

LONDON BOROUGH OF TOWER HAMLETS**STRATEGIC DEVELOPMENT COMMITTEE**13th March 2014

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal / Title
5.	n/a		Planning policy and guidance update
5.1	PA/13/1455 and PA/13/1456	Land Bounded By Park Place, Westferry Road & Heron Quay Road, (Newfoundland) London	Erection of a 58 storey and linked 2 storey building with 3 basement levels to comprise of 568 residential units (use class C3), 7 ancillary guest units (use class C3), flexible retail use (use class A1-A4), car and cycle parking, pedestrian bridge, alterations to deck, landscaping, alterations to highways and other works incidental to the proposal.
5.2	PA/13/1656	Former Job Centre Plus, 307 Burdett Road, London	<p>Minor Material Amendments to Planning Permission ref: PA/09/214 dated 17 May 2011 for the redevelopment of the site involving the erection of a part 6 and part 11 storey building and lower ground floor level adjacent to Limehouse cut to provide 56 residential units, 658 square metres of commercial floorspace (Use Classes A1/A3 and A4) at ground and lower ground floor level, cycle parking, amenity space and other associated works.</p> <p>Proposed amendments:</p> <ol style="list-style-type: none">1. internal rearrangement of the consented building resulting in a reduction in units to 422. internal rearrangement to amend the proposed employment floorspace at ground floor to provide child play space for the residential units
5.3	PA/13/02338	27 Commercial Road and 29-37 Whitechurch Lane, London E1 1LD	Demolition of existing buildings and creation of a development, of a part 19 / part 21 storey hotel, comprising 269 bedrooms and associated bar and restaurant facilities, with one disabled parking space (on site), 24 cycle parking spaces at basement and ground level and a service/drop off bay off Whitechurch Lane.

Agenda Item number:	5
Title:	Planning policy and guidance update

National Planning Practice Guidance (NPPG)

1. On 6 March 2014 the Department for Communities and Local Government (DCLG) published National Planning Practice Guidance (NPPG) which brings together planning practice guidance for England in an accessible and usable way.
2. The NPPG replaces and updates planning guidance previously contained in a number of topic based Government Circulars, technical notes and annexes to former Planning Policy Statements or Guidance. The NPPG sits alongside the National planning policy Framework (NPPF) published in 2012. The NPPG is not planning policy but it does explain how to implement policy or interpret legislation and is therefore a material consideration.
3. The recommendations on this committee's agenda have been reviewed in the light of the NPPG publication and officers are satisfied that this does not introduce any further material considerations or alter the nature of the recommendations set out in the reports.

Draft further alterations to the London Plan 2014

4. On 15 January 2014, the London Mayor published Draft Further Alterations to the London Plan (FALP) for a twelve week period of public consultation. The FALP have been prepared primarily to address key housing and employment issues emerging from an analysis of census data released since the publication of the London Plan in July 2012, and which indicate a substantial increase in the capital's population.
5. The Council is preparing its response to the FALP. In terms of decision making the draft alterations should be afforded some limited weight, but only the minimum weight in relation to the adopted policies.
6. The recommendations on this committee's agenda have been reviewed in the light of the draft FALP publication and officers are satisfied that this does not introduce any further material considerations or alter the nature of the recommendations set out in the reports.

Recommendation

7. That the Committee notes the advice set out above.

Agenda Item number:	5.1
Reference number:	PA/13/01455 & 1456
Location:	Land Bounded By Park Place, Westferry Road & Heron Quay Road, (Newfoundland) London
Proposal:	Erection of a 58 storey and linked 2 storey building with 3 basement levels to comprise of 568 residential units (use class C3), 7 ancillary guest units (use class C3), flexible retail use (use class A1-A4), car and cycle parking, pedestrian bridge, alterations to deck, landscaping, alterations to highways and other works incidental to the proposal.

1.0 ADDITIONAL CORRESPONDANCE

- 1.1 A letter has been received from Poplar Harca confirming that they have been working very closely with the developer on the design of Burdett Road and Barchester Street and are fully supportive of the housing mixes on these sites. In their opinion these schemes will form a very useful addition to the housing stock in Poplar. They are also very supportive of the internal playspace in the Burdett Road scheme, as it would provide much needed amenity space.

2.0 ERROR/CLARIFICATION

- 2.1 There is an error at paragraph 9.112 on page 49. The total number of habitable rooms which 6% would provide is not 126 social rented rooms and 54 intermediate rooms. The total habitable rooms would be approximately 84 which when split 70:30 would 58 social rented habitable rooms or 26 intermediate habitable rooms. For information, 58 social rented units could provide 30 x 1 bed units or 14 family units. 26 intermediate units could equate to 13 x 1 beds or 9 x 2 beds.
- 2.2 A paragraph 9.154 the sentence should read "The occupants of Burdett Road and Barchester Street would have access to eight public open spaces within 800m of the site including Mile End Park (in the case of Burdett Road)"
- 2.3 There is an error at paragraph 9.201 on page 66. Berkley Tower and Hanover House are 240m away, not 140m as reported

3.0 RECOMMENDATION

- 3.1 Officers' recommendation remains as set out in the committee report

Agenda Item number:	5.2
Reference number:	PA/13/01656
Location:	Former Job Centre Plus, 307 Burdett Road, London
Proposal:	<p>Minor Material Amendments to Planning Permission ref: PA/09/214 dated 17 May 2011 for the redevelopment of the site involving the erection of a part 6 and part 11 storey building and lower ground floor level adjacent to Limehouse cut to provide 56 residential units, 658 square metres of commercial floorspace (Use Classes A1/A3 and A4) at ground and lower ground floor level, cycle parking, amenity space and other associated works.</p> <p>Proposed amendments:</p> <ol style="list-style-type: none"> 1. internal rearrangement of the consented building resulting in a reduction in units to 42 2. internal rearrangement to amend the proposed employment floorspace at ground floor to provide child play space for the residential units

1.0 REMOVAL OF CONDITION

- 1.1 Condition 21 within the recommendation requiring all three and four bedroom units to have a separate kitchen area was added in error. The majority of family sized units do have separate kitchens, however five have a combined space (albeit with an element of division). To require separate kitchens would compromise the space within these units and a more satisfactory solution is to allow these to remain open plan. There is no longer a policy requirement for separate kitchens.

2.0 RECOMMENDATION

- 2.1 Officers' recommendation remains as set out in the committee report

Agenda Item number:	5.3
Reference number:	PA/13/02338
Location:	27 Commercial Road and 29-37 Whitechurch Lane, London E1 1LD
Proposal:	Demolition of existing buildings and creation of a development, of a part 19 / part 21 storey hotel, comprising 269 bedrooms and associated bar and restaurant facilities, with one disabled parking space (on site), 24 cycle parking spaces at basement and ground level and a service/drop off bay off Whitechurch Lane.

1 CLARIFICATION AND CORRECTIONS

- 1.1 The Strategic Development Committee is requested to note the following clarifications and corrections to the report circulated with the agenda.
- 1.2 Page 1 of the Committee report
- Drawing nos. for approval should include 'P1' suffix and dated February 2014.
 - The 'Community Involvement Statement' listed is actually called 'Statement of Consultation'.
 - The applicant is 'Reef Estates (Aldgate) Ltd'.
- 1.3 Paragraph 8.4 of the Committee report refers to 16 letters of support. The Committee is advised that the Council has received a total of 49 letters of support. 48 are standard letters signed by different individuals.
- 1.4 Paragraph 9.4 of the Committee report refers to the existing buildings being fully let which is incorrect. Seven of the thirteen individual units are currently vacant.
- 1.5 Clarification of paragraph 9.32 of the Committee report - there is now a pending planning application for Beagle House which comprises a 24 storey mixed-use development comprising 1,287sqm of retail/commercial space, and 320 new flats (PA/14/0255).
- 1.6 Clarification of paragraph 9.216 (second bullet) - There is one existing business that has not lined up alternative premises.
- 1.7 The committee report at paragraph 3.2 and 9.232 to be amended. The correct total of financial contributions to be secured through planning obligations is £809,636. This reflects a correction to the standard 2% monitoring fee which should be £15,882. The remaining heads of terms are unchanged.

2 RECOMMENDATION

- 2.1 Officer's recommendation remains as per the original report subject to the amendments set out in Section 1 of this Update Report.

