

<b>Committee:</b> Strategic Development	<b>Date:</b> 10 <sup>th</sup> May 2007	<b>Classification:</b> Unrestricted	<b>Agenda Item No:</b> 7.1
<b>Report of:</b> Corporate Director of Development and Renewal		<b>Title:</b> Planning Application for Decision	
<b>Case Officer:</b> Terry Natt		<b>Ref No:</b> PA/06/01759	
		<b>Ward(s):</b> Shadwell	

## 1. APPLICATION DETAILS

**Location:** John Bell House, 10 King David Lane, London

**Existing Use:** Student Accommodation

**Proposal:** Redevelopment to provide a 10 storey plus ground floor building comprising 132 bedroom student accommodation and landscaping

**Drawing Nos:** 2364/A3/Sch 07/01a, 2364/A3/Sch 07/09b, 2364/A3/Sch 07/10b, 2364/A3/Sch 07/11c, 2364/A3/Sch 07/13, 2364/A3/Sch 07/15b, 2364/A3/Sch 07/16b, 2364/A3/Sch 07/17b, 2364/A3/Sch 07/18a, 2364/A3/Sch 07/19a, 2364/A3/Sch 07/31a, 2364/A3/Sch 07/32a, 2364/A3/Sch 07/33a, 2364/A3/Sch 07/34a, 2364/A3/Sch 07/35a, 2364/A3/Sch 07/36a, 2364/A3/Sch 07/40a, 2364/A3/Sch 07/41a, 2364/A3/Sch 07/38, 2364/A3/Sch 07/39, 2364/A3/Sch 07/42, 2364/A3/Sch 07/43

**Applicant:** Unite Group

**Owner:** Unite Group

**Historic Building:** N/A

**Conservation Area:** N/A

## 2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

- 2.1 The Local Planning Authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan, associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:
- a) In principle, the redevelopment to provide a 10 storey plus ground floor building comprising 132 bedroom student accommodation and landscaping is acceptable, subject to appropriate planning obligations agreement and conditions to mitigate against the impact of the development;
  - b) The site is able to accommodate a higher density of student accommodation – particularly the increase in number of bedrooms from 92 to 132;
  - c) The design and height of the proposed building is satisfactory; and
  - d) The proposed use would not have an adverse impact on the residential amenity of the surrounding properties. A number of conditions are recommended to secure the submission of details of materials, landscaping, external lighting, and to control noise and hours of construction.

## 3. RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** planning permission subject to:

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### 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		Eileen McGrath 020 7364 5321

- A. Any **direction** by **The Mayor**
- B. The prior completion of a **legal agreement**, to the satisfaction of the Chief Legal Officer, to secure the following:
  - a) Car Free Agreement
  - b) Preparation of a Green Travel Plan
  - c) Public realm improvements including footpath upgrade, signage and street furniture: **£150,000**
  - d) Transport improvements: **£25,000**
  - e) Use of Local Labour in Construction

3.2 That the Head of Development Decisions be delegated power to impose conditions and informatives on the planning permission to secure the following:

#### **Conditions**

- 1) Time limit for Full Planning Permission
- 2) Details of the following are required:
  - Elevational treatment including samples of materials for external fascia of building;
  - Ground floor public realm (detailed landscape plan for ground floor public realm improvements)
- 3) Student housing Management Plan required
- 4) Terrace use hours restriction
- 5) Archaeological investigation
- 6) 278 (Highways) agreement required for public realm works
- 7) Hours of construction limits (0800 – 1800, Mon-Fri, 0800 – 1300 Sat)
- 8) Details of insulation of the ventilation system and any associated plant required
- 9) Hours of operation limits – hammer driven piling (10am – 4pm, Mon –Fri)
- 10) Details required for on site drainage works
- 11) Full particulars of the refuse/ recycling storage required
- 12) Code of Construction Practice, including a Construction Traffic Management Assessment required
- 13) Details of finished floor levels required
- 14) Details of surface water source control measures required
- 15) Biomass heating and Renewable energy measures to be implemented
- 16) Black redstart habitat provision required
- 17) Land contamination study required to be undertaken
- 18) Any other condition(s) considered necessary by the Head of Development Decisions

#### **Informatives**

- 1) Environment Agency advice
- 2) Site notice specifying the details of the contractor required
- 3) Standard of fitness for human habitation, means of fire escape and relevant Building Regulations

3.3 That, if by 10<sup>th</sup> August 2007 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions is delegated power to refuse planning permission.

## **4. PROPOSAL AND LOCATION DETAILS**

### **Proposal**

4.1 It is proposed to demolish an existing student housing building containing 92 individual

student flats and construct a new building for student housing accommodating 48 student flats with a total of 132 bedrooms. The proposal results in a net increase of 40 bedrooms.

- 4.2 The highest point of the proposal will be 11 storeys high at its highest point (28m above ground level), and will step down to the north of the site to a height of 6 Storeys (16m above ground level).
- 4.3 It is also proposed to include amenity space through new public square/courtyard to the east of the proposed building, and open roof spaces on the 6<sup>th</sup> and 8<sup>th</sup> floors. It is also proposed to provide 66 cycle parking spaces and additional landscaping.

### **Site and Surroundings**

- 4.4 The existing site is approximately 0.1 hectares in area and accommodates a 4/5 storey student housing building containing 92 bedrooms. The building was originally used as a police station and was converted to student housing in 1993.
- 4.6 The site is situated on the eastern side of King David Lane between Cable Street to the north and The Highway to the south. The dead-end Juniper Lane serves as a boundary for the site to the north. Shadwell DLR and Tube station is located approximately 400m to the west of the site along Cable Street and Limehouse DLR approximately 500m to the east. The site has a good public transport accessibility level (PTAL) of 5.
- 4.7 Surrounding Area  
The surrounding area is generally residentially focussed with higher density estates dominating the immediate area. Relevant landmarks in the immediate vicinity include Gordon House, which rises 22 storeys and is located at the opposite end of the urban block. The contemporarily-designed Blue Gates Fields Junior School is located opposite the site on the western side of King David Lane and the Grade 2 listed St Pauls Church located to the south of The Highway.

### **Planning History**

- 4.10 The following planning history is relevant to the application:

23 June 1993 Letter from LBTH planning confirming student use is the same use class as former police station and therefore does not require planning permission for change of use.

## **5. POLICY FRAMEWORK**

- 5.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Decision” agenda items. The following policies are relevant to the application:

### **Unitary Development Plan**

Proposals		Area of Archaeological Importance
Policies:	DEV1	General design and environmental requirements
	DEV2	Development requirements
	DEV4	Planning obligations
	DEV6	High buildings
	HSG14	Special needs accommodation
	HSG15	Development affecting residential amenity
	HSG16	Amenity space
	T17	Parking and vehicular movement standards
	T21	Improvement of pedestrian routes

### **Emerging Local Development Framework**

Proposals:	C24	Unspecified use- awaiting Central Area AAP
Core strategies:	CP24	Special needs and Specialist housing
	CP41	Integrating development with transport
	CP48	Tall buildings
Policies:	DEV1	Amenity
	DEV2	Character and design
	DEV3	Accessibility and inclusive design
	DEV4	Safety and security
	DEV5	Sustainable design
	DEV6	Energy efficiency
	DEV10	Disturbance from noise pollution
	DEV12	Management of demolition and construction
	DEV17	Transport assessments
	DEV27	Tall buildings assessment

### **Spatial Development Strategy for Greater London (London Plan)**

Policies	3A.22	Higher and Further education
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**Community Plan** The following Community Plan objectives relate to the application:

- A better place for living safely
- A better place for living well
- A better place for creating and sharing prosperity
- A better place for learning, achievement and leisure
- A better place for excellent public services

## **6. CONSULTATION RESPONSE**

6.1 The views of officers within the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below. The following were consulted regarding the application:

### **LBTH Environmental Health**

#### 6.2 Air Quality

Recommended the following:

- Support for 'car free' development;
- Condition to ensure that the Code of Construction Practice is approved by LBTH prior to the commencement of site works.

#### Noise and Vibration

Recommended the following:

- Night time works are not allowed and will be considered via dispensation process under a Section 61 agreement;
- The LBTH impulsive vibration limits are 1mm/s ppv and 3mm/s ppv at residential and commercial respectively;
- Adequate mitigation measures for the construction noise will be required and should be submitted as part of the Section 61 consent application in order to ensure the Council's 75dB(A) limit is complied with;
- The mitigation measures suggested for road traffic noise are adequate; and
- The developer is to obtain a Section 61 consent from the Environmental Health Department before commencement of work onsite.

(OFFICER COMMENT: The above requirements will be ensured in the relevant Environmental Health legislation)

### Contaminated Land

The proposal is acceptable, subject to conditions.

### Micro-climate (Sunlight/ Daylight and Overshadowing)

The effects of daylight in respect to other properties have been addressed satisfactorily. Further discussion follows below.

### **LBTH Highways**

- 6.4 No car parking is proposed in this development. The PTAL is 5 for this area and no car parking is acceptable. The cycle provision of 66 spaces is appropriate for the development use.

There will be works to the public highway surrounding the site. These works will be carried out by the Council, under a S278 agreement, and at the developers cost. There may be additional paved areas which may be adopted as public highway and a S177 licence may be required.

The development of 132 student bedrooms will be subject to a S106 car free agreement. A Green Travel Plan will be required and a Plan co-ordinator appointed.

### **Greater London Authority (Statutory Consultee)**

- 6.6 No comments received.

(OFFICER COMMENT: This application is still referable to the GLA as the original application submitted was above 30m in height. The GLA has confirmed that although the amended plans received for this scheme are below the GLA referable threshold, they should still respond to the application based upon the originally submitted scheme.)

### **TfL (Statutory Consultee)**

- 6.7 Car Parking

The 'car free' approach for this development and the proposed legal agreement to prevent students from applying for residents parking permits on the surrounding streets are noted and supported. Nevertheless, it is expected that relevant monitoring arrangements and mitigation measures should be put forward and included as part of the Travel Plan (see point on Travel Plan below).

### Travel Plan

There is no mention of a Travel Plan in the Transport Assessment. TfL would like to see a green Travel Plan being submitted, detailing how sustainable travel to and from the proposed development will be promoted. This should be secured, monitored and reviewed as part of the Section 106 agreement. TfL now expects all referable planning applications to be accompanied by a Travel Plan as part of its commitment to implementing travel demand management measures.

### Roads

With regard to the likely traffic impacts during the construction period, consultation should take place with TfL on the routing and the hours that construction vehicles would be allowed to access the site.

## Pedestrians

Part of this development includes the improvement of the footways that run adjacent to the site on King David Lane and Juniper Street. If the proposed improvement work extends beyond the back of the footway line onto the public highway, a Section 278 Agreement will be required and the material used needs to be consistent with that of the TLRN footway.

## Cycle Parking

A total of 66 secure cycle parking spaces are proposed in the lower ground floor via a ramp from Juniper Street. TfL supports this level of provision and considers it in line with TfL's Cycle Parking Standards which suggests a level of 1 space per 2 students for all student accommodation developments.

## **Thames Water**

- 6.8 No objections raised to the proposed development subject to the application of an informative requiring consideration of minimum pressure flow rates in the design of the proposed development.

## **Crime Prevention Officer**

- 6.9 No comments received

## **English Heritage (Archaeology) (Statutory Consultee)**

- 6.10 No objections subject to conditions relating to site investigation prior to the commencement of development.

## **7. LOCAL REPRESENTATION**

- 7.1 A total of 179 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. [The application has also been publicised in East End Life and on site.] The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses:	48	Objecting:	48	Supporting:	0
Petitions received	1	Objecting:	1	Supporting:	0
			(27 Signatures)		

- 7.2 The following groups/ societies made representations:

- Glamis Estate Tenants and Residents' Association

- 7.3 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:

- Loss of sunlight and daylight to neighbouring properties
- Increased wind effect
- Dust and detritus during construction
- Additional strain on parking close to the development site
- An increase in traffic noise will result
- The proposed development is too dense for the site
- Accommodation will not be monitored and rooms will be let to non-students
- Proposed building is intimidating and overwhelming

- Too many high rise buildings in the area
- Proposed height of the building contrasts with surrounding area
- The proposed building will impact on the setting of St Paul's church
- Health, safety and fire risk will increase as a result of this development
- Loss of privacy as a result of overlooking
- Additional noise and disturbance caused by student residents
- Additional traffic congestion
- Loss of TV reception

7.4 The following issues were raised in representations, but they are not a material to the determination of this application:

- Loss of property values as a result of this building
- Students do not fit in with the local community
- Students contribute nothing to local taxes and are transient with no vested interest in the local community
- The redevelopment will exacerbate social, political, racial, religious and economic tensions

## 8. MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Committee must consider are:

1. Acceptability of an increase in the amount of student housing in this location
2. Design and height of proposed building – including density
3. Impact on the amenity of the adjacent area, including sunlight, daylight, noise and loss of privacy of surrounding properties
4. Energy efficiency and sustainability

### Student housing

- 8.2 Policy HSG14 states that the Council will seek to encourage the provision of housing to meet the needs of residents with special housing needs. It goes on: *“Such housing should be appropriately designed and suitably located”*.
- 8.3 Paragraph 5.29 states that the Council will consider student housing in a variety of locations providing there is no loss of permanent housing or adverse environmental effects. It also notes: *“Additional provision could release dwellings elsewhere in the Borough in both the public and the private rented sector”*.
- 8.4 Policy CP24 of the draft LDF Core Strategy and Development Control DPD issued in November 2006 states that the Council will promote special needs and specialist housing by focusing purpose built student housing ... *“in close proximity to the London Metropolitan University at Aldgate.”*
- 8.5 London Plan policy 3A.22 states that the Mayor will ensure that the needs of the education sector are addressed and will support the provision of student accommodation, subject to other policies contained in the London Plan.
- 8.6 The draft Core Strategy notes that student housing should be focused around the Borough's existing higher educational establishments or within close proximity, being 5 minutes walking distance, from London Metropolitan University. The site is between Limehouse DLR and Shadwell DLR and Tube stations. It is estimated to be approximately 20 mins walk from the LMU at Aldgate. Relatively easy public transport access is available via the DLR, Tube and buses along Commercial Road. Towards Aldgate/Whitechapel).

- 8.7 From a strategic perspective, there is a shortage of student accommodation across London. However, the London Plan provides no indication as to the most appropriate locations for student accommodation. The adopted UDP, whilst not specifically identifying any specific area as appropriate for student housing, is flexible in its approach. The London Plan indicates that there is strong demand for student housing across London as a whole.
- 8.8 As this site is already used for student housing and as such the principle of this use has been established. What is under consideration in this case is the impact of the uplift of 40 bedrooms over and above the current level of student accommodation on site and the resultant impacts of the new building. The adopted UDP and the London Plan provide strategic support for student housing within the Borough. The uplift in the amount of student housing is supportable in principle, subject to all other aspects of the development being acceptable.

### **Height, Density and Scale**

- 8.9 The building has a tower element to the southern side of the site which is 11 storeys high at its highest point (28m above ground level), and will step down to the north of the site to a height of 6 Storeys. (16m above ground level) UDP Policy DEV6 specifies that high buildings may be acceptable subject to considerations of design, siting, the character of the locality and their effect on views. Considerations include, overshadowing in terms of adjoining properties, creation of areas subject to wind turbulence, and effect on television and radio interference. Policy DEV27 of the draft LDF Core Strategy states that tall buildings may be acceptable subject to a number of criteria
- 8.10 The proposal satisfies the relevant criteria of UDP Policy DEV6 and draft LDF Policy DEV27 as follows:
- The architectural quality of the building is considered to be of a high design quality and the design is sensitive to the context of the site;
  - With regard to the impact on St Pauls Church; Council conservation and design officers have been involved in the redesign of the development to minimise the impact on the setting of this Grade II listed building;
  - The building contributes to an appropriate skyline, but is not dominating in terms of height when compared with other buildings in the immediate vicinity;
  - The scheme meets the standards of sustainable construction and resource management;
  - The scheme meets the Council's requirements in terms of micro-climate;
  - Appropriate planning obligations are included to mitigate the impact of the development on the existing social facilities in the area;
  - The proposal satisfies the Council's requirements in terms of impact on privacy, amenity and overshadowing;
  - Impacts on the telecommunications and radio transmission networks can be mitigated via an appropriate clause in the S106 agreement;
  - The transport capacity of the area now and in the future is appropriate. TfL and the Council's Highways Authority have concluded that the transport assessments submitted satisfy the Council's requirements (including the cumulative impact) and the proposed density is appropriate in this location;
  - As discussed above, the use proposed is considered appropriate. The Council's urban design officer has recommended that a landscape plan for the courtyard, the roof terraces and ground floor public realm improvements be conditioned to ensure that the development contributes to its surroundings at street level.

### **Design and External Appearance**

- 8.11 Policy Dev 2 of the UDP states that all development proposals should:
1. Take into account and be sensitive to the character of the surrounding area in terms of design, bulk, scale and the use of materials;
  2. Be sensitive to the development capabilities of the site, not result in over-development or



poor space standards; be visually appropriate to the site and its setting;

3. Normally maintain the continuity of street frontages, and take account of existing building lines, roof lines and street patterns; and

6. Include proposals for the design of external treatments and landscaping.

- 8.12 Policy Dev 2 of the Core Strategy and Development Control DPD requires that all new development is required to be designed to the highest quality standards, incorporating principles of good design, including (amongst others):
- a) taking into account and respecting the local character and setting of the development site, including the surrounding:
    - i. scale, height, mass, bulk and form of development;
    - ii. building lines and setbacks, roof lines, streetscape rhythm and other streetscape elements;
    - iii. building plot sizes, plot coverage and street patterns;
    - iv. design details and elements;
    - v. building materials and external finishes;
  - i) creating visual interest in the urban environment, including building articulation;
  - k) ensuring the use of high quality building materials and finishes;
  - l) ensuring development is designed to be easily adaptable to different uses and the changing needs of users; and
  - m) ensuring the internal design and layout of development maximises comfort and usability for occupants and maximises sustainability of the development, including through the provision of adequately sized rooms and spaces.
- 8.13 The proposal has been assessed by the Council's conservation and design team who note that the design proposal has been negotiated after number of revisions and the current proposal will provide high quality student housing.
- 8.14 To this end, the proposal takes into account and respects the local character and setting of the development site, through:
- the provision of a scale and form of development that it appropriate for this area;
  - a strong building form within the streetscape that provides definition to the block upon which it is located;
  - an appropriate density for this location;
  - a new landscaped courtyard area and streetscene and public realm improvement opportunities along King David Lane;
  - conditions requiring details of building materials and external finishes; and
  - a design that has the ability to link into future redevelopment of a group of garages to the immediate south of the site, as well as any upgrade of the Glamis Estate
- 8.15 On the basis of the above, the proposal satisfies the requirements of both the adopted UDP and emerging LDF and is acceptable.

### **Amenity impacts**

- 8.16 Overlooking  
Concerns have been raised with regard to the overlooking by the proposed student accommodation, particularly with regard to the Glamis estate which is located to the east and north of the site. Concern is raised regarding the 6<sup>th</sup> and 8<sup>th</sup> floor outdoor rooftop terrace located on the podium and windows to habitable rooms that overlook the residential estate.
- 8.17 The estate buildings are located to the rear of the proposed development (east) and to the side facing onto King David Lane. A series of two storey terrace-style buildings are arranged in a horseshoe with rear gardens facing John Bell House. The closest building (7 Juniper St) is two storeys in height and located 10m to the north across Juniper Street. No windows in the existing estate building face Juniper Street. The larger estate building fronts onto Cable Street to the north and is at least 35m from the existing John Bell House.

- 8.18 The 7 dwellings arranged around the horseshoe have inward-facing rear gardens. It is acknowledged there is some potential to overlook these rear open spaces from the new development. However, the distances between the edge of the proposed development and these gardens range between 11m and approx 25m, when viewed obliquely. The overlooking from proposed windows is no different from that already experienced from the existing student housing building.
- 8.19 The distance from the 6<sup>th</sup> floor outdoor terrace to these rear gardens ranges from 20m to approx 32m as it is set back from the northern elevation some 7m. Hence, the design and location of the of the roof terraces is such that a satisfactory distance is maintained between occupiable spaces.
- 8.20 This separation distance is satisfactory and complies with the Council's SPG for housing developments that requires an 18m separation distance between dwellings that back directly onto each other. Further, a condition will be added to any planning permission restricting the hours of usage for the roof terraces.

#### Daylight /Sunlight Access

- 8.21 Daylight is normally calculated by two methods - the vertical sky component (VSC) and the average daylight factor (ADF). The latter is considered to be a more detailed and accurate method, since it considers not only the amount of sky visibility on the vertical face of a particular window, but also window and room sizes, plus the rooms use.
- 8.22 The change in sky visibility or VSC method only provides an indication as to whether there will be changes in lighting levels. It does not necessarily reveal whether the predicted quantity and quality of light is adequate, following the construction of a new development. However, the ADF method provides a means for making such an analysis. A VSC reading of less than 27% would normally be of concern to planners.
- 8.23 Sunlight is assessed through the calculation of what is known as the annual probable sunlight hours (APSH). This method of assessment considers the amount of sun available in the summer and winter, for each window within 90 degrees of due south or, in other words, windows that receive some direct sunlight.
- 8.29 Glamis Estate – Existing VSC (Vertical Sky Component) readings for the six most affected units in the Glamis estate showed that all except one window (Window W4 in Unit 6) had higher than average VSC readings than would otherwise be expected in an urban setting such as this. The window in unit 6 had a proposed VSC reading of 24%, which is under the accepted reading for urban settings. However, it is noted that the proposed development actually *increases* the VSC reading from an existing 22.3% to 24%.
- 8.30 The proposed design of the north elevation extends up six floors with the elevation set back as it progresses to the south. At effectively the lowest level to the elevation facing the development to the Glamis estate, the daylight readings at first floor level indicate compliance with the relevant VSC standards. Of the six closest windows on the first floor, five exceed the 27% VSC requirement whilst the sixth window is slightly less than this. As noted above, however, this window actually increases the potential for this window to receive light. The light access when compared with the existing situation is acceptable given the urban context of the immediate area.
- 8.31 In summary, the quality of light available within nearby properties will either be close to the existing or at a reasonable level assuming rooms are to be used as habitable rooms. On the basis that the quality of light remaining is close to British Standard BS8206 Part II, it has been concluded that the light levels are reasonable.

### Sunlight Results

- 8.31 Glamis Estate – Due to the separation distance and location of the development, windows facing John Bell House will not lose more than 20% of their Annual Probable Sunlight Hours (APSH) and the resultant summer sunlight has been assessed independently as being within BRE recommendations. It is again considered that the resultant level of sunlight (between a half and three quarters of the ideal criteria) is reasonable for an urban location. Many of the windows already receive a low level of sun and the proposal will leave a similar amount. As such, it is not considered that a reason for refusal on loss of sunlight grounds could be justified relating to this building. Other windows will not be affected as they are not west or south facing, or higher in the building.

### Daylight and Sunlight Conclusions

- 8.32 BRE guidelines state clearly that different light criteria is often appropriate in urban centres, as compared to more suburban environments. The quality of the remaining light to adjacent residential properties would not be unacceptable or unusual for this urban location. On balance, the proposal is considered acceptable by Council officers, following detailed consideration of the applicant's light study.

### Noise

- 8.33 Internally: A noise impact assessment has been undertaken by the independent consultants WSP. They have determined that the site is suitable for residential development on the assumption that that sufficient noise mitigation is incorporated into the building façade.
- 8.34 In order to control external noise intrusion from The Highway, the applicant has placed appropriate glazing systems in windows facing those noise sources so that the relevant British Standard (BS8233 internal noise levels in habitable rooms) can be achieved. This will enable the achievement of an appropriate level of amenity for future inhabitants of the scheme.
- 8.35 Externally: Subject to conditions restricting noise and discharge from any new plant proposed on this site, it is not considered that any unacceptable impact will be created. Furthermore, subject to conditions controlling the usage of the outdoor terrace area on the 6<sup>th</sup> and 8<sup>th</sup> floors, the proposed terraces are unlikely to materially affect the amenity of adjacent residents in terms of noise and disturbance.
- 8.36 Whilst some residents consider that the proposal could result in the exacerbation of noise from the 24/7 usage of the site by students, it is difficult to see how such a contention could reasonably be justified given that the site already accommodates student accommodation. As such, a reason for refusal based on these grounds could not be sustained.
- 8.37 Officers understand that the size of the proposed development creates concern about construction noise, debris from the site and traffic. In these circumstances, the Planning Department proposes to include a condition ensuring a stringent construction environmental management plan to this scheme to minimise noise and disturbance to nearby residents caused by construction noise, debris and traffic.

### Conclusion

- 8.38 It is considered that the proposal complies with Policy DEV2 of the UDP which seeks to ensure that adjoining buildings are not adversely affected by loss of privacy, excess noise or a material deterioration of their daylighting and sunlighting conditions.

### **Energy Efficiency**

- 8.39 Policy SEN3 of the Draft Core Strategy Document requires that all new development should incorporate energy efficiency measures. The proposal includes a south facing array of solar panels to enhance domestic hot water generation. The proposal is generally consistent with the London Plan energy policies and an appropriate condition will be included to ensure the

implementation of the proposed renewable energy measures.

### **Access**

- 8.40 Policy HSG8 of the UDP requires the Council to negotiate some provision of dwellings to wheelchair standards and a substantial provision of dwellings to mobility standards –this should also extend to student housing. To this end a condition will be added to an approval requiring the scheme comply with the Building Regulations.

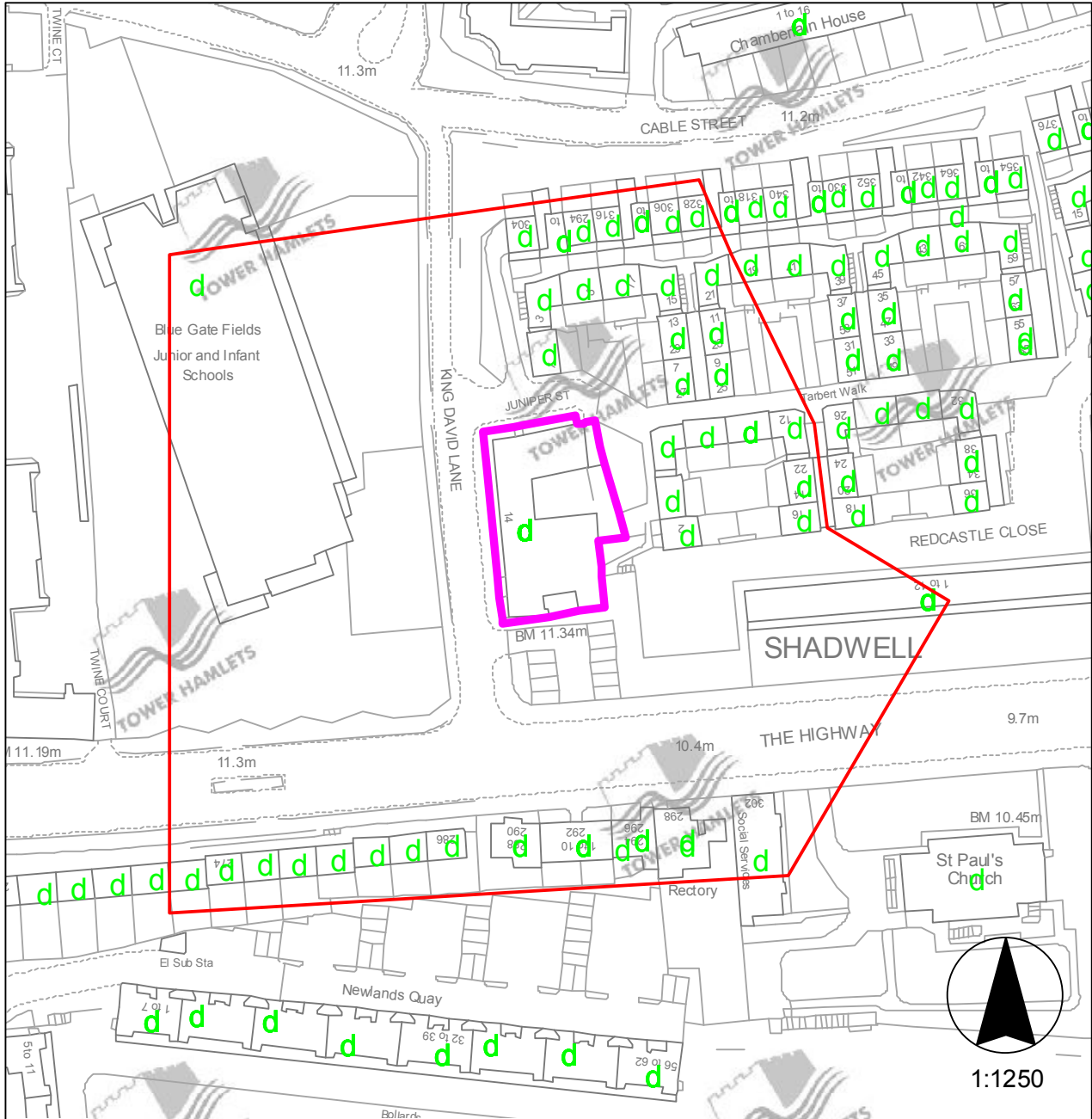
### **Other Planning Issues**

- 8.41 In response to concerns raised in submissions, the following issues not mentioned in previous discussion are considered:
- Increased wind effect – It is not expected that the proposal will result in an increase in wind turbulence
  - Dust and detritus during construction – The applicant is required to submit a Construction management plan to be assessed by Council Environmental Health Officers.
  - This building will set a precedent for other tall buildings in the vicinity – All applications are assessed on their own merits.
  - Additional residents will be additional strain on local services – Development Contributions are sought to reduce the impact on local services.
  - Additional noise and disturbance caused by student residents – a management plan will be submitted for the student component of the development. This will be assessed by Council officers
  - Sense of enclosure from proposed development – there is no evidence that any sense of enclosure will occur from the design of the development and the layout of the surrounding estate
  - Property values will decrease – Not a relevant planning matter
  - Students have no vested interest in the local community - Not a relevant planning matter
  - TV reception will be interrupted - Mitigation measure can be required by way of condition to ensure minimal impact on TV reception
  - The redevelopment will exacerbate social, political, racial, religious and economic tensions – There is no evidence that a redevelopment providing 42 more student bedrooms on a site currently used for student housing will affect the abovementioned.

### **Conclusions**

- 8.6 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.

# 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 Stationary Office © Crown Copyright. London Borough of Tower Hamlets LA086568