

<b>Committee:</b> Strategic Development Committee	<b>Date:</b> 25 <sup>th</sup> September 2014	<b>Classification:</b> Unrestricted	<b>Agenda Item Number:</b>
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<b>Report of:</b> Director of Development and Renewal	<b>Title:</b> Town Planning Application
<b>Case Officer:</b> Iyabo Johnson	<b>Ref No:</b> PA/13/02722
	<b>Ward:</b> St. Peters

## 1. APPLICATION DETAILS

<b>Location:</b>	Peterley Business Centre, 472 Hackney Road London
<b>Existing Use:</b>	Retail (A1, A3), Business (B1)
<b>Proposal:</b>	Demolition of existing building and phased redevelopment of the site to provide a residential led mixed use development, comprising the facade retention and extension to the former Duke of Cambridge public house, erection of part 7 to 10 storey building on Clare Street and erection of part 4 to 12 storey building on Hackney Road/ Clare Street, all to provide 217 dwellings and 1521 sqm of commercial space falling within use classes A1, A2, A3, A4, B1, D1 and/or D2, plus disabled car parking spaces, cycles parking, refuse/recycling facilities and access together with landscaping including public realm, communal and private amenity space.
<b>Drawing No:</b>	See Appendix 1
<b>Documents:</b>	See Appendix 1
<b>Applicant:</b>	Heath Holdings Limited
<b>Ownership:</b>	Multiple owners (see Appendix 2)
<b>Historic Building:</b>	Duke of Cambridge Public House (non-designated)
<b>Conservation Area:</b>	Hackney Road Conservation Area (Duke of Cambridge PH and surrounds)

## 2. EXECUTIVESUMMARY

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 adopted Core Strategy (2010), Managing Development Document (2013), the London Plan (2013) and national planning policy and guidance, along with all other material considerations and has found that:

2.2 The proposal is for the demolition of the existing Peterley Business Centre and the

residential led mixed use redevelopment of the site to provide 217 new homes and 1521sqm of commercial floorspace. The site also includes the Duke of Cambridge Public House. The application proposes a two storey rear and roof extension to the Public House and its conversion from use class A4 to C3 (residential).

- 2.3 It is considered that the proposed mix of uses, including active commercial uses at ground level and residential uses on the upper floors accords with adopted policy and the proposals are therefore considered acceptable in land use terms. The proposed development has a high residential density of 1104hr/ha, which exceeds the 650 – 1100hr/ha density range set out in the London Plan. However, officers consider that the proposals do not exhibit the adverse symptoms of overdevelopment and that the proposed density level is acceptable in this instance.
- 2.4 The proposed development would provide 32.4% affordable housing by habitable room, including intermediate units and affordable rented units that are to come forward at the Council's preferred blended rent targets for the E2 postcode area. Whilst this provision falls short of the Council's minimum requirements, independent viability testing has demonstrated that the scheme has maximised the amount of affordable housing it can viably provide. In addition, the scheme will deliver an appropriate mix of unit sizes across the tenures and provides a high standard of residential accommodation in terms of unit sizes, layouts, provision of private and communal amenity space and the delivery of 10% wheelchair accessible homes, in accordance with adopted policy.
- 2.5 In terms of building heights, it is considered that the proposed 12 storey element of the building is appropriate in terms of the site's local context, located within a neighbourhood centre and adjacent to Cambridge Heath Railway station. In addition, the proposed building would be of high architectural quality, including a curved building with tapering roofs, a high quality material palette and have high quality landscaping and public realm. In addition, the scheme will secure the refurbishment and retention of the historic façade of the Duke of Cambridge Public House and a sensitive, well designed glazed and brick extension.
- 2.6 In terms of impacts on surrounding amenity, it is noted that the proposal would result in a noticeable reduction in daylight and sunlight to some neighbouring properties. The submitted Daylight and Sunlight Assessment has been independently reviewed and officers consider that on balance, these impacts are not so severe so as to warrant a reason for refusal in this instance, given the residual light levels and the central urban context of the site and its surroundings. In addition, whilst the daylight levels in some of the proposed habitable rooms on the lower floors of the building will be below guideline levels, overall it is considered that the proposals are acceptable in daylight and sunlight terms.
- 2.7 The application site benefits from good access to public transport, with a Public Transport Accessibility Level (PTAL) of 6. Accordingly, if planning permission were to be granted it is recommended that the development be secured as 'car free', save for the provision of 22 disabled parking spaces which will be provided on site. In addition, a policy compliant quantum and layout of cycle parking facilities would be provided, which is supported. Adequate segregated waste storage facilities would also be provided on-site.
- 2.8 The associated legal agreement would secure an appropriate package of Section 106 obligations, in accordance with the Council's Planning Obligations SPD (2012), and includes financial contributions. The proposal has been subject to independent viability testing which has confirmed that the scheme has maximised its viable

potential in terms of its provision of affordable housing and Section 106 contributions.

### 3. RECOMMENDATION

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

The prior completion of a **legal agreement** to secure the following planning obligations:

#### 3.2 Financial Contributions

- (a). Construction phase skills and training: £25,807
- (b). End phase skills and training: £1,136
- (c). Ideas stores: £17,100
- (d). Leisure facilities: £56,346
- (e). Health: £88,841.42
- (f). Smart travel: £2,019
- (g). Public open space: £108,528
- (h). Streetscene and the built environment: £127,836
- (i). Primary and Secondary schools: £203,364
- (j). Monitoring fee: £13,073.60

#### 3.3 Non- Financial Contributions

- (k). A commitment to provide 32.4% affordable housing by habitable room within the development comprised of 1 x studio, 4 x 1-bed, 12 x 3-bed intermediate (shared ownership) units and 1 x 1-bed, 7 x 2-bed and 24 x 3-bed and 1 x 4-bed affordable rented units at Tower Hamlets preferred blended rents.
- (l). Secure a permit free agreement to prevent future residential occupiers from applying for on-street parking permits.
- (m). 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.
- (n). 11 NVQ Level 2 Apprenticeships during construction phase
- (o). Code of Construction Practice
- (p). Travel Plan
- (q). Public access to new public realm between Block B and Block A2
- (r). Viability review mechanism
- (s). Any other obligation(s) considered necessary by the Corporate Director Development and Renewal

3.4 That the Corporate Director Development & Renewal and the Service Head (Legal Services) are delegated power to negotiate and complete the legal agreement indicated above acting within normal delegated authority.

3.5 That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the following matters:

3.6 That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director of Development & Renewal is delegated power to refuse planning permission.

### **3.7 Conditions**

1. Time limit
2. Development to be carried out in accordance with the approved plans.
3. Samples and details and external materials
4. Full details of Landscaping
5. Details of the Combined Heat and Power (CHP) Systems
6. Development to comply with Lifetime Homes standards
7. Details of 10% wheelchair accessible units
8. Compliance with Energy Strategy
9. Submission of Code for Sustainable Homes certificates to demonstrate that the new build elements of the development achieve a minimum "Level 4" rating and that the units within the converted public house achieve "Level 3".
10. Submission of contamination remediation strategy
11. Construction Management Plan
12. Full details of the demolition, design and construction methodology, including full details of cranes, to be submitted.
13. Details of residential glazing to meeting 'good' standard of BS 8233
14. Details of noise insulation between residential and commercial areas
15. Details of plant machinery to meet LA90 – 10dB(A) noise requirement
16. All private forecourt/areas to be drained within the site and not into the Public Highway
17. Scheme of highway improvement works to be submitted to the relevant highways authorities including TfL.
18. Details of cycle parking
19. Delivery and Servicing Management Plan
20. Waste and recycling storage to be retained
21. Full details of the extent, design, construction and planting of the living roof
22. Post-completion noise testing
23. Secured by design accreditation
24. Details of NOx filters and mechanical ventilation

25. Details of bat survey
26. Details of bat and bird nesting boxes
27. Prevention of commencement of Block B (Phase 2) until Hazardous Substances Consent for Bethnal Green Gas Holder Station is revoked  
Any other condition(s) considered necessary by the Corporate Director Development & Renewal.

### **3.8 Informatives**

1. This development is to be read in conjunction with the S106 agreement.
2. The developer is to enter into a S278 agreement for works to the public highway.
3. The developer is to contact the Council's Building Control service.
4. Any other informative(s) considered necessary by the Corporate Director Development & Renewal.

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

### **Proposal**

- 4.1 The application proposes the demolition of the existing buildings within the Peterley Business Centre and the provision of a residential-led mixed use development comprising of the former Duke of Cambridge public house and two new blocks. A total of 217 new residential units would be provided together with 1521sqm of commercial space on the ground floor.
- 4.2 The application proposes the retention of the façade to the former Duke of Cambridge public house and the addition of a two storey rear and roof extension and the provision of six new flats (Block A1) all within the market sale tenure.
- 4.3 A new build block rising to between seven and nine storeys in height is proposed at the southern end of the site to the east of the converted public house (Block A1) and will provide 58 units in total (Block A2). All of units on the ground and first floors are within the affordable rent tenure (nine units in total). Wheelchair accessible parking together with refuse stores and cycle parking are located at basement level. The parking is accessed via a stair lift.
- 4.4 The third block (Block B) is the largest and has its main frontage on Hackney Road. The block encircles a podium level central communal open space and rises to 12 storeys at Hackney Road's junction with Clare Street and tapers down around the perimeter of the open space to 4 storeys at the Hackney Road frontage. Block B provides 154 residential units across a range of tenures and contains all of the schemes the commercial floor space which is to be provided across a flexible range of use classes. Parking and servicing is provided in an undercroft beneath the podium.
- 4.5 The residential element of Block B is accessed from a main entrance on the corner of Hackney Road and Clare Street. This entrance also provides access to the podium level open space. A secondary entrance into Block B is accessed via Cambridge

Crescent where some units are accessed via individual front doors. Block A2 is accessed via two entrances on the east and west elevations. Block A1 (the former public house) is accessed via an entrance at the south eastern corner of the building.

- 4.6 A pedestrian link road runs through the site connecting Clare Street to the Duke of Cambridge public house. This link road is adopted highway and will be stopped up to facilitate the delivery of this scheme with the ownership reverting to the developer.
- 4.7 The application site contains a second area of adopted highway that will also be stopped up. This lies adjacent to the Duke of Cambridge Public House and currently acts as a storage area. A dedicated children's play space would be provided here.

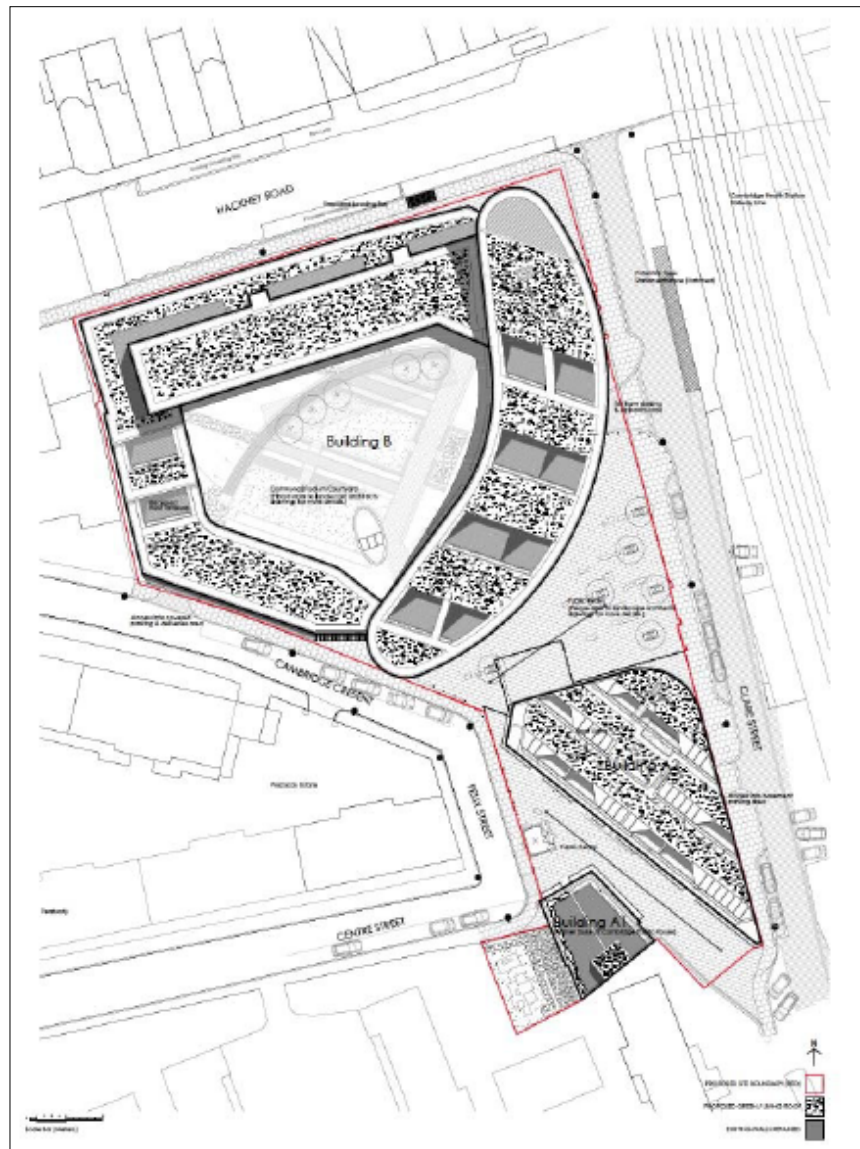


Figure 1: Proposed Masterplan layout

### Site and Surroundings

- 4.8 The site is located at the junction of Hackney Road and Clare Street. The site is

bound to the east by Clare Street and to the south west by Cambridge Crescent. Cambridge Heath Station lies to the immediate east with the railway viaduct running parallel to Clare Street.

- 4.9 The site currently comprises the Peterley Business Centre, a low rise, low density Business Park built in the 1980s. The units are of red brick construction and are lacking in any architectural merit.
- 4.10 The Business Centre is formed of two main elements. The first part fronts Hackney Road and comprises nine, two storey retail units, with first floor ancillary storage. The retail units are terraced but separated by a gated vehicular entrance. The second element is accessed from the gated entrance on Hackney Road but comprises of 11 single storey light industrial units located in the southern part of the complex. These units are occupied by either light industrial/garment manufacturing businesses, studio type uses and motor repairs.
- 4.11 The units are arranged around a central shared yard/car park. This area also provides access to the shops fronting Hackney Road.
- 4.12 The Hackney Road Conservation Area abuts the site to the north along Hackney Road and to the south west along Cambridge Crescent. The Conservation Area is characterised by Victorian and Regency terraces of 2, 3 and 4 storeys on the northern and southern sides of Hackney Road.
- 4.13 To the south west of the site, the Conservation Area includes the Peabody Estate and the Duke of Cambridge public house. The Peabody estate comprises of seven blocks rising to 5 and 6 storeys set out in a triangular arrangement around the perimeter of a central courtyard
- 4.14 The site lies within the Health and Safety Executive's Consultation Zone owing to its proximity to the Bethnal Green Gas Holders which lie approximately 110m to the north-west of the site.

### **Planning History**

- 4.15 The following planning decisions are relevant to the application:

#### **472 Hackney Road**

- 4.16 **PA/84/00069 and PA/84/00203**  
Erection of 20 light industrial units

This application was approved 12 October 1984

#### **Duke of Cambridge Public House, 25 Felix Street**

- 4.17 **PA/98/01406**  
Three storey extension to existing building, and conversion into three flats.

A resolution to grant planning permission was made at the Council's development committee on 28 January 1999. However, the Section 106 legal agreement was never completed and the application was removed from the statutory register on 5 June 2004.

- 4.18 **PA/00/00177**

Change of use to a single dwelling

This application was approved on 13 March 2000.

**4.19 PA/01/00744**

Redevelopment to provide part three, part four storey building comprising 11 flats, including stopping up of part of the public highway.

A resolution to grant planning permission was made at the Council's development committee on 6 February 2002. However, the Section 106 legal agreement never completed and the application was removed from the statutory register on 15 May 2007.

**4.20 PA/00/01615**

Change of use and conversion of the building into a 12 bedroom hotel and the erection of the two storey rear extension and cycle rack provision for 12 bicycles.

This application was approved on 28<sup>th</sup> February 2001.

**4.21 PA/06/00217**

Renewal of Planning Permission ref. PA/00/01615 dated 28<sup>th</sup> February 2001 for change of use from public house to a 12 bedroom hotel along with the erection of a two storey rear extension and cycle rack provision for 12 bicycles.

This application was approved on 17<sup>th</sup> February 2006

**5. POLICY FRAMEWORK**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that the determination of a planning application must be made in accordance with the plan unless material considerations indicate otherwise.

5.2 For details of the status of relevant development plan policies see the front sheet for "Planning Applications for Determination" agenda items. The following policies are relevant to the application:

**Government Planning Policy Guidance/Statements**

National Planning Policy Framework (2012)

Technical Guidance to the National Planning Policy Framework (2012)

National Planning Policy Guidance

**Spatial Development Strategy for Greater London (London Plan) (2013)**

- 3.1 Ensuring equal life chances for all
- 3.2 Improving health and addressing health inequalities
- 3.3 Increasing housing supply
- 3.4 Optimising housing potential
- 3.5 Quality and design of housing developments
- 3.6 Children and young people's play and informal recreation facilities
- 3.7 Large residential developments
- 3.8 Housing choice
- 3.9 Mixed and balanced communities
- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.12 Negotiating affordable housing on individual private and mixed use schemes



- 3.13 Affordable housing thresholds
- 5.1 Climate change mitigation
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.5 Decentralised energy network
- 5.7 Renewable energy
- 5.8 Innovative energy technologies
- 5.9 Overheating and cooling
- 5.10 Urban greening
- 5.13 Sustainable drainage
- 5.14 Water quality and wastewater infrastructure
- 5.15 Water use and supplies
- 5.16 Waste self-sufficiency
- 5.17 Waste capacity
- 5.18 Construction, excavation and demolition waste
- 5.21 Contaminated land
- 6.1 Strategic approach
- 6.3 Assessing effects of development on transport capacity
- 6.4 Enhancing London's transport connectivity
- 6.5 Funding Crossrail and other strategically important transport infrastructure
- 6.7 Better streets and surface transport
- 6.9 Cycling
- 6.10 Walking
- 6.11 Smoothing traffic flow and tackling congestion
- 6.12 Road network capacity
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.7 Location and design of tall and large buildings
- 7.8 Heritage assets and archaeology
- 7.9 Heritage-led regeneration
- 7.13 Safety, security and resilience to emergency
- 7.14 Improving air quality
- 7.15 Reducing noise and enhancing soundscapes
- 7.18 Protecting local open space and addressing deficiency
- 7.19 Biodiversity and access to nature
- 8.2 Planning Obligations
- 8.3 Community Infrastructure Levy

**Core Strategy Development Plan Document (September 2010) (CS)**

- SP02 Urban living for everyone
- SP03 Creating healthy and liveable neighbourhoods
- SP04 Creating a green and blue grid
- SP06 Delivering successful employment hubs
- SP05 Dealing with waste
- SP08 Making connected places
- SP09 Creating attractive and safe streets
- SP10 Creating distinct and durable places
- SP11 Working towards a zero-carbon borough
- SP12 Delivering placemaking and Implementation

## **Managing Development Document (April 2013) (MDD)**

DM0	Delivering Sustainable Development
DM1	Development within the Town centre hierarchy
DM3	Delivery homes
DM4	Housing standards and amenity space
DM9	Improving air quality
DM10	Delivering open space
DM11	Living buildings and biodiversity
DM13	Sustainable drainage
DM14	Managing waste
DM15	Local job creation and investment
DM20	Supporting a sustainable transport network
DM21	Sustainable transportation of freight
DM22	Parking
DM23	Streets and the public realm
DM24	Place-sensitive design
DM25	Amenity
DM26	Building heights
DM27	Heritage and the built environment
DM29	Achieving a zero carbon borough and addressing climate change

## **Supplementary Planning Guidance/Documents**

Planning Obligations Supplementary Planning Document, LBTH (2012)  
Housing Supplementary Planning Guidance, Mayor of London (2012)  
Hackney Road Conservation Area Character Appraisal and Management Guidelines, LBTH (2009)  
London View Management Framework Supplementary Planning Guidance, Mayor of London (2012)  
Greater London Authority Sustainable Design and Construction SPG (2014)  
Greater London Authority Planning Energy Assessment Guidance (2014)

## **6. CONSULTATION RESPONSE**

- 6.1 The views of the Directorate of Development & Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

### **LBTH Environmental Health (Noise and Vibration)**

- 6.3 No objections raised subject to conditions to prevent noise disturbance to residents from ground floor commercial uses.

*(Officer comment: The relevant conditions would be placed on any permission)*

### **LBTH Environmental Health Officer – Contaminated Land**

- 6.4 No objections raised subject to conditions securing submission of contamination risk assessment and verification report prior to commencement.

*(Officer comment: The relevant conditions would be placed on any permission)*

### **LBTH Environmental Health (Air Quality)**

- 6.5 No objections raised subject to conditions to secure mitigation measures and compliance with Clean Air Act (Chimney Heights Memorandum).

*(Officer comment: The relevant conditions would be placed on any permission)*

### **LBTH Transportation & Highways**

- 6.7 No objections were raised about the proposed parking and servicing arrangements. Similarly, no objections to the principle of stopping up areas of public highway running between Clare Street and Cambridge Crescent and adjacent to the Duke of Cambridge Public House were raised.

Conditions to secure details of cycle storage, the retention of the disabled parking bays in perpetuity and a Construction Management Plan.

*(Officer Comment: The relevant conditions would be placed on any permission)*

### **LBTH Crime Prevention Officer**

- 6.8 No comments received. However, the applicant has provided pre-application correspondence between the applicant and the Crime Prevention Officer. The Crime Prevention Officer made a number of suggestions and these have been incorporated into the final design.

*(Officer Comment: A condition requiring the submission of evidence of Secure by Design accreditation would be placed on any permission).*

### **LBTH Communities, Localities & Culture**

- 6.9 Communities, Localities and Culture note that the increase in population as a result of the proposed development will increase demand on the borough's open spaces, sports and leisure facilities and on the borough's Idea stores, libraries and archive facilities. In accordance with the Planning Obligations SPD, financial contributions should be secured for:

- Idea Stores, Libraries and Archives.
- Leisure Facilities.
- Public Open Space.
- Smarter Travel.
- Public Realm Improvements.

*(Officer comment: Section 106 contributions have been secured for these areas. These have been subject to viability testing).*

### **LBTH Waste Policy and Development**

- 6.10 No objections raised.

### **Transport for London**

- 6.11 To ensure that the proposed development complies with the transport policies in the London plan, the following matters should be addressed:

- An obligation for the applicant to enter into a section 278 agreement with TfL to improve the public realm
- Contributions towards the installation of wayfinding, 'Legible London' signs

- are required [£15,000]
- Provision of a Travel Plan to be secured
- Provision of a Delivery and Servicing Plan to be secured
- Provision of a Construction Logistics Plan to be secured
- Contributions towards the Mayoral CIL are required

These items should be secured via the appropriate planning conditions and obligations.

*(Officer comment: The relevant conditions would be placed on any permission. Section 106 financial contributions have been subject to viability testing. A contribution towards wayfinding signage has not been secured in this instance).*

### **London Fire & Civil Defence Authority**

- 6.12 Requirement for compliance with AD B5 with regard to Fire Brigade access and water supplies.

*(Officer comment: This has been noted and the information passed onto the applicant. Additionally, an informative to this effect would be placed on any permission.)*

### **Greater London Authority**

- 6.13
- The GLA does not have an objection to the principle of the residential-led mixed-use development of the site.
  - The re-provision of 71% of modern employment floorspace is supported and considered to be consistent with the emerging draft City Fringe Opportunity Area Planning Framework
  - Information relating to commercial rental assumptions should be provided to ensure marketability to SME sector
  - Information relating to accessibility of podium open space to residents of Block A2 should be provided
  - High densities are acceptable in principle given the location of the site within an Opportunity Area and adjacent to Cambridge Heath Station.
  - Affordable housing provision acceptable in principle subject to viability
  - Child play space acceptable in principle given large communal amenity space
  - Masterplan layout, massing and height broadly acceptable

*(Officer Comment: Noted. The above points of clarification will be addressed by conditions and secured through the S106 agreement).*

### **6.14 London Borough of Hackney**

No objections raised.

## 7. LOCAL REPRESENTATION

- 7.1 A total of 367 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: 58            Objecting: 58            Supporting: 0  
No of petitions received: 0

- 7.2 The following issues were raised in representations in objection to the scheme and are addressed in the 'Design' 'Amenity' and 'Land Use' sections of the Material Planning Considerations section of this report:

- Displacement of existing businesses  
*[Officer Comment: Officers consider that the loss of the existing business space is mitigated by the re-provision of commercial floorspace, the level of supply of existing commercial properties within a 1 mile radius of the site, the increased employment densities and the overall regenerative benefits of the scheme. This is addressed in further detail in paragraphs 8.2 to 8.7 of this report].*
- Residential densities  
*[Officer Comment: The proposed high densities are considered to be appropriate given the site's high public transport accessibility rating and its central urban context. The scheme does not present any unduly detrimental symptoms of overdevelopment which demonstrates that the proposed densities are acceptable. This is addressed in further detail in paragraphs 8.65 to 8.76 of this report].*
- Building heights and massing
- Proposed material palette
- Quality of the design and impact on the conservation area
- Conversion of and extension to the Duke of Cambridge Public House  
*[Officer Comment: The proposed height, massing and detailed design is considered to be of a high quality and commensurate with the site's location within a neighbourhood centre, adjacent to a railway station and adjacent to the Hackney Road Conservation Area. The refurbishment of and extension to the Duke of Cambridge Public House has been sensitively designed and will ensure the retention of its historic façade. The loss of the public house use (A4) is justified in view of the buildings lengthy vacancy, its poor condition and the provision of public houses within the vicinity. These matters are discussed in further detail in paragraphs 8.62 and 8.91 of this report].*
- Impact on local infrastructure  
*[Officer Comment: A package of S106 obligations to mitigate the impacts of this development has been secured in line with the Council's Planning Obligations SPD (2012). This is discussed in further detail in paragraphs 8.184 to 8.194 of this report].*
- Impact on local parking stress  
*[Officer Comment: The proposed development will be car free, save for 22 wheelchair accessible parking spaces. This is discussed in further detail in*

*paragraphs 8.146 to 8.158 of this report].*

- Loss of daylight and sunlight to residents of neighbouring buildings  
*[Officer Comment: The level of impact on surrounding residential units is considered to be acceptable on balance given the underdeveloped state of the existing business park and the urban context of the surrounding area. This is addressed in further detail in paragraphs 8.192 to 8.122 of this report].*
- Quality of proposed amenity spaces  
*[Officer Comment: The scheme proposes a policy compliant provision of private and communal amenity. The communal spaces are considered to be of a high quality design].*
- Provision of affordable housing and family sized units  
*[Officer Comment: The applicant's viability toolkit has been subject to an independent review. Officers agree that the scheme has maximised the provision of affordable housing. The scheme includes an over-provision of family sized units which is supported. This is addressed in further detail in paragraphs 8.45 to 8.61 of this report.*

## **8. MATERIAL PLANNING CONSIDERATIONS**

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

- (a). Land Use
- (b). Housing
- (c). Design and Conservation
- (d). Amenity
- (e). Highways
- (f). Waste and Recyclables Storage
- (g). Biodiversity
- (h). Energy & Sustainability
- (i). Planning Obligations
- (j). Human Rights Considerations
- (k). Equalities Act Considerations
- (l). Section 70(2) of the TCPA 1990

### **Land Use**

8.2 In terms of land use, the proposed development comprises both flexible commercial and residential uses. The site is located within the City Fringe Opportunity Area as designated in the London Plan (2013). The site's Hackney Road frontage forms part of the Hackney Road Neighbourhood Centre as defined by the Council's Managing Development Document (2013).

8.3 The proposal is consistent with Policy 2.13 of the London Plan which seeks to maximise residential and non-residential output and densities and supports the integration of development proposals into wider regeneration initiatives. Similarly, through the re-provision of the retail units along the Hackney Road frontage, the scheme accords with policy DM1 of the Managing Development Document (2013) which seeks to protect A1 uses in neighbourhood centres.

8.4 Policy DM15 of the Managing Development Document (2013) seeks to prevent the loss of active and viable employment uses across the borough. Through the

demolition of the existing business centre, the proposal will result in the loss of 2150sqm commercial floorspace. The scheme will re-provide 71% of this lost space (1521sqm) across a range of A, B and D use classes. Whilst the scheme will produce a deficit of employment floorspace, the new space will be constructed to modern specification and capable of accommodating more intensive employment densities. Using the English Partnerships employment densities, it could be estimated that the existing commercial units have the potential to employ 63 people (based on a 'general industry' ratio of 1 employee per 34sqm of employment floorspace). Using the same methodology, the new space could accommodate 76 employees which represents an increase of 21%. The loss of 29% of the existing floorspace is therefore considered to be acceptable on balance.

- 8.5 A number of representations cite concerns about the impact of the proposal on existing businesses within the business centre as grounds for objection to the application. In response to these concerns, the applicant has submitted a Business Relocation Strategy. The Strategy demonstrates that there is a sufficient supply of business space within the vicinity of the site and within the new development to accommodate displaced businesses. Additionally, the applicant has committed to supporting existing businesses through a relocation programme. Officers therefore consider that through a combination of the surplus business space in the vicinity, the re-provided businesses space on site and the business relocation support strategy, that any adverse impact on existing businesses will be suitably mitigate in accordance with part (2) of policy DM15 of the Managing Development Document (2013).
- 8.6 A range of unit sizes are proposed at ground floor ensuring that provision will be made for Small and Medium Enterprises (SMEs) in accordance with part (3) of policy DM15 of the Managing Development Document (2013). The provision of these units also accords with City Fringe Opportunity Area Framework.
- 8.7 The application proposes a flexible range of non-residential uses at ground floor within the A, B and D use classes. Retail and business uses are already established on site and are consistent with the site's frontage in the Hackney Road neighbourhood centre. The introduction of D1 and D2 uses accords with policy DM8 of the Managing Development Document (2013) which states that new health, leisure and social and community facilities should be located in or at the edge of town centres.

#### Loss of Public House

- 8.8 The application proposes the conversion to residential (use class C3) of the Duke of Cambridge public house (use class A4).
- 8.9 Policy DM8 of the Managing Development Document (2013) seeks to prevent the loss of community facilities in the borough unless it can be demonstrated that the building is no longer suitable or that the facility is being adequately provided elsewhere in the borough.
- 8.10 The public house is currently disused and boarded up on the ground floor. The applicant has stated that the building has been vacant since 2002; this is corroborated by a previous planning application. In seeking to comply with part (3) of policy DM8 of the Managing Development Document (2013) the applicant has submitted a Structural Survey Report. The survey of the building has revealed that it has been subject to water ingress, attack by wood rotting fungi and fungal decay. The survey concludes that the costs associated with reinstating the building to a

useable standard may render such a project unviable.

- 8.11 The application site is located within a neighbourhood centre where there is a relatively high provision of public houses. There are at least ten open and active public houses within a half a mile walking distance of the site, within the borough boundary.
- 8.12 On the basis of the building's state of disrepair, the length of the vacancy period and the provision of public houses within the vicinity, the loss of the A4 use of the Duke of Cambridge public house is considered acceptable on balance in line with policy DM8 of the Managing Development Document (2013).

#### Proposal Residential Use

- 8.12 At National level, the NPPF (2012) promotes a presumption in favour of sustainable development, through the effective use of land through a plan-led system, driving sustainable economic, social and environmental benefits. Government guidance set out in paragraph 51 of the NPPF (2012) supports proposals for change of use of commercial buildings to residential use where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.
- 8.13 The regeneration of sites such as this within East London is a strategic target of the London Plan (2013) as outlined within Policy 1.1 which states "the development of East London will be a particular priority to address existing need for development, regeneration and promotion of social and economic convergence with other parts of London and as the location of the largest opportunities for new homes and jobs".
- 8.14 Policy 3.3 of the London Plan (2013) seeks to ensure that the identified housing need in London is met through the provision of new homes, requiring Boroughs to exceed their housing targets.
- 8.15 Policy SP02(1) of the Council's adopted Core Strategy (2010) seeks the delivery of 43,275 new homes over the plan period (equating to 2,885 new homes per year) in line with the housing targets set out in the London Plan.
- 8.16 The proposed development would deliver a total of 217 new residential dwellings on the site. The site is not designated for any specific use and is not included in the site allocations in the adopted Managing Development Document (2013). Given the strong policy support for the delivery of new homes in the Borough and given that the surrounding area is predominantly residential in character, it is considered that the site will provide a suitable environment for future residents and that the proposed residential use is acceptable in principle in land use terms.

#### Density

- 8.17 Policy 3.4 of the London Plan (2013) seeks to optimise housing output for different types of location within the relevant density range shown in Table 3.2 (in the London Plan) taking into account local context and character, the design principles and public transport capacity.
- 8.18 The NPPF (2012) stresses the importance of development making the most efficient use of land and maximising the delivery of housing. This guidance is echoed in the requirements Policy 3.5 of the London Plan (2013), which details design principles for a compact city. Policies S07 and SP02 of the adopted Core Strategy (2010) also



seek to maximise residential densities on individual sites subject to acceptable environmental impacts and local context.

- 8.19 The application site benefits from good access to public transport, with a Public Transport Accessibility Level (PTAL) of 6, on a scale from 1a to 6b where 6b is excellent. The site and surrounding area has a largely 'central' character in terms of the scale of surrounding built form and its city fringe context. Table 3.2 of the London Plan sets out an indicative density range for sites with these characteristics of between 650 to 1,100 habitable rooms per hectare (hr/ha) and 140 to 405 units per hectare (u/h). The scheme proposes a density of 1104 habitable rooms per hectare/408 dwellings per hectare. The proposed densities marginally exceed the London Plan density ranges.
- 8.20 A high residential density (particularly one that exceeds the indicative density range in the London Plan) can be an indicator of overdevelopment. However, a high residential density is not, in and of itself, a reason for refusal. For residential density to be a reason for refusal, a proposed high density would need to manifest itself in ways that cause significant harm to interests of acknowledged importance, such as:
- Inadequate access to sunlight and daylight for proposed or neighbouring homes;
  - Sub-standard dwellings (size);
  - Insufficient open space (private, communal and/or publicly accessible);
  - Unacceptable housing mix;
  - Unacceptable sense of enclosure or loss of outlook for neighbouring occupiers;
  - Unacceptable increase in traffic generation;
  - Detrimental impacts on local social and physical infrastructure; and
  - Detrimental impacts on visual amenity, views, character of surrounding area.
- 8.23 Officers consider that the scheme will provide good quality homes, including larger family-sized units, which are of an appropriate mix and include a policy compliant quantum of on-site affordable housing. Officers also consider that the proposed buildings would be of high architectural quality and would positively respond to the local context in terms of the surrounding built form and public realm in both local and longer distance views. It is considered that the proposals do not exhibit the adverse symptoms of overdevelopment that would provide justification for refusal on density grounds. Further assessment of the above indicators is carried out in the relevant sections of this report.
- 8.24 Taking into account the above, officers consider that the scheme would optimise the residential density of the site and help to create a sustainable place, in accordance with the objectives of Policy 3.4 of the London Plan (2013) and Policies SP02 and SP10 of the Council's adopted Core Strategy (2010).

*Health and Safety Executive Consultation Zones*

- 8.25 The Sevesco II Directive requires Member States (of the European Union) to introduce controls on establishments where dangerous substances are present above certain quantities. The aim of the directive is to prevent major accidents which involve dangerous substances and to limit their consequences for man and the environment.
- 8.26 Within England and Wales, the enforcement regulations of the Sevesco II directive is the Control of Major Accident Hazards Regulations (1999)

- 8.27 Within Planning this is covered by the Planning (Hazardous Substances) Act 1990. This Act provides the mechanism for creating and revoking Hazardous Substance Consent (HSC) which are issued to sites which contain dangerous substances.
- 8.28 The application site straddles the middle and outer zones of the Health and Safety Consultation Zones on account of the sites proximity to the Bethnal Green Gas Holder Station. At its closest point, the site lies 110m away from the Gas Holder Station which lies to the north of the site
- 8.29 Planning Circular 04/2000 was cancelled in March 2014 and replaced by the Hazardous Substances section (HS) of the Planning Practice Guidance (PPG) web-based resource. Generally the planning guidance on development in the vicinity of major accident hazards is similar that contained in Planning Circular 04/2000 (eg HS PPG paragraphs 01 - 03 and 065 - 078). However, the guidance now includes the local authority's responsibility (as Hazardous Substances Authority) to monitor the status of sites with hazardous substances consent to identify any consents that may have become redundant (e.g. paragraphs 066, 067, 073 and 074). Specifically (paragraph 074) guides that 'Hazardous Substances Authorities should be proactive about revoking consents that no are no longer required.'
- 8.30 The PPG (paragraph 71) advises that the '*HSE's role is an advisory one. It has no power to direct refusal of planning permission or of hazardous substances consent. Where HSE advises that there are health and safety grounds for refusing, or imposing conditions on, an application, it will, on request, explain to the local planning or hazardous substances authority the reasons for their advice. Where that advice is material to any subsequent appeal, it is prepared to provide expert evidence at any local inquiry.*'
- 8.31 More importantly, the PPG (paragraph 71) advises that '*In view of their acknowledged expertise in assessing the off-site risks presented by the use of hazardous substances, any advice from HSE that planning permission should be refused for development for, at or near to a hazardous installation or pipeline, or that hazardous substances consent should be refused, should not be overridden without the most careful consideration.*'
- 8.33 In relation to the Councils development plan, policy 5.22 of the London Plan and policy DM30 of the Management Development Document are relevant.
- 8.34 Policy 5.22 of the London Plan requires site specific circumstances and proposed mitigation measures be taken into account when applying the Health and Safety Executive's Planning Advice Developments near Hazardous Installations (PADHI) methodology. Furthermore, the policy states the risks should be balanced with the benefits of development and should take account of existing patterns of development.
- 8.35 Policy DM30(2) of the Managing Development Document (2014) states that development will not be supported which involves the storage or use of hazardous substances or new developments in close proximity to hazardous installations where it would cause a significant hazard to health and the environment.
- 8.36 The accompanying text at paragraph 30.4 states, '*In combination with advice provided by the Health and Safety Executive, consideration will also be given to site specific circumstances and any proposed mitigation measures. If the HSE advise against development, planning permission will only be granted in circumstances*

where it can be demonstrated that the benefits that would be brought by the proposed development would significantly outweigh the potential risks to health and the local environment’.

- 8.37 Whilst the Bethnal Green Gas Holders are currently in a decommissioned state, the site still holds its Hazardous Substances Consent. Essentially, this means that they could potentially be used to store gas again in the future.
- 8.38 Applications close to gasholder sites are run through a computer programme called PADHI+ (Planning Advice for Developments near Hazardous Installations) developed by the Health and Safety Executive. PADHI+ is able to give local planning authorities advice on proposed developments near hazardous installations.
- 8.39 PADHI+ uses two inputs to a decision matrix to generate the response, the zone in which the development is located out of three zones and the ‘sensitivity level’ of the proposed development. The matrix will generate either an ‘Advise Against’ or ‘Do not Advise Against’ response.
- 8.40 The following plan shows the application site (orange boundary to the south east). The site is located predominantly within the outer zone with part of the site within the middle zone.



Figure 2: HSE Consultation Zones

- 8.37 Owing to the sites location within both the middle and outer zones, the PADHI+ matrix has generated a response ‘Advise Against’, which confirms there are sufficient

health and safety grounds for the HSE to advise against the granting of planning permission.

- 8.38 However after further consideration, the HSE has advised that it would be prepared to withdraw its Advise Against the granting of planning permission if a condition is attached to the permission preventing occupation of the parts of the development falling within the Middle Zone until the Hazardous Substances Consent has been removed.
- 8.39 On this basis, the HSE has suggested that construction of Blocks A1 and A2 would be able to proceed prior to revocation of the Hazardous Substances consents and in view of the lower residential densities in this element of the scheme which fall within the Outer Zone.
- 8.40 In order to prevent the developer from commencing the elements of the scheme falling within the Middle Zone, a Grampian condition would be attached to the planning permission. Officers consider that rather than preventing occupation of the Middle Zone elements, the condition should go further and prevent commencement of works in order to avoid the possibility of a large building lying vacant on site for a protracted length of time. The applicant has agreed to the principle of this approach and has provided a phasing diagram. Through the accommodation mix and provision of open space, the application demonstrates that Phase 1 of the scheme is viable and acceptable as a scheme in its own right.
- 8.41 In considering these matters, officers have had regard to the likelihood of the Gas Holders being reactivated in the future.
- 8.42 The number of gas holders has fallen significantly since the advent of North Sea Gas and gas holders throughout the UK are being phased out. A National Grid consultation on their proposed Business Plan for 2013-2021 indicates that they will seek to decommission all their gasholders by 2021.
- 8.43 In including the Bethnal Green Gas Holders site in a site allocation within the Managing Development Document (2013), the Council has acknowledged the decommissioned state of the gas holders, the high probability of the Hazardous Substances Consent being revoked and the consequent low probability of the Gas Holders being reactivated. Officers therefore consider that the presence of the hazard and increased risk arising from additional population can be considered to be "time limited".
- 8.44 To conclude, taking into account the likely time limited presence of the Hazardous Substances Consent and the lower degree of risk within the Outer Zone it is considered that subject to a condition preventing commencement of Phase 1 (Block B), the proposed development is considered to mitigate the hazard to the health and environment, in accordance with Policy DM30(2) of the MDD (2013), which states development will not be supported which cause a significant hazard to health and the environment.

### **Housing**

- 8.45 The proposed development will deliver a total of 217 residential units, of which 167 units are market sale, 33 units are affordable rented and 17 units are intermediate (shared ownership).
- 8.46 This section of the report considers the acceptability of the housing provision with regard to the level of affordable housing, mix of tenures, mix of dwelling sizes and

provision of wheelchair units.

#### Affordable Housing

- 8.47 Policies 3.8, 3.9 and 3.11 of the London Plan (2013) state that Boroughs should seek to maximise affordable housing provision. Policy SP02(3) of the Council's adopted Core Strategy (2010) requires a minimum provision of 35% affordable housing on schemes providing 10 or more dwellings. Policy DM3 of the Managing Development Document (2013) reiterates the Council's 35-50% affordable housing target and states that affordable housing provision should be calculated using habitable rooms as the primary measure.
- 8.48 The proposed scheme will provide 32.5% affordable housing by habitable room. A viability assessment was submitted with the application which has been independently tested by the Council's appointed consultants, Deloitte Jonas Drivers. The independent testing has confirmed that 32.5% (by habitable room) is a reasonable reflection of maximum level of affordable housing that the scheme can deliver.

#### Mix of Dwelling Sizes

- 8.49 Policy SP02(5) of the Council's adopted Core Strategy (2010), and Policy 3.8 if the London Plan (2011) require developments to provide a range of housing choice. In addition, local policies place an emphasis on the delivery of family sized dwellings given the shortfall of family units across the Borough identified in the LBTH Strategic Market Housing Assessment (2009), which forms part of the evidence base for Policy SP02 of the Core Strategy (2010).
- 8.50 Policy DM3(7) of the Council's adopted Managing Development Document (2013) sets out the Council's targets for the mix of dwelling sizes by tenure. These targets and the breakdown of the proposed accommodation mix are shown in Figure 3 below.

<b>Market Sale Units</b>			
<b>Unit Size</b>	<b>No. Units</b>	<b>Proposed %</b>	<b>LBTH Target %</b>
Studio	14	8%	-
1 bed	82	49%	50%
2 bed	63	38%	30%
3 bed	8	5%	20%
4 bed	-	-	
<b>TOTAL</b>	<b>167</b>	<b>100%</b>	<b>100%</b>
<b>Intermediate (Shared Ownership) Units</b>			
Studio	1	6%	-
1 bed	4	23%	25%
2 bed	-	-	50%
3 bed	12	71%	25%
4 bed	-	-	0%
<b>TOTAL</b>	<b>17</b>	<b>100%</b>	<b>100%</b>
<b>Affordable Rented Units</b>			
Studio	-	-	-
1 bed	1	3%	30%
2 bed	7	21%	25%
3 bed	24	73%	30%
4 bed	1	3%	15%

TOTAL	33	100%	100%
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Table 1: Dwelling Mix

- 8.51 The mix for 'Affordable Rented' units includes an under provision of 1 and 2 beds, and an above target provision of 3 bed units. However, officers consider that the 'Affordable Rented' mix is acceptable in this instance as it helps to maximise the delivery of larger family sized rented units, for which there is an identified need in the Borough. Additionally, the scheme's communal amenity space and child play space provision takes account of the scheme's comparatively high child yield. Also, it is noted that 50% of the family sized units within the affordable rent tenure are provided with separate kitchens and officers are satisfied that the provision of separate kitchens has been feasibly maximised.
- 8.52 With regard to the proposed mix for 'Intermediate' units, the scheme provides no 2 beds and an overprovision of three beds (12 units). By virtue of the layout of the 12 3beds within the same core, the design has ensured that all of these units benefit from dual aspect, south facing amenity spaces and exceed the Council's minimum space requirements. In view of the schemes provision of a high number of family sized units within the affordable rent tenure and the high residential quality of the intermediate units, officers consider that the departure from the Council's preferred tenure is justified in this instance. On balance, it is not considered that departure from the Council's preferred tenure mix is serious enough to warrant a refusal of the application especially in view of the schemes overall benefits.
- 8.53 Overall, it is considered that the proposed development provides a suitable mix of unit sizes, including a good overall range of units, as well as a high proportion of family sized (3 bed+) affordable rented units. Whilst it is noted there is a high proportion of 3bed units within the 'Intermediate' tenure, it is considered that the overall mix, including a high proportion of family sized units, is acceptable.
- 8.54 Taking into account the above, it is considered that the proposed residential mix is, on balance, acceptable in this instance, in accordance with the objectives of Policy SP02(5) of the Council's adopted Core Strategy (2010), Policy DM3(7) of the Managing Development Document (April 2013) and Policy 3.8 of the London Plan (2013).

#### Tenure Split

- 8.55 Policy 3.11(A) of the London Plan (2013) seeks a tenure split for affordable homes from new development of 60% rented and 40% intermediate. Policy SP02(4) of the Council's adopted Core Strategy (2010) and Policy DM3(1) of the Council's adopted Managing Development Document (2013) require an overall strategic tenure split for affordable homes from new development of 70% rented and 30% intermediate.
- 8.56 The tenure split for the proposed affordable homes is 66% affordable rented and 34% intermediate as measured in unit numbers. The applicant has confirmed that the rented units will come forward at Affordable Rents in line with the Council's preferred blended rent targets for the E2 postcode area.
- 8.57 Whilst the scheme falls outside of the Council's preferred tenure split, given that the scheme provides a high proportion of family sized homes within the affordable tenure and that the overall residential quality is high, the tenure split is considered to be acceptable on balance in this instance.

#### Residential Space Standards

- 8.58 Policy 3.5 of the London Plan (2013) and Policy DM4(1) of the Managing Development Document (2013) require all housing developments to include adequate provision of internal space in order to provide an appropriate living environment for future residential occupants, meeting the minimum space standards for new development in the London Plan.
- 8.59 The submitted drawings and details of the units show that the overall standard of accommodation is high with all units meeting or exceeding the Council's minimum space standards for dwellings. In addition, the proposed room sizes and layouts accord with the standards set out in the Mayor of London's Housing SPG (2012). As such, it is considered that the proposed residential dwellings include adequate internal space so as to provide an appropriate living environment for future residents, in accordance with the requirements of Policy 3.5 of the London Plan (2013) and Policy DM4(1) of the Council's adopted Managing Development Document (2013).

#### Wheelchair Housing and Lifetime Homes

- 8.60 Of the 217 proposed units, 20 units are wheelchair adaptable, which are located on levels 1, 2 and 3. There are 13 accessible affordable units and 7 accessible market units. The LBTH Accessibility Officer has assessed the wheelchair adaptable units and in doing so has emphasised the need for family sized wheelchair accessible units in Tower Hamlets. The scheme will provide 11 family sized wheelchair accessible units; 55% of the overall total.
- 8.61 Details provided at application stage indicate that all of the proposed residential units (with the exception of those in the converted public house) comply with 'Lifetime Homes' standards and the proposed provision of 10% of wheelchair accessible units accords with the requirements of Policy SP02(6) of the Council's adopted Core Strategy (2010). It is recommended that a condition is included to ensure that these standards are met during construction.

#### Design and Conservation

- 8.62 The NPPF (2012) promotes high quality and inclusive design for all development, optimising the potential of sites to accommodate development, whilst responding to local character.
- 8.63 Chapter 7 of the London Plan (2013) places an emphasis on robust design in new development and Policy 7.4 specifically seeks high quality urban design having regard to the pattern and grain of the existing spaces and streets. Policy 7.6 of the London Plan (2013) seeks highest architectural quality, enhanced public realm, materials that complement the local character, quality adaptable space and optimisation of the potential of the site.
- 8.64 Policy SP10 of the adopted Core Strategy (2010) and Policy DM24 of the Managing Development Document (2013) seek to ensure that buildings and neighbourhoods promote good design principles to create buildings, spaces and places that are high-quality, sustainable, accessible, attractive, durable and well-integrated with their surrounds.

#### Building Heights/Massing

- 8.65 With regards to appropriateness of the development of tall buildings, this has been considered in the context of London Plan and Local Plan policies. A tall building is described as one which is significantly taller than their surroundings and/or having a significant impact on the skyline. Policy 7.7 of the London Plan (2013) deals with tall and large buildings, setting out criteria, including appropriate locations such as areas of intensification or town centres, and provides that such buildings should not affect the surrounding area in terms of its scale, mass or bulk; should relate to the urban grain of the surrounding area; improve the legibility of the area; incorporate the highest standards of architecture and materials; have ground floor uses that provide a positive experience to the surrounding streets; and make a significant contribution to local regeneration.
- 8.66 The tall buildings guidance paper prepared by CABI and English Heritage (EH), 'Guidance on Tall Buildings' (2007) recognises that in the right place, tall buildings can make a positive contribution to city life.
- 8.67 Policy SP10 of the Council's adopted Core Strategy (2010) also provides guidance on the appropriate location for tall buildings, requiring them to relate well to design and context, environment, socio-economic factors, access and transport and aviation requirements. The Core Strategy also seeks to restrict the location of tall buildings to Canary Wharf and Aldgate. Policy DM26 of the Council's adopted Managing Development Document (2013) reinforces the Core Strategy and states that for buildings outside of the areas identified for tall buildings, building heights will be considered in accordance with the town centre hierarchy and will be of a height and scale that is proportionate to its location within it, whilst also being sensitive to the context of its surroundings.
- 8.68 The application proposes the construction of two new blocks rising from 7 to 10 storeys (Block A2) on Clare Street and 4 to 12 storeys on Hackney Road (Block B). In addition, the application proposes the retention of the façade to the former Duke of Cambridge public house and the addition of a rear and upper level extension.
- 8.69 The tallest element of Block B rises to 12 storeys at the north eastern corner of the site at the Hackney Road/Clare Street junction. The height of the building then tapers down as it curves around the Clare Street frontage, around the perimeter of the site before meeting the longer frontage along Hackney Road where the height is 4 storeys. The lower rise elements of Block B are generally commensurate prevailing heights along Hackney Road. The tallest element would mark a departure from prevailing heights but given the corner location, the proximity to Cambridge Heath Station and the elevated railway line and the overall design quality, this height is considered to be acceptable on balance. The curvature of Block B serves to reduce the visual impact of the mass as perceived from Hackney Road. The treatment to the low rise Hackney Road elevation in terms of the fenestration rhythm relates well to the modern development to the west of the site at Hackney Road's junction with Minerva Street and helps to uplift the appearance of this portion of the southern side of Hackney Road.
- 8.70 Block A2 is a stand-alone tower located in the south eastern portion of the site. The building rises to 10 storeys tapering down to 7 and follows the design principles established in Block B.
- 8.71 The provision of three separate buildings serves to break down the overall mass of the proposal and ensures that the proposal integrates into the existing urban grain and allows for the provision of areas of communal open space and new public realm.





Figure 3: View south from Clare Street

- 8.72 The scheme proposes a palette of high quality materials including “Hit and Miss” bricks and Reglit glass bricks on the upper most level. The use of the glass bricks also assist in breaking up the appearance of mass. The proposed material palette will ensure that the scheme is finished to a high quality and relate well to the existing vernacular in the vicinity of the site.

*Impact on local views*

- 8.73 A townscape assessment including a number of fully rendered and Wireline views of the scheme have been submitted in support of the application. Having examined these, officers are satisfied that the proposal while providing an addition to the skyline will integrate well into the local townscape.
- 8.74 The proposal partly falls within the background assessment area for Linear View 8A LVMF Westminster Pier to St Paul’s Cathedral. The scheme would have to have a maximum height of 120m above datum to appear within the view corridor. The proposed building is less than 54m above datum and as such falls significantly below the viewing corridor.



Figure 4: Duke of Cambridge Public House

8.75

*Duke of Cambridge Public House*

Block A1 comprises the Duke of Cambridge public house. The application proposes the retention of the façade and the addition a rear and roof top extension to facilitate a residential conversion and the provision of six flats. The building forms part of a group with the Peabody Estate blocks and is referenced in the Hackney Road Conservation Area Appraisal (2009) as a “characterful Victorian public house, the public of use of which should be “encouraged”.

8.76

The roof top element of the extension rises to two storeys with a projecting stair core towards the front elevation. Private roof terraces for the duplex apartments over the second and third floors. The roof extension is clad in a translucent glass plank cladding system and includes large aluminium window frames. Owing to the height of the parapet wall on the front elevation, only one storey plus the stair core would be visible from the front. The use of the glazing system serves to give the roof extension a lightweight appearance and affords the traditional elements of the building more prominence in the street scene. The cladding also establishes and architectural relationship with the new blocks within the development.

8.81

To the rear, the building is to be extended by way of the addition of a two storey extension that would project approximately 5.5m from the rear elevation of the existing building. This element of the extension would be faced in new brick work to match the existing. This follows discussions with the applicant following officer’s concerns about the initial proposal which proposed that both the roof and rear extensions be clad in the glazed panels. The use of brick to the rear enables the building to integrate more effectively into the surrounds. In addition, it ensures that an appropriate brick to cladding ratio is achieved.

8.82

In assessing the merits of the works to the public house and their impact on the Hackney Road Conservation Area, regard has been given to both national and local planning policy.

Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states “with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

Section 12 of the NPPF provides specific guidance on ‘Conserving and Enhancing the Historic Environment’. Paragraph 131 specifically requires that in determining planning applications, local planning authorities should take account of:

- “desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation,
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- the desirability of new development making a positive contribution to local character and distinctiveness.”

8.83 Parts 1-3 of Policy SP10 of the Council’s adopted Core Strategy (2010) provide guidance regarding the historic environment and states at Part 2 of the policy that the Council will protect and enhance heritage assets and their setting. The policy further requires that proposals protect or enhance the Boroughs heritage assets, their setting and their significance.

8.84 Policy DM27 (2) of the Council’s adopted Managing Development Document (2013) provides criteria for the assessment of applications which affect heritage assets. Firstly, applications should seek to ensure they do not result in an adverse impact on the character, fabric or identity of the heritage asset or its setting. Part (c) also applies given it seeks to enhance or better reveals the significance of the asset or its setting.

8.85 The proposed works to the public house will significantly alter its appearance and function within the Conservation Area by virtue of the change of use. The acceptability of the alterations has been assessed in the context of the building’s derelict state and the opportunity to restore it and return it to an active use.

8.86 Additionally, in accordance with the NPPF (2012), regard has been given to the role the public house conversion and alterations in enabling the wider regeneration of the site and the delivery of affordable homes.

8.87 While the alterations to the public house will substantially alter its appearance, officers consider that these have been sensitively designed and will help secure an optimum use for the building which has been vacant since the 1990s. The refurbishment works to the existing facades will serve to better reveal the building’s historic character and its setting within and contribution to the conservation area.

#### *Landscaping*

8.88 The scheme proposes a podium level communal courtyard within Block B. The courtyard is overlooked on all four sides by units within Block B and provides a combination of open green space, formal and informal seating areas and play space for children. The courtyard surmounts an undercroft car park and servicing yard and is accessed by a series of ramps, lifts and escalators.

8.89 The application proposes the retention of the existing cobbles along the Clare Street boundary and works to make them good and create a flush surface with enhanced pedestrian accessibility.

- 8.90 A new area of public realm is proposed between blocks B and A2. This would be overlooked on the northern edge by the commercial units within block B and would be surfaced in granite setts to complement those on Clare Street. Provision for benches, public art together with planting of mature trees is also proposed.
- 8.91 Officers consider the proposed landscaping treatment to be of a high quality design. The proposals also incorporate principles of inclusive design and will improve the permeability and legibility of the site and surrounds, particularly through the creation of a new pedestrian route from Clare Street through to Cambridge Crescent/Felix Street.
- 8.92 Taking into account the above, it is considered that the proposed scheme has been sensitively designed within the context of the prevailing built form. The new buildings together with the public realm and the restoration, conversion and extension to the Duke of Cambridge public house would preserve and enhance setting of the nearby Hackney Road Conservation Area. The proposal therefore accords with Policy SP10(2) of the Council's adopted Core Strategy (2010), Policies DM23, DM24 and DM27 of the Managing Development Document (2013), Policy 7.8 of the London Plan (2013) and government guidance set out in Section 12 of the National Planning Policy Framework (2012). These policies and government guidance seek to ensure that development proposals are sympathetic to their historic surroundings and either preserve or enhance the character and appearance of the Borough's Conservation Areas.

#### **Amenity**

- 8.93 Policy SP10(4) of the adopted Core Strategy (2010) and Policy DM25 of the adopted Managing Development Document (2013) require development to protect, and where possible improve, the amenity of surrounding existing and future residents and building occupants, as well as protect the amenity of the surrounding public realm. Residential amenity includes such factors as a resident's access to daylight and sunlight, outlook and privacy.

#### **Daylight / Sunlight**

- 8.94 The daylighting conditions at neighbouring properties are normally calculated by two main methods, namely the Vertical Sky Component (VSC) and No Sky Line (NSL). Building Research Establishment (BRE) guidance in relation to VSC requires an assessment of the amount of daylight striking the face of a window. The VSC should be at least 27%, or should be reduced to no less than 0.8 times their former value, in order to ensure that sufficient light is still reaching windows. These figures should be read in conjunction with other factors, including NSL, which takes into account the distribution of daylight within the room and figures should not exhibit a reduction beyond 20% of their former value.
- 8.95 The daylighting conditions within new homes are normally assessed in terms of the Average Daylight Factor (ADF). British Standard 8206 recommends the following minimum ADF values for new residential dwellings:
- >2% for kitchens;
  - >1.5% for living rooms; and
  - >1% for bedrooms.
- 8.96 Sunlight is assessed through the calculation known as the Annual Probable Sunlight Hours (APSH), which considers the amount of sunlight available during the summer and winter for each window facing within 90 degrees of due south (i.e. windows that receive direct sunlight). The amount of sunlight that a window

receives should not be less than 5% of the APSH during the winter months of 21 September to 21 March, so as to ensure that such windows are reasonably sunlit. In addition, any reduction in APSH beyond 20% of its former value would be noticeable to occupants and would constitute a material reduction in sunlight.

8.97 Objections have been received from neighbouring residents within properties to the north and east of the site on the grounds that the proposal would result in a significant deterioration in the daylighting and sunlighting conditions of habitable rooms within their properties. The application is accompanied by a Daylight & Sunlight Report, prepared by Anstey Horne, dated 21<sup>st</sup> October 2013.

8.98 The submitted Daylight and Sunlight reports have been independently assessed by Delva Patman Redler (DPR) and details of the assessment and officers' recommendations are provided below.

*509-519 Hackney Road*

8.99 The buildings at 509-519 Hackney Road lie opposite the site on the northern side of Hackney Road. The buildings are three storeys in height with commercial uses at ground floor and residential uses on the upper floors.

8.100 In terms of daylight, of a total of 18 residential windows, 7 windows (39% of total) would see VSC reductions greater than BRE guideline levels, of which 5 windows would be subject to VSC reductions of 20-29.9% and 2 windows would be subject to VSC reductions of 30-39.9%. The two most affected rooms are on the first and second floors of 509 Hackney Road where there is 30% and 32% reduction in VSC.

8.101 However, DPR note that the NSL results show that all of the rooms within this group of buildings would still be left with very good levels of internal sky visibility and that the loss of VSC will be a minor adverse impact.

8.102 In terms of sunlight, all of the windows within this group are left with annual sunlight hours of more than 25% which meets the BRE standards.

*499-507 Hackney Road*

8.103 The buildings at 499-507 Hackney Road lie opposite the site on the northern side of Hackney Road. The buildings are 3 and part 4 storeys in height with commercial uses and an access road to a car park at ground floor and residential uses on the upper floors. There are two buildings; 499-505 Hackney Road and 507 Hackney Road.

8.104 All of the windows in these buildings bar one will experience VSC reductions greater than the BRE guidelines. At 507 Hackney Road, the reductions range from 30% to 40% which DPR consider to be a moderate adverse impact. However, DPR note that these impacts would be mitigated by the NSL results which show that all of the rooms with the exception of a first floor room experiencing a NSL reduction of 34% from the existing value.

8.105 At 499-505 Hackney Road, the reductions range between 40% and 43% on the first floor and 29% and 37% on the second floor. These results if considered in isolation would be classified as major adverse impacts. However, the NSL results show that with the exception of a first floor living room which experiences an NSL reduction of 41%, all of the rooms will be left with acceptable levels of internal sky visibility.

8.106 In terms of sunlight, the applicant's assessment shows that windows within both 507 and 499-505 Hackney Road will experience significant reductions in winter

sunlight with 4 ground floor windows on the ground floor losing all winter sunlight entirely. However, DPR advise that this is an inevitable consequence of taller buildings being constructed to the immediate south and thus obstructing the low angle of the sun during the winter months. Additionally, DPR note that the existing levels of sunlight received are very high meaning that the reductions result in a moderate adverse impact.

- 8.107 Officers acknowledge that rooms within 499-505 Hackney Road will experience a discernible reduction in daylighting and sunlighting conditions, particularly rooms on the ground and first floor. However, given that these rooms benefit from a dual aspect and an aspect onto an under developed site, this level of impact is considered to be acceptable on balance and not serious enough to warrant a refusal of the application.

*485-497 Hackney Road*

- 8.108 The buildings at 485-497 Hackney Road lie to the immediate north of the application site on the northern side of Hackney Road. Commercial uses are situated at ground floor with residential uses on the floors above. Of the 30 windows (15 rooms) tested, 19 show VSC reductions greater than the BRE guidelines with the reductions ranging from 27% and 39%. The most affected windows are on the first floor of 497 and 495 Hackney Road.

- 8.109 DPR note that the NSL results show that three out of the 15 rooms tested will experience a reduction in NSL of more than 20% from existing but that the rooms would still be left with good levels of NSL meaning that they will retain the appearance of being adequately lit.

- 8.110 In terms of sunlight, all of the windows within this group are left with annual sunlight hours of more than 25% which meets the BRE standards.

- 8.111 Taking the results of the NSL testing into account, the impacts on the daylighting conditions on 19 out of the 30 windows are considered to be acceptable on balance and unlikely to produce an unduly detrimental level of harm on the amenity of residents of these properties.

*456 Hackney Road*

- 8.112 456 Hackney Road is a Grade II listed house two storey house to the west of the application site on the southern side of Hackney Road.

- 8.113 Of the 4 windows tested, 3 will experience a reduction in VSC of more than 30%, however two windows on the first floor would be left with a VSC of over 23% which is good for an urban area.

- 8.114 In terms of NSL testing, one of the first floor rooms would experience a reduction in visible sky to 38% from existing. Coupled with the VSC reduction, DPR conclude that the impact will be major adverse.

- 8.115 Officers acknowledge that occupants of 456 Hackney Road would be subject to a noticeable reduction in their daylighting and sunlighting conditions. However, while the internal layout of the property is unknown, officers would note that the property benefits from a triple aspect with windows on the front, side and rear elevations. Additionally, the property benefits from a private garden to the rear. On balance, therefore the reduction in daylight and sunlight to this property is considered to be acceptable in the context of the site's urban context and the scheme's overall regenerative benefits.

*Peabody Estate – Block A*

- 8.116 The Peabody lies to the south west of the development site.
- 8.117 Within Block A, of the 50 windows assessed, 20 do meet the BRE guidelines for VSC. These windows are located on the ground, first, second and to a lesser degree on the third floor. The failures range from between 21% and 47% with the greatest reductions on the ground and first floors.
- 8.118 In terms of NSL, all rooms at first floor and above meet the BRE requirements. Three rooms on the ground floor experience an NSL reduction to less than 0.8 factor of the existing value. However, DPR note that these rooms would still be left with good levels of NSL, substantially over half the room area.
- 8.119 On balance therefore, this level of impact is considered to be acceptable given the site's urban context and the good residual levels of NSL meaning that there will be no undue harm on the amenity of these residents.

*Peabody Estate - Block B*

- 8.120 Of the 26 windows assessed 2 on the ground floor present minor transgressions; recording a factor of the former VSC value of 0.76 and 0.77 respectively. In terms of NSL, all of the windows tested are compliant with the BRE standards and as such will experience good levels of internal daylight.

*Peabody Estate – Block G*

- 8.121 Of the 23 windows assessed, 9 record VSC reductions greater than the BRE recommended amounts. The windows most affect are located on the ground floor of Block G where there are rooms that will experience a 43% and 48% loss of light.
- 8.122 In terms of NSL, all of the rooms on the ground floor fail to comply with the BRE guidelines and there are 2 failures on the first floor. The VSC and NSL results in combination result in there being one flat on the ground floor that will experience a noticeable reduction in their internal levels of daylight.
- 8.123 Officers acknowledge that the impact on the most affected unit will be noticeable to its occupants, However, on balance, given the range of benefits that would be brought by the scheme, including the delivery new homes, affordable housing and a S106 package, officers do not consider that these impacts are so significant so as to warrant a reason for refusal in this instance.

**Daylight and Sunlight levels within the proposed development**

- 8.124 The submitted assessment shows that within the converted public house, a number of rooms will have ADF values below BS8206 recommended minimum levels. Rooms closest to Block A2 are the most affected. However, given that the internal layouts of this building are constrained by the existing fabric and the retention of the existing windows, these ADF failures are considered to be acceptable on balance.
- 8.125 Within Block A2, a kitchen on the ground records a low ADF level (0.78%). This is a result from the elevation being set back from the road frontage and the overhanging canopy that results. A scenario with non-recessed windows was modelled within the submitted assessment. The results of this showed that if the windows were to sit flush within the elevation that the rooms would present ADF levels in line with the BRE guidelines. However, during pre-application discussions, officers requested that ground floor windows fronting on to Clare Street be recessed

in order to provide those rooms with defensible space. Officers consider that the level of amenity afforded by the set back from the street overrides the need for higher ADF levels. In addition, the unit benefits from private outdoor amenity space (south facing) is dual aspect and exceeds the Council's minimum space requirement for a 3bed unit for 5 persons. On balance therefore, the quality of residential amenity within this unit is considered to be acceptable on balance.

- 8.126 On the eastern elevation of Block A2, the bedrooms present below standard levels of ADF. It is noted that bedrooms have a lesser minimum daylight requirement than other type of habitable room, such as living rooms, given the nature of their use and the hours of the day in which they are typically used.
- 8.127 Within both Blocks A2 and B, there are living rooms that do not meet the required standard for ADF as a result of being set back behind recessed balconies which restrict the levels of light reaching the rooms. However, taking into account the site's context within a central urban area and in light of the design of the scheme, including the provision of good levels of private amenity space for each unit, officers consider that the daylighting conditions within the development are not so poor so as to warrant a reason for refusal in this instance.

#### Noise and Vibration

- 8.128 Section 11 of the NPPF (2012) provides guidance for assessing the effect of noise. The document states that planning decisions should avoid noise giving rise to adverse effects on health and quality of life; mitigate and reduce effects arising from noise through conditions; recognise that development will often create some noise, and; protect areas of tranquillity which have remained relatively undisturbed and are prized for their recreational and amenity value for this reason.
- 8.129 Policy 7.15 of the London Plan (2013), Policies SP03(2) and SP10(4) of the Council's adopted Core Strategy (2010) and Policy DM25 of the Council's adopted Managing Development Document (2013) seek to ensure that development proposals reduce noise by minimising the existing and potential adverse effects and separate noise sensitive development from major noise sources.
- 8.130 The application has been supplemented by a Noise and Vibration Assessment Report by Environ. The report concludes that the development will comply with the relevant British Standards and the relevant elements of WHO guidance with respect to the scheme's acoustic performance. The Council's Environmental Health Officer has reviewed this information and has raised no objections to the granting of planning permission.
- 8.131 Subject to conditions to control the acoustic performance of extraction systems connected to the ground floor commercial uses above, it is considered that the proposed development would adequately protect future residential occupiers from undue noise disturbance, in accordance with Policy SP10(4) of the Council's adopted Core Strategy (2010) and Policy DM25 of the Council's adopted Managing Development Document (2013).

#### Sense of Enclosure / Outlook and Loss of Privacy

- 8.132 These issues are considered to be subjective. Following an assessment of the application, officers consider that given the separation distances involved between the application site and surrounding buildings the proposed development will not give rise to any adverse impacts in terms of visual amenity or sense of enclosure.
- 8.133 Design guidance documents usually recommend a visual separation distance of 18



metres between facing habitable room windows or balconies in order to preserve the privacy of existing and future residents. Section 5.1 of the Mayor of London's Housing SPG (2012) acknowledges this standard, whilst also noting that strict adherence can limit the variety of urban spaces and housing types in the city and can sometimes unnecessarily restrict density.

8.134 The buildings most likely to be affected in terms of an increased sense of enclosure and loss of outlook are located within the Peabody Estate to the south and south west of the site. At their shortest, separation distances between the site and these buildings are approximately 12m. Whilst this figure falls short of the ideal separation distance of 18m, it is considered to be acceptable on balance given the central urban character of the site where high density development is deemed to be appropriate.

8.135 Given the urban location and specific context of the site and its surroundings, together with the separation distances between facing habitable room windows and amenity spaces it is considered that the proposed development would not result in any significant overlooking or loss of privacy to neighbouring residents. The proposal therefore accords with Policy SP10 (4) of the Council's adopted Core Strategy (2010) and PolicyDM25 of the Council's adopted Managing Development Document (2013).

#### Private Amenity Space

8.136 Policy SP02 (6d) of the Council's adopted Core Strategy (2010) requires adequate provision of housing amenity space for new homes, including private amenity space in every residential development.

8.137 Policy DM4(2) of the Council's adopted Managing Development Document (2013) requires the provision of a minimum of 5sqm of private outdoor space for 1-2 person dwellings, with an additional 1sqm to be provided for each additional occupant, whilst specifying that balconies and private external spaces would have a minimum width of 1,500mm.

8.138 Each of the proposed residential units includes a recessed balcony, which have been assessed by officers have been found to meet or exceed the Council's and Mayor of London's minimum space and design standards for amenity space. As such, it is considered that the proposals include adequate provision of private amenity space, in accordance with the objectives of Policy SP02 (6d) of the Council's adopted Core Strategy (2010) and Policy DM4(2) of the Council's adopted Managing Development Document (2013).

#### Communal Amenity Space

8.139 Policy DM4 Managing Development Document (2013) requires the provision of communal amenity space within developments that include 10 or more residential dwellings. This policy requires the provision of 50sqm of community amenity space for the first 10 dwellings and a further 1sqm per additional dwelling. As such, the policy requirement for the current scheme, which would provide 217 new residential units, is for provision of no less 257sqm of communal amenity space.

8.140 The scheme proposes a communal amenity space within the central podium of Block B for all residents. The space measures 1008sqm in total which exceeds the minimum requirement by a significant margin. Some of this space is to be given over to children's play space (140sqm) but the residual amount would still exceed the Council's requirement.

- 8.141 In addition to this space, the scheme proposes 1975sqm of new public realm between Blocks A2 and B.
- 8.142 Taking into account the above, it is considered that the proposal includes adequate provision of communal amenity space, in accordance with Policy SP02 (6d) of the Council's adopted Core Strategy (2010) and Policy DM4(2) of the Council's adopted Managing Development Document (2013).

#### Children's Play Space

- 8.143 Policy 3.6 of the London Plan (2011) states that development proposals that include housing should make provision for play and informal recreation, based on the expected child yield population generated by the scheme and an assessment of future needs. Using methodology within the Mayor of London's "Providing for Children and Young People's Play and Informal Recreation" SPG the proposed development is estimated to generate a child yield of approximately 71 (all ages). The guidance sets a benchmark of 10sqm of useable child playspace to be provided per child, with under-5 child playspace provided on-site. As such the development should make provision for 710sqm with 280sqm provided on site.
- 8.144 The application proposes an area of dedicated play space within the large communal garden measuring 140sqm. The application also proposes to provide a publically accessibly play area on former highway land to the west of the Duke of Cambridge public house. This space would measure 85sqm meaning that the schemes total on-site play space provision totals 225sqm. This figure falls short of the required amount by 55sqm. However, officers consider that the remaining space within the communal garden and the public realm is "genuinely playable" and worthy of being counted towards the overall quantum. This view has been endorsed by the GLA.
- 8.145 In terms of provision for older children, the Mayor of London's "Providing for Children and Young People's Play and Informal Recreation" SPG states that the maximum walking distance for 5 to 11 year olds is 400m (i.e. a 5 minute walk) and for 12 to 16 year olds is 800m (i.e. a 10 minute walk). In view of this, the applicant has sought to establish that larger play provision for older children can be accommodated within existing facilities within a short walking distance of the site. These facilities include Middleton Green to the south of the site on Bethnal Green Road where a multi-use games pitch and play equipment is provided. Additionally, there is a small play area located to the west of the site on Treadway Street which also provides play equipment and a multi-use games pitch.
- 8.146 Overall, it is considered that the proposal would provide a good play environment. The lack of on-site provision for older children and teenagers is mitigated by the options for play, sport and recreation within a short walking distance of the site. As such, the proposals meet the requirements of Policy 3.6 of the London Plan (2011), Policy SP02 of the adopted Core Strategy (2010) and Policy DM4 of the Managing Development Document (2013) which seek to ensure that new developments make sufficient provision for children's play space.

#### **Highways**

- 8.147 The NPPF (2012) and Policy 6.1 of the London Plan (2013) seek to promote sustainable modes of transport and accessibility and reduce the need to travel by car. Policy 6.3 of the London Plan (2013) also requires transport demand generated by new development to be within the relative capacity of the existing highway network.

- 8.148 Policy SP08 and SP09 of the Council's adopted Core Strategy (2010) and Policy DM20 of the adopted Managing Development Document (2013) together seek to deliver an accessible, efficient and sustainable transport network, ensuring new development does not have an adverse impact on safety and road network capacity, requiring the assessment of traffic generation impacts and also seeking to prioritise and encourage improvements to the pedestrian environment.
- 8.149 The application has been supplemented by a Transport Assessment, which has been reviewed by LBTH Transportation & Highways and Transport for London (TfL), with TfL confirming that the correct method has been used to calculate the trip rate and modal split for the proposed development and that the projected impact on the Transport for London Road Network (TLRN) is considered to be acceptable, in accordance with Policy 6.3 of the London Plan (2013).

#### Car Parking

- 8.150 Policy SP09(4) of the Council's adopted Core Strategy (2010) and Policy DM22(2) of the Council's adopted Managing Development Document (2013) require developments located in areas of good public transport accessibility to be secured as 'car free'. Policy 6.13 of the London Plan (2013) also promotes 'car free' development in areas with good access to public transport.
- 8.151 The proposal has been assessed by LBTH Transportation & Highways, who note that the site benefits from good access to public transport, with a Public Transport Accessibility Level (PTAL) of 6, on a scale from 1a to 6b where 6b is excellent. LBTH Transportation & Highways consider this site to be suitable for a car and permit free agreement, which would be secured through a legal agreement.
- 8.152 In accordance with Policy requirements, the proposals include provision of 22 disabled parking spaces within the site. A suitably worded condition would be attached to the planning permission to ensure the provision of these spaces for households with a disabled person in perpetuity.
- 8.153 Subject to the completion of the associated S106 agreement, it is considered that the proposal accords with Policy SP09(4) of the Council's adopted Core Strategy (2010), Policy DM22(2) of the Managing Development Document (2013) and Policy 6.13 of the London Plan (2013). These policies seek for developments located in areas with good access to public transport to be secured as car and permit free.

#### Cycle Parking

- 8.154 The Council's cycle parking standards, as set out in Appendix 2(1) of the adopted Managing Development Document (2013), require the provision of 1 cycle parking space per 1 and 2 bed residential unit and 2 cycle parking spaces per 3+ bed residential unit. The cycle parking standards also require a minimum provision of 2 cycle parking spaces for commercial (A1/A2/B1) uses, with 1 space to be provided per 125sqm of floor area for A1 use.
- 8.155 The proposed development, which would provide 172 x 1 and 2 bed units and 45 x 3+ bed units would therefore require the provision of at least 262 cycle parking spaces, in line with the Council's adopted standards.
- 8.156 The scheme proposes the provision of 263 spaces within the undercroft parking and servicing area of Block B, the basement of Block A2 (accessed via a car lift) and within the ground floor boundary to Block A1(former public house). The bike stores are located close to the cores within the new blocks.

- 8.157 The ground commercial units are to be provided across a flexible range of use classes. The use with the most onerous cycle parking requirement is B1 where 1 space is required per 120sqm of floorspace. This would equate to 13 cycle parking spaces. As the scheme proposes 16 spaces for the commercial units, this requirement has been exceeded.
- 8.158 The Council's Highways Officer has recommended that a condition be imposed to secure details of the cycle stores in order to ensure that they are fully accessible, secure and convenient to use in line with Policy DM22 of the Managing Development Document (2013).
- 8.159 Subject to condition, it is considered that the proposals accord with Policy DM22(4) of the Council's adopted Managing Development Document (2013), and Policy 6.9 of the London Plan (2013). These policies promote sustainable forms of transport and seek to ensure the developments include adequate provision of safe, secure and usable cycle parking facilities.

### **Waste and Recycling**

- 8.160 The proposal includes the provision of refuse and recyclables storage areas within the podium level servicing area within Block A and the basement with Block A2. The proposals have been reviewed by the Council's Waste Policy and Development Officer who has raised no objections. Notwithstanding, a suitably worded condition requiring the submission of further details will be attached to the planning permission. These details will need to demonstrate that the stores have sufficient capacity to accommodate waste from each of the cores and that the wheeling distance does not exceed 10m.
- 8.161 Subject to condition, it is considered that the proposal includes adequate facilities for the storage of waste refuse and recyclables, in accordance with Policy SP05 of the Council's adopted Core Strategy (2010) and Policy DM14 of the Managing Development Document (2013). These policies require planning applications to be considered in light of the adequacy and ease of access to the development for waste collection and the adequacy of storage space for waste given the frequency of waste collections.

### **Biodiversity**

- 8.162 Policy 7.19 of the London Plan (2013), Policy SP04 of the Council's adopted Core Strategy (2010) and Policy DM11 of the Council's adopted Managing Development Document (2013) seek wherever possible to ensure that development makes a positive contribution to the protection, enhancement, creation and management of biodiversity. Where sites have biodiversity value, this should be protected and development which would cause damage to a Site of Importance to Nature Conservation (SINC) or harm to protected species will not be supported unless the social or economic benefits of the development clearly outweigh the loss of biodiversity.
- 8.163 The application site is not located within a SINC. The proposal has been assessed by the LBTH Biodiversity Officer, who notes that the former public house has low to medium potential to support bat roosts. Additionally, there are small areas of ephemeral and short perennials on site which support a fairly diverse plant community and invertebrates. By virtue of the proposals for the landscape design which includes planting beds, lawns and new trees it is considered that the ecological value of the site will be enhanced significantly.

- 8.164 The Biodiversity Officer has recommended that a number of conditions be imposed to secure the maximum ecological value from the development proposals. These conditions would require the submission of details of a bat survey, details of the biodiverse roofs and details of the bat and bird nesting boxes.
- 8.165 Taking into account the above and subject to condition, it is considered that the proposed development would protect and enhance biodiversity value at the site through the design of buildings, including the use of biodiverse green roofs, in accordance with Policy SP04 of the Council's adopted Core Strategy (2010) and Policy DM11 of the Council's adopted Managing Development Document (2013).

## **Energy & Sustainability**

### Energy Efficiency

- 8.166 At a national level, the NPPF (2012) sets out that planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure.
- 8.167 At a strategic level, the climate change policies as set out in Chapter 5 of the London Plan (2013), Policies SO24 and SP11 of the Council's adopted Core Strategy (2010) and Policy DM29 of the Council's adopted Managing Development Document (2013) collectively require developments to make the fullest contribution to the mitigation and adaptation to climate change and to minimise carbon dioxide emissions.
- 8.168 The London Plan sets out the Mayor of London's energy hierarchy which is to:
- Use Less Energy (Be Lean);
  - Supply Energy Efficiently (Be Clean); and
  - Use Renewable Energy (Be Green).
- 8.169 The current application is accompanied by an Energy Statement and addendum note by DSSR Consulting Engineers. The strategy which shows that the proposed development follows the energy hierarchy and seeks to minimise CO<sub>2</sub> emission through energy efficiency via two energy centres incorporating gas powered mini-CHP systems with back-up boilers to provide an overall reduction in CO<sub>2</sub> emissions by 44.7% from a building regulation 2010 baseline.
- 8.170 The LBTH Sustainability Officer initially noted that the scheme should seek to provide a single energy centre instead of two. The applicant has explained that the a twin centre strategy is preferred due to the uncertainty around delivery of the second phase of scheme due to constraints relating to the HSE consultation zones and the Hazardous Substances Consent connected to the Bethnal Green Gasholder station. Additionally, the applicant has stated that owing to the disabled parking and cycle and waste storage, there is insufficient space with Phase 1 of the scheme to incorporate a plant room large enough to service a development of this size.
- 8.171 Policy 5.2(E) of the London Plan (2013) states "carbon dioxide reduction targets should be met on-site. Where it is clearly demonstrated that the specific targets cannot be fully achieved on-site, any shortfall may be provided off-site or through a cash in lieu contribution to the relevant borough to be ring fenced to secure delivery of carbon dioxide savings elsewhere."

- 8.172 The LBTH Sustainability Officer advises that in this instance the shortfall in CO2 emission reductions should be offset through a cash in lieu payment, with the current identified cost being £1,800 per tonne of CO2, as set out in the GLA Sustainable Design and Construction SPG (2014) and the GLA Planning Energy Assessment Guidance (2014).
- 8.173 The identified shortfall in CO2 emission reductions is 16.2 tonnes of CO2, would therefore require a payment of £29,160 which will be secured through the S106 agreement. As the Section 106 financial obligations have been subject to viability testing, a pro-rata amount is to be secured through the agreement.

#### Sustainability

- 8.174 In terms of sustainability, the London Borough of Tower Hamlets requires all residential development to achieve a Code for Sustainable Homes Level 4 rating. This is to ensure the highest levels of sustainable design and construction are achieved, in accordance with Policy 5.3 of the London Plan (2013) and Policy DM29 of the Council's adopted Managing Development Document (2013).
- 8.175 All of the new build residential units within Blocks A2 and B have been designed to meet the requirements of Code for Sustainable Homes Level 4. The exceptions are the six units with Block A1, the former public house. Here, it is proposed that the units achieve Level 3. This falls short of the Council's policy requirement but is considered to be acceptable in view of the historic nature of the building and the conservation led approach to its conversion. In order to ensure that Code Level 4 for the new build units and Code Level 3 for the converted units are achieved it is recommended that conditions be included to require the submission for approval of the final Code for Sustainable Homes certificates showing that 'Level 4' and 'Level 3' ratings have been achieved within 3 months of first residential occupation of the relevant parts of the development.
- 8.176 Subject to condition, it is considered that the proposed development will incorporate an appropriately high standard of sustainable design and construction, in accordance with Policy 5.3 of the London Plan (2013) and Policy DM29 of the Council's adopted Managing Development Document (2013).

#### **Contaminated Land**

- 8.177 The policy context is set by the National Planning Policy Framework (2012) and Policy DM30 of the Council's adopted Managing Development Document (2013). Specifically, Policy DM30 requires suitable site investigation and remediation schemes to be secured and agreed for development proposals on contaminated land or potentially contaminated land.
- 8.178 The current application is accompanied by a Desktop Contaminated Land Assessment Report, prepared by Environ, which has been reviewed by the LBTH Environmental Health (Contaminated Land) Officer, who raises no objections to the proposals subject to the inclusion of a condition to secure a scheme to identify the extent of the contamination and the measures to be taken to avoid risk to the public, buildings and environment when the site is developed. In addition, the LBTH Environmental Health Officer recommends the inclusion of a further condition to require the necessary remediation works to be carried out in full and to require the submission for approval of a verification report on completion of the remediation works.

## **Air Quality**

- 8.179 Policy 7.14 of the London Plan (2013) seeks to ensure that design solutions are incorporated into new development to minimise exposure to poor air quality and promotes sustainable design and construction to reduce emissions from the demolition and construction of buildings.
- 8.180 Policy SP03(2) of the Council's adopted Core Strategy (2010) seeks to manage and improve air quality along transport corridors and traffic congestion points and seeks to implement a 'Clear Zone' in the borough to improve air quality. Policy DM9 of the Council's adopted Managing Development Document (2013) requires applications for major development to be accompanied by an Air Quality Assessment to demonstrate how it will prevent or reduce associated air pollution during construction or demolition.
- 8.181 The applicant has provided an Air Quality Impact Assessment Report (AQA), prepared by Environ, dated November 2013, which provides an assessment of the potential effect on local air resulting from the demolition, construction and operational phases of the development.
- 8.182 The Air Quality Assessment submitted with the application identifies that the proposal would introduce residential receptors into a location where air quality is expected to exceed the annual mean objective. However, the report concludes that sufficient mitigation has been provided through the design of the development to avoid siting residential properties where pollutant concentrations would be highest in order to protect future residential occupants from significant adverse air quality effects.
- 8.183 The Council's Air Quality Officer has reviewed the AQA and has recommended that that conditions be imposed to ensure the inclusion of mitigation measures in the detailed designs of the facades and also to ensure that the stacks from the energy centres comply with the Clean Air Act.
- 8.184 Subject to condition, it is considered that the proposed development is acceptable in air quality terms, in accordance with the objectives of Policy 7.13 of the London Plan (2013) and Policy SP03(2) of the Council's adopted Core Strategy (2010).

## **Planning Obligations**

- 8.185 Regulation 122 of the CIL Regulations 2010 brings into law policy tests for planning obligations which can only constitute a reason for granting planning permission where they meet the following tests:
- Necessary to make the development acceptable in planning terms;
  - Directly related to the development; and
  - Are fairly and reasonably related in scale and kind to the development.
- 8.186 This is further supported by Policy SP13 of the Council's adopted Core Strategy (2010) which seeks to negotiate planning obligations through their deliverance in kind or through financial contributions to mitigate the impacts of a development.
- 8.187 The Council's Supplementary Planning Document on Planning Obligations was adopted in January 2012. This SPD provides the Council's guidance on the policy

concerning planning obligations set out in Policy SP13 of the adopted Core Strategy (2013).

8.188 The document also sets out the Borough's key priorities as being:

- Affordable Housing
- Employment, skills, training and enterprise
- Community facilities
- Education

8.189 The Borough's other priorities include:

- Health
- Sustainable transport
- Environmental sustainability
- Public realm

8.190 The general purpose of S106 contributions is to ensure that development is appropriately mitigated in terms of impacts on existing social infrastructure such as health, community facilities and open space and that appropriate infrastructure to facilitate the development are secured.

8.191 In order to ensure that the proposed development is deliverable and viable, a financial appraisal has been submitted by the applicant. This appraisal has been independently assessed by an independent assessor appointed by the Council. The appraisal concludes that using universally recognised viability assessment methods, the development stands to make a loss of approximately £7m. Notwithstanding, in order to secure a planning permission, the applicant has recognised that planning obligations will need to be secured and as such is proposing 32.4% affordable housing and £653,680 worth of financial contributions. The applicant has based this figure on the approximate contribution towards education that the scheme would generate.

8.192 Having had regard to the viability of the scheme and the Council's priorities, offered amount has been allocated across the Council's priority areas as set out in the Planning Obligations SPD. This allocation has been discussed and agreed by the Planning Contribution Overview Panel.

8.193 The obligations agreed can be summarised as follows:

#### Financial Obligations

- (a). Construction phase skills and training: £25,807
- (b). End phase skills and training: £1,136
- (c). Ideas stores: £17,100
- (d). Leisure facilities: £56,346
- (e). Health: £88,841
- (f). Smart travel: £2,019
- (g). Public open space: £108,528
- (h). Streetscene and the built environment: £127,836
- (i). Primary and Secondary schools: £203,364



- (j). Energy: £9,630
- (k). Monitoring fee: £13,074
- TOTAL: £653,680

#### Non-Financial Obligations

- (n). 32.4% affordable housing by habitable room.
- (o). Car permit free agreement
- (p). 20% local employment/procurement during construction/end user phases
- (q). 11 NVG Level 2 apprenticeships during construction phase
- (r). Code of Construction Practice
- (s). Travel Plan
- (t). Public access to new public realm area between blocks A2 and B
- (u). Viability reassessment

The above contributions represent 32% of the planning obligations as required by the Council's Planning Obligations Supplementary Planning Document (2012) and officers consider that these obligations meet the tests set out in Regulation 122 of the CIL Regulations 2010.

- 8.194 Officers acknowledge that the obligations proposed would fail to fully mitigate the impacts of the proposal. However, having taken into account the merits of the scheme, the amount proportion of family sized affordable units and the results of the independently reviewed viability assessment, officers consider that, on balance, the substantial public benefits and the regenerative potential of the proposal outweigh the proposal's inadequacies with regard to mitigation of all of the infrastructure impacts of the development.
- 8.195 Notwithstanding, following a recommendation from independent assessors acting on behalf of the Council, an interim viability review mechanism will be secured through the Section 106. This will ensure that any financial benefits derived through market changes or changes to the scheme's design are captured by the Council through an additional financial contribution if conditions are met in order to plug the short fall in the proposed planning obligation.

## 9.0 Human Rights Considerations

- 9.1 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. In the determination of a planning application the following are particularly highlighted to Members:-
- 9.2 Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. "Convention" here means the European Convention on Human Rights, certain parts of which were incorporated into English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant, including:-
  - o Entitlement to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law in the determination of a person's civil and political rights (Convention Article 6). This includes property rights and can include opportunities to be heard in the consultation process;
  - o Rights to respect for private and family life and home. Such rights may be restricted if the infringement is legitimate and fair and proportionate in the public interest (Convention Article 8); and
  - o Peaceful enjoyment of possessions (including property). This does not impair

the right to enforce such laws as the State deems necessary to control the use of property in accordance with the general interest (First Protocol, Article 1). The European Court has recognised that *"regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole"*.

- 9.3 This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as local planning authority.
- 9.4 Members need to satisfy themselves that the measures which are proposed to be taken to minimise, inter alia, the adverse effects of noise, construction and general disturbance are acceptable and that any potential interference with Article 8 rights will be legitimate and justified.
- 9.5 Both public and private interests are to be taken into account in the exercise of the Council's planning authority's powers and duties. Any interference with a Convention right must be necessary and proportionate.
- 9.6 Members must, therefore, carefully consider the balance to be struck between individual rights and the wider public interest.
- 9.7 As set out above, it is necessary, having regard to the Human Rights Act 1998, to take into account any interference with private property rights protected by the European Convention on Human Rights and ensure that the interference is proportionate and in the public interest.
- 9.8 In this context, the balance to be struck between individual rights and the wider public interest has been carefully considered. Officers consider that any interference with Convention rights is justified. Officers have also taken into account the mitigation measures governed by planning conditions and the associated section 106 agreement to be entered into.

## **10.0 Equalities Act Considerations**

- 10.1 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and the Committee must be mindful of this duty inter alia when determining all planning applications. In particular the Committee must pay due regard to the need to:
  1. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
  2. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
  3. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 10.2 The contributions towards various community assets/improvements and infrastructure improvements addresses, in the short-medium term, the potential perceived and real impacts of the construction workforce on the local communities, and in the longer term support community wellbeing and social cohesion.

- 10.3 Furthermore, the requirement to use local labour and services during construction enables local people to take advantage of employment opportunities.
- 10.4 The community related contributions (which will be accessible by all), help mitigate the impact of real or perceived inequalities, and will be used to promote social cohesion by ensuring that sports and leisure facilities provide opportunities for the wider community.
- 10.5 The contributions to affordable housing support community wellbeing and social cohesion and appropriate levels of wheelchair housing and disabled car parking are to be provided, helping to provide equality of opportunity in housing.

## **11.0 Section 70(2) of the Town and Country Planning Act 1990**

11.1 Section 70(1) of the Town and Country Planning Act 1990 (as amended) entitles the local planning authority (and on appeal by the Secretary of State) to grant planning permission on application to it. From 15th January 2012, Parliament has enacted an amended section 70(2) as follows:

11.2 In dealing with such an application the authority shall have regard to:

- a) The provisions of the development plan, so far as material to the application;
- b) Any local finance considerations, so far as material to the application; and
- c) Any other material consideration.

11.3 Section 70(4) defines "*local finance consideration*" as:

- a) A grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
- b) Sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.

11.4 In this context "grants" will include the New Homes Bonus, which for the proposed development that is the subject of this planning application is estimated to total approximately £1,493,190 over six years.

11.5 These issues now need to be treated as material planning considerations when determining planning applications or planning appeals so far as they are material to the application.

11.6 Regarding Community Infrastructure Levy considerations, following the publication of the London Mayor's Community Infrastructure Levy, Members are reminded that the London Mayoral CIL is now operational, as of 1 April 2012. It is estimated that the Mayoral CIL charge for the proposed development would total approximately £311,000.

## **12.0 CONCLUSIONS**

12.1 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.

### 13.0 SITE MAP WITH CONSULTATION BOUNDARY



## Appendix 1

### Schedule of plans

#### Drawings

12.65.01 Rev A; 12.65.02; 12.65.03; 12.65.04; 12.65.05; 12.65.06; 12.65.07; 12.65.08; 12.65.09; 12.65.10; 12.65.11; 12.65.12; 12.65.13; 12.65.14; 12.65.15; 12.65.16; 12.65.17; 12.65.18; 12.65.19; 12.65.20 Rev F; 12.65.21 Rev G; 12.65.22 Rev G; 12.65.23 Rev G; 12.65.24 Rev G; 12.65.25 Rev G; 12.65.26 Rev F; 12.65.27 Rev F; 12.65.28 Rev G; 12.65.29 Rev E; 12.65.30; 12.65.31; 12.65.31; 12.65.32; 12.65.33; 12.65.34; 12.65.35; 12.65.36, 12.65.37, 12.65.38, 12.65.39; 12.65.39; 12.65.40 Rev E; 12.65.41 Rev E; 12.65.42 Rev E; 12.65.43; 12.65.44; 12.65.45; 12.65.46; 12.45.47; 12.45.48; 12.45.49; 12.45.50 Rev E; 12.45.51 Rev E; 12.45.52 Rev E; 12.65.53; 12.65.54; 12.65.55; 12.65.56; 12.65.57; 12.65.58; 12.65.59; 12.65.60 Rev H; 12.65.61 Rev F; 12.65.62 Rev G; 12.65.63 Rev G; 12.65.64 Rev F; 12.65.65 Rev F; 12.65.66 Rev F; 12.65.67 Rev F; 12.65.68 Rev F; 12.65.69 Rev F; 12.65.70 Rev F; 12.65.71 Rev F; 12.65.72 Rev F; 12.65.73; 12.65.74; 12.65.75; 12.65.76; 12.65.77; 12.65.77; 12.65.77; 12.65.78; 12.65.79; 12.65.80 Rev E; 12.65.81 Rev E; 12.65.82 Rev E; 12.65.83 Rev E; 12.65.84 Rev E; 12.65.85 Rev E; 12.65.86 Rev E; 12.65.87 Rev E; 12.65.88; 12.65.89; 12.65.90 Rev E; 12.65.91 Rev E; 12.65.92 Rev E; 12.65.93; 12.65.94; 12.65.94; 12.65.95; 12.65.96; 12.65.97; 12.65.98; 12.65.100 Rev F; 12.65.101 Rev F; 12.65.102 Rev F.

#### Documents

Design and Access Statement prepared by Guy Hollaway Architects. Dated November 2013  
3-D Computer Generated Images prepared by CityScape and Guy Hollaway Architects. Dated November 2013  
Daylight and Sunlight Report for Proposed Development prepared by Anstey Horne. Dated 21 October 2013  
Report on Daylight and Sunlight within the Proposed Development prepared by Anstey Horne. Dated 31 October 2013  
Transport Statement prepared by PTP. Dated 30 October 2013  
Interim Travel Plan prepared by PTP. Dated 30 October 2013  
Planning Statement prepared by CMA Planning. Dated November 2013  
Heritage, Townscape and Visual Impact Assessment prepared by Montagu Evans  
Air Quality Impact Assessment Report prepared by Environ. Dated November 2013  
Commercial Property Market Report prepared by Strettons. Dated October 2013  
Framework Construction Environmental Management Plan prepared by Environ dated November 2013  
Drainage Assessment Report prepared by Environ. Dated November 2013  
Preliminary Ecological Appraisal prepared by Environ. Dated November 2013  
Energy Statement prepared by DSSR Consulting Engineers. Dated 1 November 2013  
Energy and Sustainable Design Statement prepared by Environ. Dated November 2013  
Desktop Contaminated Land Assessment Report prepared by Environ. Dated July 2013  
Public Realm Precedent Studies prepared by Mark Hanton Studio. Dated 18 November 2013  
Noise and Vibration Assessment Report prepared by Environ. Dated November 2013  
Statement of Community Views prepared by Planning for Real Unit  
Wind Assessment Report prepared by Environ. Dated November 2013

## **Appendix 2**

### **Site Ownership**

Hornbuckle Mitchell Trustees Limited  
Christopher Lester Turner  
Grahame Richard Turner  
Barry William Turner  
Downey & Co (Specialised Printing) Limited  
Bullet 69 Limited  
Mark Peter Bossick  
Alfred Bossick  
Dorinda Kissi  
Vijay Kumar Gupta  
Rajshree Gupta  
Hall & Brown Limited  
Maury Sewing Machine Company Limited  
Sharon Anne Selzer  
Datalect Corporate Serviced Limited  
William S. Fattal  
Acolorproof Limited  
Geoff Niblet  
Gary Monksfield  
Linda Anderson  
John George Houghton  
Stella Maureen Houghton  
The Hanover Trustee Company Limited  
Martin William Cressey  
Matthew Wing Leung Kong  
Suet Ping Pong  
IPE-Sond Projects Limited  
London Borough of Tower Hamlets