a two form entry primary school (Use Class D1). The proposal involves minor alteration to infill existing parking and service bays and a roof-top extension providing additional teaching and external play space.
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<b>Agenda Item number:</b>	9.1
<b>Reference number:</b>	PA/11/03371 – 3372
<b>Location:</b>	Site At Bow Wharf Adjoining Regents Canal And Old Ford Road, Old Ford Road, London
<b>Proposal:</b>	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 CONSULTATION RESPONSES**

- 1.1 Since the main report was published further consultation responses have been received the details of which are listed below.
- 1.2 137 individual letters of objection (of which 89 were pro forma letters).  
1 petition in objection containing 5 signatories.
- 1.3 The objections related to concern about impact on the character and appearance of the Regents Canal Conservation Area; the setting of the two locally listed former industrial buildings at Bow Wharf and the setting of the Grade-II-Listed Stop Lock Bridge including the potential harm to the cast-iron structure of the bridge. As such, it is considered the proposals would be contrary to strategic policy SP10 of the Core Strategy, and policies DM25 and DM27 of the Managing Development Document and the Regents Canal Conservation Area Appraisal.
- 1.4 The above matters were discussed in full in the main report before members.

## **2.0 RECOMMENDATION**

- 2.1 Officer's recommendations remain unchanged.

<b>Agenda Item number:</b>	9.2
<b>Reference number:</b>	PA/13/00444
<b>Location:</b>	11 Solebay Street, London E1 4PW
<b>Proposal:</b>	Change of use from office/warehouse use (Use Class B1/B8) to a two form entry primary school (Use Class D1). The proposal involves minor alteration to infill existing parking and service bays and a roof-top extension providing additional teaching and external play space.

## 1.0 CONSULTATION RESPONSES

1.1 Paragraph 7.2 in the main report did not address one objection point raised by a resident. The following point was raised.

- There seems to be no place for children to gather for fire drills and any emergency within the building.

**[Officer's comment:** The applicant has stated that the building evacuation meeting point to be at Mile End Park, and the children would be escorted by staff. However, the school is currently development school management plans and emergency evacuation plan and therefore such detail will be secured by a condition.]

## 2.0 CLARIFICATION

2.1 Paragraph 8.40 in the main report states that there has been 191 accidents recorded within the vicinity of the site in the past 5 years.

To clarify, the vicinity which the sentence refers to is primarily on Bow Road, Hartford Street junctions, Mile End Road, Burdett Road junctions, and Bow Road junctions. The 191 accidents recorded range from Fatal, Serious and Slight and the type of accidents include people cycling, motor cycles, cars, taxis, bus or coach and goods vehicle.

These accident figures were obtained from Transport for London and the information was provided by the applicant through their Transport Statement. The LBTH Highways officer has reviewed the information and concluded that the pattern of recorded accidents would not indicate an issue with the local highway in terms of safety.

2.2 Paragraph 8.2 should read;  
The site currently provides 2,300sq.m of office and warehouse floor space (Use Class B1/B8) arranged over four floors for office space and two floors for warehouse building.

The building is not vacant.

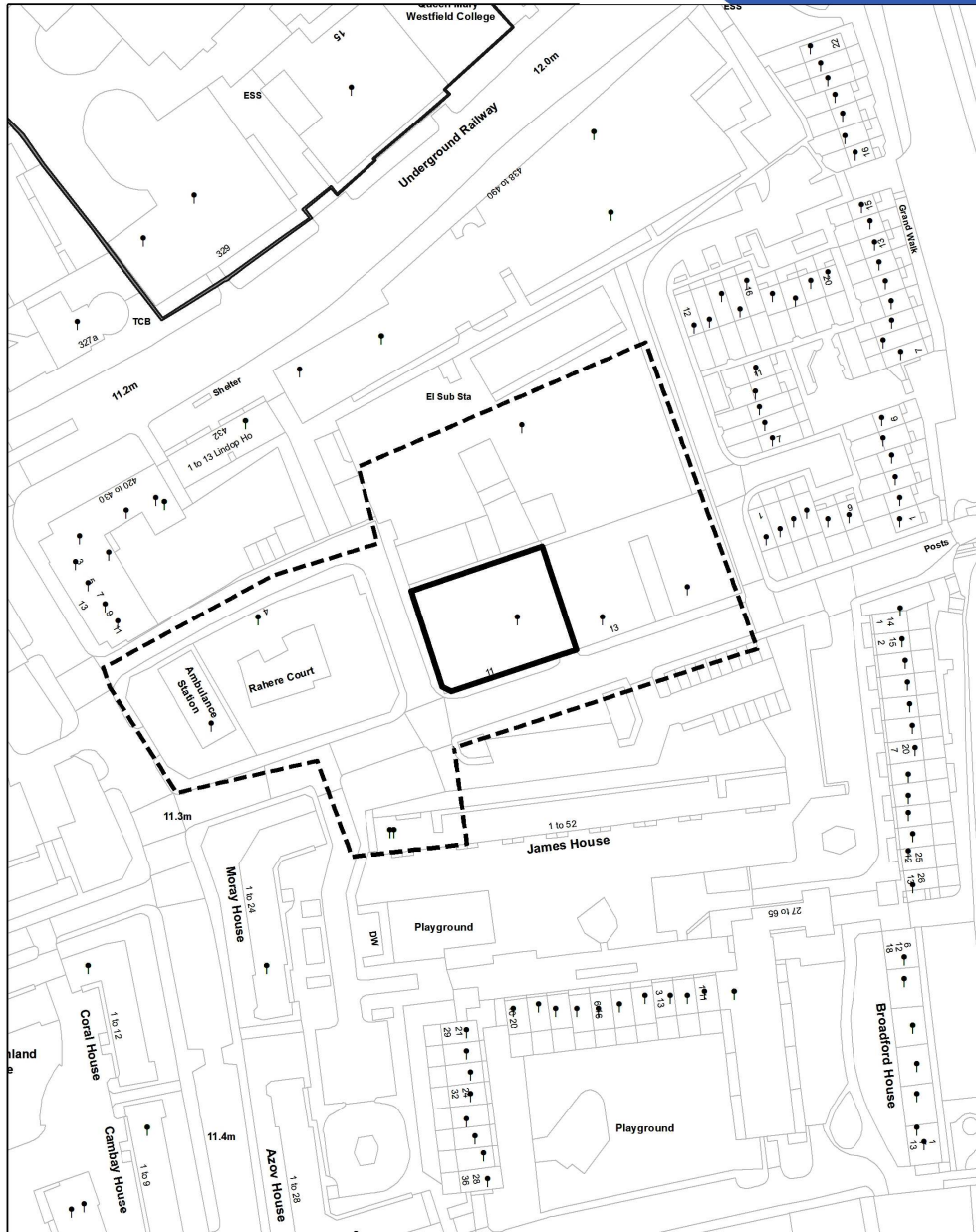
## 3.0 RECOMMENDATION

3.1 Officer's recommendations remain unchanged.

## 4.0 SITE PLAN

4.1 Paragraph 7.1 refers to a map which has not been included in the main report. The map is attached within this update report.

# Planning Application Site Map



Planning Application Site Boundary	Locally Listed Buildings	0 30 m	
Consultation Area	Statutory Listed Buildings		

1:1,250

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.  
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<b>Agenda Item number:</b>	9.3
<b>Reference number:</b>	PA/13/00683
<b>Location:</b>	225 Armagh Road
<b>Proposal:</b>	Demolition of existing building on site and the erection of No 8. new residential units and ancillary caretakers facility

## **1.0 TYPOGRAPHICAL ERRORS**

### 1.1 Paragraph 10.1 should read:

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.

## **2 AFFORDABLE HOUSING**

2.1 The proposed units are to be made available in the “affordable rent” tenure. Paragraphs 7.17 and 9.22 state the applicant has agreed to let the units at the Council’s POD levels. The applicant has not yet agreed to let the units at the Council’s POD rent levels. The matter is subject of on-going discussions between the Council’s Affordable Housing team and the applicant. As the scheme falls below the Council’s 10 unit threshold, there is no obligation on the part of the applicant to provide any affordable housing. However, given the strategic need for family sized affordable homes in the Borough, the Council will seek to enter into a unilateral agreement to secure the units within the affordable tenure in perpetuity.

## **3.0 DESIGN**

3.1 Paragraphs 5.4 and 9.49 describe the proposed facing brick as light in colour. Following further consideration and discussion between officers and the applicant, the scheme now proposes a dark coloured brick. A detailed specification of the brick would be agreed through the discharge of a suitably worded condition requiring the submission of details and samples of all facing materials.

## **4 RECOMMENDATION**

4.1 Officers’ recommendation remains unchanged.

<b>Agenda Item number:</b>	9.4
<b>Reference number:</b>	PA/13/00494 and PA/13/00495
<b>Location:</b>	86 Brick Lane, London, E1 6RL
<b>Proposal:</b>	Demolition of existing building and erection of a part 4 and part 5-storey (plus lower ground floor) building to provide a hotel (5,077sqm) and a ground floor level unit (15sqm) for use as A1 (Shops) or A2 (Financial & professional services)  and  Conservation Area Consent for the demolition of existing supermarket.

## 1 TYPOGRAPHICAL ERRORS AND CORRECTIONS

- 1.1 Paragraph 1. Submission Documents. The following documents should be included:
- Letter from GL Hearn dated 3 May 2013;
  - E-mail dated 7 June 2013 agreeing to an amended description of development.
- 1.2 Table 4: Proposed Hotel Modal Split (excluding servicing) should read – Car drivers, Modal Split 1.4%, In 9, Out 9 (not 8) 2-way 18.
- 1.3 Paragraph 8.25: “This is compared with the existing 225 car/van/lorry movements per day that take place at present (14 hour period – current opening hours).” Not 209.

## 2 FURTHER CONSULTATION RESPONSES

- 2.1 Owner of nearby existing café raises concerns about the impact that an additional café would have on their business.  
**(Officer comment:** the application has been revised so that it no longer proposes the use of the proposed small retail unit for a café/restaurant (A3 use)).
- 2.2 Spitalfields Community Group (e-mail 18 June 2013) withdraws its petition of objection to the scheme. It believes residents can take these issues forward with the Highways department and otherwise it offers broad support for the development and the regeneration of this site.
- 2.3 Letter received from applicant (19 June 2013) noting that it considers the officers report to be thorough and comprehensive and welcoming the recommendation. The letter goes on to set out how the applicant has worked with the Council, the local community and organisations before and during the application process.

## 3 RECOMMENDATION

- 3.1 Officer’s recommendation remains as per the original report.