

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

9th January 2014

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
5.1	PA/13/02108	Suttons Wharf North, Palmers Road, London	Application under s.73 of the Town and Country Planning Act for a variation of Condition 22 of the Planning Permission PA/11/3348 dated 30/03/12 to seek minor material amendments to the approved Suttons Wharf North development comprising the conversion of a part ground floor, first and second floor levels to create 8 residential units and retain 107sq.m of commercial floor space on the ground floor; and associated minor alterations to Block B.

6.1	PA/13/01276 & PA/13/01277	Former News International Site, 1 Virginia Street, London, E98 1XY	<p>A hybrid application (part outline/part detailed) comprising:</p> <p>(1) Outline submission for demolition of all buildings and structures on the site with the exception of the Pennington Street Warehouse and Times House and comprehensive mixed use development comprising a maximum of 221,924 sq m (GEA) (excluding basement) of floorspace for the following uses:</p> <ul style="list-style-type: none"> • residential (C3); • business uses including office and flexible workspace (B1); • retail, financial and professional services, food and drink uses (A1, A2, A3, A4 & A5); • community and cultural uses (D1); • a secondary school (D1); • assembly and leisure uses (D2); • energy centre, storage, car and cycle parking; and • formation of new pedestrian and vehicular access and means of access and circulation within the site together with new private and public open space. <p>(2) Detailed submission for 82,596 sq m GEA of floorspace (excluding basement) in five buildings - the Pennington Street Warehouse, Times House and Building Plots A, B and C comprising residential (C3), office and flexible workspaces (B1), community and leisure uses (D1/D2), retail and food and drink uses (A1, A2, A3, A4, A5) together with car and cycle parking, associated landscaping and new public realm”.</p>
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1.0 ADDITIONAL REPRESENTATIONS RECIEVED

- 1.1 Since the publication of the committee report, nineadditional representations were received from residents.
- 1.2 The representation received from the residents raises similar issues and/or re-affirms their previous objections which have already been addressed in the main report.

2.0 RECOMMENDATION

- 2.1 Officers' recommendation remains as outlined in the main report.

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2.0 ADDITIONAL REPRESENTATIONS RECIEVED

- 2.1 Since the publication of the committee report, 44 additional representations were received from residents and stakeholders. These comprise 14 further letters of objection from residents or stakeholders who had already submitted representations on the application(s), including from the Turks Head Charity, the Smokehouse Studio and the chairman of the residents’ association for Quay 430. In addition, 27 new letters of objection and 3 new letters of support have been received.
- 2.2 Many of the additional representations raise similar issues and/or re-affirms previously raised objections, which have already been addressed in the main report. However, the following additional points of objection have been raised:

Land Use

- The school should open sooner than 2020.
- The school is not well located in terms of distance to sporting facilities, the community it serves and Wapping/Shadwell Stations.
- The proximity of the school to the new restaurants and bars should not be allowed.
- It is unclear how the additional commercial spaces will relate to other commercial areas in Wapping.

Officer Comments: The Council has a period of 10 years to call for the transfer of the school site. It is the responsibility of the school provider to bring forward the Reserved Matters application for the school and it is intended for the school to be delivered at a future date in order to meet future educational demand in the Borough, although there is no set date for the school opening and this stage. In terms of the school location, Officers consider that the school is well located in terms of local transport infrastructure and the secondary school will serve the educational needs of the wider Borough and not just the local community. In terms of the proximity of the school to entertainment uses within the site, it is recommended that a condition be included to require no A5 hot food takeaway uses in the blocks adjacent to the school, which is addressed in the main report. An assessment of the commercial uses and their relation to nearby town centres is also provided in the main report.

Housing

- There is no guarantee the proposed number of affordable homes will be built.
- The affordable housing percentage is too low.
- Fewer of the properties should be marketed abroad for buy-to-let.
- The overall provision of residential accommodation is significantly greater than the minimum required by LBTH planning guidance.
- The provision of large (4 bed plus) affordable housing units encourages large family growth which is unsustainable.

Officer Comments: A full assessment of the proposed affordable housing offer is given in the main report. It is beyond planning control to restrict how, where and to whom the market sale residential units can be marketed. The assessment of the quantum and mix of residential units is provided in the main report and it is considered to be acceptable.

Design

- It is not acceptable to replace the existing 'Fortress Wapping' with a bigger and higher version of 'Fortress Wapping'.
- The development will dominate Vaughan Way and will impact on the heritage of Wapping.
- The design/materials for the tower should be revised to look more residential and incorporate more brickwork that is more in keeping with the surrounding area.
- The arrangement of Building B has an overly detrimental impact on the quality of the school setting – it puts the lower levels of the school into shade too often.
- There should be better integration of civic (dual school/community use) buildings into circulation routes and civic spaces.
- More should be made of the east/west route connecting Thomas More Street to Pennington Street.
- The external appearance of the development has no continuity with Wapping's heritage and former use as a dock.
- The public spaces are likely to be wind tunnels rather than useable outdoor green spaces.
- The site could be developed in a more sympathetic manner, with mixed low level residential with houses, flats and warehouses.
- Trees from Vaughan Way should not be removed.

Officer Comments: A full assessment of the design of the scheme, including the scale, massing, detailed treatment of buildings and the public realm and the impacts on

heritage assets and local and strategic views, is provided in the main report. Officers consider that the above points do not alter the conclusions of the assessment.

Amenity

- The number of HGV vehicle movements (166 fully loaded HGVs per day in the first 2 years) does not comply with the LBTH Code of Construction Practice and EIA Scoping Guidance (2012).
- During demolition/construction the developer should comply with LBTH codes and further monitoring receptor sites should be established.
- There has not been a full independent assessment of the daylight/sunlight/overshadowing modelling.
- The quality of internal daylight for a considerable number of rooms within Buildings A and C and Times House will continue to be substantially below the minimum design standard.
- 30% of rooms within the development are below the minimum design standards.

***Officer Comments:** The LBTH Code of Construction Practice and EIA Scoping Guidance do not set limits for the number of HGV movements. It should be noted that the applicant will be required to accord with the LBTH Code of Construction Traffic, which will be secured through the S106 agreement. It is not normal practice for the Council to commission an independent assessment of daylight/sunlight modelling data. The daylight and sunlight assessment has been reviewed by the Council's appointed EIA and daylight and sunlight consultants, who have raised no specific concerns regarding the accuracy of the modelling data. The assessment of the daylight, sunlight, noise and vibration impacts is provided in the main report.*

Other

- Object to no provision of community facilities.
- The development should be liable to a Tower Hamlets CIL charge in addition to S106, with part of the monies generated being spent locally.
- There is no clearly identified benefit to local residents to balance the negative construction impacts.
- No tests have been undertaken to assess the ability of the southern road within the site to handle the proposed HGV traffic level and loading.
- There should be a total change in the site management of waste disposal, to use only the roadway between the print works and Pennington Street Warehouse.
- Crane overhang of Quay 430 should not be permitted.
- A survey of condition between the developer and Quay 430 should be secured as a condition (pre-demolition).
- The impacts on Electronic Interference should be evaluated from both the detailed and outline elements of the scheme.
- There has been no discussion of contributions to the surrounding area.
- The location of the school will result in pollution and noise disturbance to students.
- The establishment of rights of light could result in legal action that may prevent the construction of the school in its present form.
- The 60+ HGV movements to/from the site entrance opposite the Smokehouse will create consistent levels of noise, vibration and ground borne low frequency interference that will adversely affect the operation of the studio.

***Officer Comments:** It should be noted that the agreed S106 includes a £100,000 financial contribution towards off-site community facilities. As the LBTH CIL Charging Schedule has not yet been adopted, a LBTH CIL charge cannot be levied on the development. Matters pertaining to the public benefits and the impacts of the scheme, including the*

noise and vibration impacts on the Smokehouse Studio, are addressed in the main report. Rights of light is not a planning issue and the delivery of the school is a matter for the school provider.

- 2.3 In addition to the above issues raised in objection, the following additional points of support have been made:

Support

- The proposals will significantly enhance the area while removing a derelict eyesore.
- The proposals will have a positive impact on the local community, providing new jobs, housing and recreational facilities.
- The scheme will benefit the whole area, particularly through creating new public open space and connections across Wapping.
- The mix of uses and proposals for the Pennington Street Warehouse are supported.

3.0 FURTHER ARCHAEOLOGICAL INFORMATION

- 2.1 The main report notes that English Heritage Greater London Archaeological Advisory Service (GLAAS) considered that insufficient information had been provided in respect of the deepened basement and its impacts on archaeological resource.
- 2.2 The applicant has subsequently provided an 'Overarching Archaeological Mitigation Strategy', prepared by the Museum of London Archaeology (MoLA), which sets out the anticipated impacts on archaeology from demolition, dewatering, basements and piling and sets out a mitigation strategy to avoid, reduce and offset possible harm.
- 2.3 The submitted Overarching Archaeological Mitigation Strategy has been reviewed by EH GLAAS, who consider it to be acceptable and withdraw their objection to the scheme, subject to the inclusion of conditions to secure a full Archaeological Mitigation Strategy, Method Statement, Post Excavation Statement and Written Report of Archaeological Investigation.

3.0 RECOMMENDATION

- 3.1 Officers' recommendation remains as outlined in the main report with the addition of archaeological conditions.