

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

25th September 2014

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal / Title
6.1	PA/14/00990	Quay House, Admirals Way, London, E14	Demolition of the existing building and redevelopment to provide a residential led, mixed use scheme to include a tower of 68 storeys (233 metres AOD) comprising 496 residential units, 315.3 sq.m. (GEA) of flexible commercial uses including retail/financial and professional services/café/restaurant uses (Use Classes A1 to A3), a residents' gymnasium and associated residential amenity space, car and cycle parking and landscaping.
6.2	PA/13/02344 & PA/13/02366	1 Park Place, London	<p>Outline application for the demolition of any existing structures, and construction of a building of up to 102,102 sq.m (GIA) comprising office use (use class B1) along with a decked terrace to the Middle Dock, access and highways works, provision for flood storage, landscaping, pedestrian link and other works incidental to the application (all matters reserved).</p> <p>Listed Building Consent for the alterations to grade I listed Quay Wall in connection with the redevelopment of the site under associated outline planning application PA/13/02344.</p>

6.3	PA/13/02722	Peterley Business Centre, 472 Hackney Road	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.
6.4	PA/14/293	7 Limeharbour, E14 9NQ	Demolition of the existing building and the construction of a new residential building ranging from 6 to 23 storeys (with additional lower ground level) and comprising 134 residential units, private leisure facilities, a new urban square (including new pedestrian links and hard and soft landscaping), revised vehicle access arrangements, and basement car parking and servicing

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

Agenda Item number:	6.1
Reference number:	PA/14/00990
Location:	Quay House, Admirals Way, London, E14
Proposal:	Demolition of the existing building and redevelopment to provide a residential led, mixed use scheme to include a tower of 68 storeys (233 metres AOD) comprising 496 residential units, 315.3 sq.m. (GEA) of flexible commercial uses including retail/financial and professional services/café/restaurant uses (Use Classes A1 to A3), a residents' gymnasium and associated residential amenity space, car and cycle parking and landscaping.

1.0 REPRESENTATIONS

1.1 A further representation has been received raising the following objection:

- The application fails to consider the relationship between this site and the remainder of Waterside Estate. The redevelopment of both sites should be considered in a comprehensive approach through a Masterplan so that both of the sites can be redeveloped without either of them prejudicing the development of the other.

(Officer Comment: The Council is in the process of developing a South Quay Masterplan. However, it is in its early stages and consequently little weight can currently be attached to it. This application should be considered against the Development Plan and other material considerations (including the NPPF).

1.2 A letter dated 18th August from the Greater London Authority to the developer in respect of this application is appended to this Update Report.

2.0 RECOMMENDATION

2.1 Officers' recommendation remains as set out in part 3 of the committee report.

Agenda Item number:	6.2
Reference number:	PA/13/02344 & PA/13/02366
Location:	1 Park Place, London
Proposal:	<p>Outline application for the demolition of any existing structures, and construction of a building of up to 102,102 sq.m (GIA) comprising office use (use class B1) along with a decked terrace to the Middle Dock, access and highways works, provision for flood storage, landscaping, pedestrian link and other works incidental to the application (all matters reserved).</p> <p>Listed Building Consent for the alterations to grade I listed Quay Wall in connection with the redevelopment of the site under associated outline planning application PA/13/02344.</p>

1.0 REPRESENTATIONS

- 1.1 London Underground Limited (LUL) has been in discussions with the applicant regarding the requested condition referenced at 6.50- 6.52. The condition has been amended to be an informative to read as follows:

The applicant shall consult with London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; excavation and construction methods. Also the applicant will take appropriate action to mitigate risk to London Underground infrastructure to ensure that the continued safe and efficient operation of the Jubilee Line railway is not adversely affected.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

2.0 CORRECTION

- 2.1 Paragraphs 2.8 and 8.181 referred to '...infilling of a South Dock...' This should have been referred to as the Middle Dock.
- 2.2 Paragraph 9.1 only refers to the Planning Permission; however, it should state the following:

All other relevant policies and considerations have been taken into account. Planning Permission and Listed Building Consent should be supported for the reasons set out in the RECOMMENDATION section of this report.

3.0 CLARIFICATION

- 3.1 Paragraph 4.22 refers to planning consent PA/08/00601 which was approved. It is worthwhile noting that this permission has been implemented by way of demolishing the previously existed building.

4.0 RECOMMENDATION

4.1 Officers' recommendation is as detailed above:

All other relevant policies and considerations have been taken into account. Planning Permission and Listed Building Consent should be supported for the reasons set out in the RECOMMENDATION section of this report.

Agenda Item number:	6.3
Reference number:	PA/13/02722
Location:	Peterley Business Centre, 472 Hackney Road
Proposal:	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.

1.0 CORRECTION

1.1.1 Paragraph 4.4 should state that Block B provides 153 units, not 154.

1.1 Paragraph 8.2 should read as follows: In terms of land use, the proposed development comprises both flexible commercial and residential uses. The site is located within the Core Growth Area which forms part of the emerging City Fringe Opportunity Area Planning Framework. The site's Hackney Road frontage forms part of the Hackney Road Neighbourhood Centre as defined by the Council's Managing Development Document (2013).

8.60 The scheme provides 21 wheelchair accessible units, not 20.

2.0 CONDITIONS

2.1 A further condition will be imposed preventing commencement of the scheme until the land identified for the children's play space has been transferred into the applicant's ownership. A similar clause would be included in the Section 106 Legal Agreement.

3.0 RECOMMENDATION

3.1 Officers' recommendation is as detailed above:

All other relevant policies and considerations have been taken into account. Planning Permission should be granted for the reasons set out in the RECOMMENDATION section of the report.

Agenda Item number:	6.4
Reference number:	PA/14/00293
Location:	7 Limeharbour, E14 9NQ
Proposal:	Demolition of the existing building and the construction of a new residential building ranging from 6 to 23 storeys (with additional lower ground level) and comprising 134 residential units, private leisure facilities, a new urban square (including new pedestrian links and hard and soft landscaping), revised vehicle access arrangements, and basement car parking and servicing

1.0 CORRECTION

- 1.1 Paragraphs 3.20 (h), 7.26 and 8.130 refer to loss of 2 on-street car parking bays. This should have referred to the loss of 3 on street car parking bays and the re-provision (by legal agreement) of 3 on street car parking bays.
- 1.2 Paragraph 8.41 refers to providing 45% of new affordable homes to be for families. This should have stated 55%.
- 1.3 An additional planning condition imposed following receipt of iterative drawings from the architect to finalise a revised architectural treatment (i.e. a textured decorative brick treatment) at the base of the building to improve the visual interest on the northern elevation and to reduce the visual prominence of refuse store doors.
- 1.4 Add to paragraph 1 under Submission Documents: Road Safety Audit -Stage 1 Report, Wind Environment Assessment Addendum - September 2014, Daylight/Sunlight Addendum dated 15 September 2014 (including accompanying data tables)

2.0 CLARIFICATION

- 2.1 The applicant has submitted at Officer's request an addendum to the wind environmental impact assessment that provides a more detailed assessment of the impact of the scheme and sets out in greater detail a series of mitigation measures. This addendum demonstrates that with the mitigation measures in place all the external spaces on site will lend themselves to sitting outside comfortably.
- 2.2 The applicant has provided an updated addendum to the daylight/sunlight assessment report that remodels the impacts of the scheme on neighbouring properties following the reduction in the maximum height of the scheme by 6 storeys (since original submission). The revised assessment shows:
- In Peninsula Court rather than 26 rooms experience a reduction in VSC of more than 20% (as set out in Paragraph 8.72) this is now 16 rooms with maximum reduction of 22%;
 - In City Tower (3 Limeharbour) 7 windows would fail to meet the VSC standard (not 16 rooms as stated in Paragraph 8.73), by a maximum of 22%
 - In John MacDonald House no rooms would fail the VSC standard (Paragraph 8.74 stated 3 rooms failed).
- 2.3 The Council's independent reviewers of this updated daylight/sunlight assessment conclude "*The revised results do show some improvements. The impact was previously considered to be minor adverse and whilst there is still a minor adverse*

impact to 3 of the neighbouring residential blocks, the results are borderline and we suggest could be considered to be acceptable."

3.0 RECOMMENDATION

3.1 Officers' recommendation remains as set out in part 3 of the committee report

GREATER LONDON AUTHORITY
Development, Enterprise and Environment

George Kyriacou
CIT Developments
11-14 Grafton Street
LONDON W1S 4EW

Our ref: D&P/0510a/01
LPA ref: PA/14/00990
Date: 18 August 2014

Dear Mr Kyriacou

Quay House, Admirals Way

Further to the Stage 1 letter and report of 25 June 2014 (attached), our meeting with Sir Edward Lister of 30 July 2014, and following a site visit to the South Quay area, we thought it would be helpful to re-iterate our outstanding concerns. Whilst a number of elements of the proposal are strongly supported, and some issues have been addressed through the planning process, there remains significant concern regarding the nature and scale of the proposal, and we would strongly recommend further discussions regarding how these can be overcome in the context of adjacent development sites, and the emerging South Quay Masterplan.

As the Stage 1 report states, for a building of such height and prominence to be acceptable, it must be of an outstanding design quality in all ways. Of particular concern is the way that the proposed site will integrate with the surrounding sites to create a coherent and successful public realm.

As you know, the building sits very close to the elevated Docklands Light Railway (DLR) to the west, and is surrounded to the east by ill-defined and impermeable car parking and public realm associated with the adjacent low-scale office buildings. The quality of these spaces is severely compromised, and the very small nature of the current application site provides little opportunity to mitigate this. We therefore remain seriously concerned about the innate limitations of the site and the scheme's ability to deliver the required high-quality integrated public realm necessary for such a high-density development.

The Stage 1 report also notes concerns regarding the capacity of social and physical infrastructure within the South Quay area to cater for such a high density. We appreciate your involvement in the developing Supplementary Planning Document for South Quay, and would strongly encourage on-going discussions with my officers and the Council regarding how this development can deliver the aspirations and priorities of the emerging masterplan.

In summary, whilst we recognise the quality of many aspects of the design, we remain of the view that the challenges of such a small and restricted site severely impacts on the ability of the proposal to mitigate for its impact and to deliver a quality environment.

Yours sincerely



Stewart Murray
Assistant Director - Planning

cc Julian Carter, GVA, 10 Stratton Street, London W1J 8JR
Owen Whalley, Tower Hamlets Council

