

Committee: Strategic Development	Date: 20 September 2007	Classification:	Agenda Item No: 7.3
Report of: Corporate Director of Development and Renewal		Title: Planning Application for Decision	
Case Officer: Rachel McConnell		Ref No: PA/07/1322	
		Ward(s): Millwall	

1. APPLICATION DETAILS

Location: 1 Park Place, London, E14 4HJ
Existing Use: Commercial
Proposal: Erection of a new building providing basement, lower ground, ground and 10 storeys of offices comprising 25,643sq metres of floor space with associated landscaping, car parking, servicing and plant.

Drawing Nos/Documents: 0048/P001A, P002A, P003A, P004AP012A, P020B, P021B, P022B, P023D, P024C, P025A, P026B, P027B, P028B, P029A, P030A, P031A, P032C, P033D, P034D, P035E, P036E, P037B, P038A, P039A, P040A, P041A, P042A, CHP Feasibility Study.

Applicant: Park Place Sarl
Ownership: Various
Historic Building: N/A
Conservation Area: N/A

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

2.1 The Local Planning Authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan, the Council's emerging Local Development Framework Submission Document and the history of the site and has found that:

a) In principle, the proposed office development is acceptable, subject to an appropriate planning obligations agreement and conditions to mitigate against the impact of the development;

b) The proposal provides additional employment floorspace, promotes alternative modes of travel with cycle parking spaces proposed and incorporates energy efficient systems with on-site renewable energy in accordance with sustainability objectives;

c) The proposal does not result in material harm to the amenity of residents or to the character and environment of the adjacent area.

3. RECOMMENDATION

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

- A. The prior completion of a **legal agreement** to secure the following:
1. Community Contribution – a sum of £92,101
 2. Highways Contribution – a sum of £50,000 (various works)
 3. Commitment to Local Labour in Construction – a sum of £75,000
 4. Off-site affordable housing Contribution – £1,466,899
 5. Provision of Walkway and Public Art
 6. Car free zone development agreement
 7. Travel Plan

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

1. Time limit
2. Reserved matters regarding
 - Materials, including samples;
 - hard and soft landscaping including dockside walkway;
 - any proposed walls, fences and railings;
 - enclosure of any external plant; and
 - a scheme of external lighting.
3. Landscape Management Plan required
4. 278 agreement to be entered into for Highway works surrounding the site
5. Parking maximum cars and minimum cycle and motorcycle spaces
6. Hours of construction limits (0800 – 1800, Mon-Fri: 0800 – 1300 Sat)
7. Details of insulation of the ventilation system and any associated plant required
8. Hours of operation limits – hammer driven piling (10am – 4pm)
9. Details required for on site drainage works
10. Code of Construction Practice, including a Construction Traffic Management Assessment required
11. Details of finished floor levels required
12. Details of surface water source control measures required
13. Renewable energy measures to be implemented and provided in perpetuity.
14. Black redstart habitat provision required
15. Green roofs
16. Land contamination study required to be undertaken
17. Any other condition(s) considered necessary by the Head of Development Decisions
18. British Waterways Condition

3.3

Informatives

1. Planning Obligation Agreement
2. British Waterways requirements
3. Site notice specifying the details of the contractor required

3.4

That, if by **20th December 2007** the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions be delegated authority to refuse planning permission.

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The proposal is for the erection of a new building providing basement, lower ground, ground and 10 storeys of offices comprising 25,643sq metres of floor space with associated landscaping, car parking, servicing and plant. The existing building on the site is to be demolished.

Site and Surroundings

- 4.2 The application site is located on the western side of the Canary Wharf estate, between Cabot Square and Westferry Circus. It currently comprises a brick office building of between 4 and 6 storeys, which is occupied by an accountancy firm. Benefiting from direct access off Park Place, it is bounded by office buildings to the east and west and middle dock to the south. The surrounding uses are primarily offices.

Planning History

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

ID/97/84

Outline planning permission in respect of redevelopment by the erection of building(s) comprising 26165 sq m offices or 23665 sq m offices with 2500 sq m retail was granted in December 1997.

PA/00/1355

Planning permission for the erection of new building providing basement, lower ground, ground plus 10 storeys of offices comprising 25,000sq. metres of floorspace, associated pedestrian and vehicular access improvements. Introduction of pedestrian walkway and landscaping to dockside. Double storey height arcade along West India Avenue was granted in October 2002.

PA/06/1465

Erection of new building providing basement, lower ground, ground plus 10 storeys of offices comprising 25,000sq. metres of floor space, associated pedestrian and vehicular access improvements. Introduction of pedestrian walkway and landscaping to dockside. Double storey height arcade along West India Avenue (Renewal of earlier scheme PA/00/01355) – application withdrawn on 29 March 2007

5. POLICY FRAMEWORK

5.1 Unitary Development Plan

Proposals:	(1)	Flood Protection Area
	(2)	Central Area Zone
	(3)	Water Protection Area
Policies	DEV1	General Design
	DEV2	Environmental Requirements
	DEV3	Mixed Use Developments
	DEV18	Public Art

DEV50	Noise
CAZ1	Location of Central London Core Activities
CAZ3	Requirements for Mixed Use Schemes
CAZ4	Special Policy Areas
EMP2	Retaining Existing Employment Uses
EMP6	Employing Local People
EMP9	Development in Central Area Zones
T9	Strategic Traffic Management
T13	Parking for Commuters
T15	Location of New Development

Emerging Local Development Framework

Proposals:	(1)	ID57 – Identifies preferred uses as employment (B1) and retail & leisure (A1, A2, A3, A4, A5).
	(2)	Major Centre
	(3)	Flood Risk Area
Policies:	CP1	Creating Sustainable Communities
	CP7	Job Creation and Growth
	CP11	Sites in Employment Use
	CP31	Biodiversity
	CP40	A Sustainable Transport Network
	DEV1	Amenity
	DEV2	Character and Design
	DEV6	Energy Efficiency and Renewable Energy
	DEV14	Public Art
	DEV19	Parking for Motor Vehicles
	IOD1	Spatial Strategy
	IOD13	Employment Uses in the Northern sub-area
	IOD14	Residential Uses in the Northern sub-area
	IOD16	Design and Built Form in the Northern sub-area
	IOD17	Site allocations in the Northern sub-area (ID57)

Spatial Development Strategy for Greater London (London Plan)

3B.4	Mixed Use Development
3D.12	Biodiversity
4A.7	Energy Efficiency and renewable energy
4A.8	Energy Assessment
4A.9	Providing for Renewable Energy
4A.10	Supporting the provision of renewable energy
4B.1	Design principle for a compact city
4B.3	Maximising the potential of sites
4B.4	Enhancing the quality of public realm
4B.5	Creating an inclusive environment
4B.6	Sustainable design and construction
4B.7	Respect Local context and communities
4B.8	Large scale buildings, design and impact
4B.9	

Government Planning Policy Guidance/Statements

PPS1	Delivering Sustainable Development
PPS9	Biodiversity & Conservation
PPS22	Renewable Energy
PPG4	Industrial, commercial development and small firms
PPG13	Transport

Community Plan

The following Community Plan objectives relate to the application:

A better place for living safely

A better place for living well

A better place for creating and sharing prosperity

6. CONSULTATION RESPONSE

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

6.2 1) LBTH Environmental Health

- Condition should be imposed to ensure that the developer carries out a site investigation to investigate and identify potential contamination.
- Risk assessment of the construction/demolition phase
- Mechanical ventilation equipment and outlets to be acoustically treated so as not to cause noise and disturbance.
- Consent under Section 61 of the Pollution Act to be obtained prior to development - informative

6.3 2) LBTH Highways

- No justification for parking on site
- Should only be one vehicle access to the site.

6.4 3) Crossrail (Statutory Consultee)

The site is outside the limits of land subject to consultation under the Safeguarding Direction issues by the Secretary of State for Transport on 22nd February 2005. No comments.

6.5 4) Greater London Authority (Statutory Consultee)

The GLA consider that the proposal raises no significant strategic planning issues but that the Council should give consideration to the following matters:

- Require an updated transport assessment and travel plan to be submitted, and seeking a reduction in car parking.
- Include a condition to secure the submitted energy strategy.
- Seeking a contribution to the off-site provision of affordable housing in accordance with the mixed-use policy of the London Plan.
- Securing initiatives to create training and employment opportunities for local people and to address other barriers to employment.

The Council may proceed to determine the application without further reference to the GLA.

6.6 **5) Environment Agency (Statutory Consultee)**

The Environment Agency is satisfied with the Flood Risk Assessment submitted.

In accordance with PPS25, the Local Planning Authority is required to carry out a Sequential Test to steer development to areas where there is low risk of flooding. The Council carried out a Sequential Test for the site which concluded that possible development opportunities outside of flood zone 1 and 2 are highly limited and the existing uses, supporting infrastructure and flood mitigation measures in the northern part of the Isle of Dogs provide a reasonable location for large scale commercial development. The Council concluded that the proposed development in this location is acceptable.

The Environment Agency confirmed that the Sequential Test is acceptable and raise no objection to the proposal subject to a condition being imposed regarding surface water source control measures.

6.5 **British Waterways (Statutory Consultee)**

No objection subject to a condition being imposed to require a feasibility study being carried out to assess the potential for moving freight by water during the construction cycle. Informatives suggested.

6.6 **English Heritage (Statutory Consultee)**

No comments.

7. LOCAL REPRESENTATION

7.1 A total of 50 neighbouring properties within the area shown on the map added 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. No representations were received from neighbours and local groups in response to notification and publicity of the application.

8. MATERIAL PLANNING CONSIDERATIONS

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

1. Landuse
2. Design and Amenity
3. Highways
4. Other Issues

The proposed scheme is similar to the existing planning permission granted on the site in October 2002 (PA/00/01355) which is due to expire in October 2007.

8.2 Since the previous approval, the London Plan (February 2004) has been adopted and the Local Development Framework Submission Document November 2006 (LDF) and Local Development Framework Submission Document: Isle of Dogs Area Action Plan (Isle of Dogs AAP) now have weight as material planning considerations.

Landuse

- 8.3 The adopted UDP (1998) designates the application site within the Central Area Zone which seeks to promote commercial development. The existing building on the site is currently used as offices and the proposal does not seek to change this. It is considered that the proposed office use is in keeping with the character and function of the area which is primarily commercial and thereby accords with Policy CAZ3 in the UDP (1998) and Policy IOD14 in the Isle of Dogs AAP, which do not support residential uses within the Northern sub-area in which the site is located. The application site is also identified as a development site (ID57) with preferred uses as Employment (B1) and Retail & Leisure (A1, A2, A3, A4, and A5).
- 8.4 Policy 3B.4 in the London Plan requires that where increases in office floor space are proposed, a mix of uses should be provided including residential and, in areas where residential is not appropriate, off site housing provision. There is however no policy in the LDF which seeks the provision of off-site affordable housing for office developments.
- 8.5 Confirmation has been provided that the applicant is willing to make a contribution towards off-site affordable housing to address the requirement for mixed use development as set out in Policy 3B.4 in the London Plan. Whilst it is acknowledged that a contribution towards off-site affordable housing provision would not be in accordance with Policy IOD1 (1.c) in the Isle of Dogs Area Action Plan (Submission Document) which seeks to accrue off-site employment space, such a contribution meets the overall objective of this policy which is to ensure that the development is of benefit to the wider community.

Design and Amenity

- 8.6 The siting and design of the building remains unchanged from the previously approved scheme. The proposed design is considered acceptable under the design requirements set out in the UDP (1998) and LDF Submission Document. The design has been reviewed by Council Design Officers. No objection has been made.
- 8.7 In terms of amenity, this was considered in the previously approved application and the site circumstances are unchanged. On this basis the scheme is acceptable.

Highways

- 8.8 Vehicular access to the development is from the lower ground floor level. The proposal includes an on site dedicated service bay, 26 car parking spaces and a taxi drop off.
- 8.9 The site is well served by public transport links being located within easy walking distance of Canary Wharf DLR, Herons Quays DLR and Westferry DLR that serve the Isle of Dogs and provide access to the city. Furthermore the site is well served by bus routes. The site has a public transport accessibility level (PTAL) of 5.
- 8.10 LBTH Highways have requested that the development should be subject to a S.106 car free agreement however the plans indicate parking at lower ground floor level. The applicant's agent has confirmed that the applicant is willing to reduce the parking provision to accord with the standards set out in Planning Standard 3 in the Local Development Framework (LDF) Submission Document

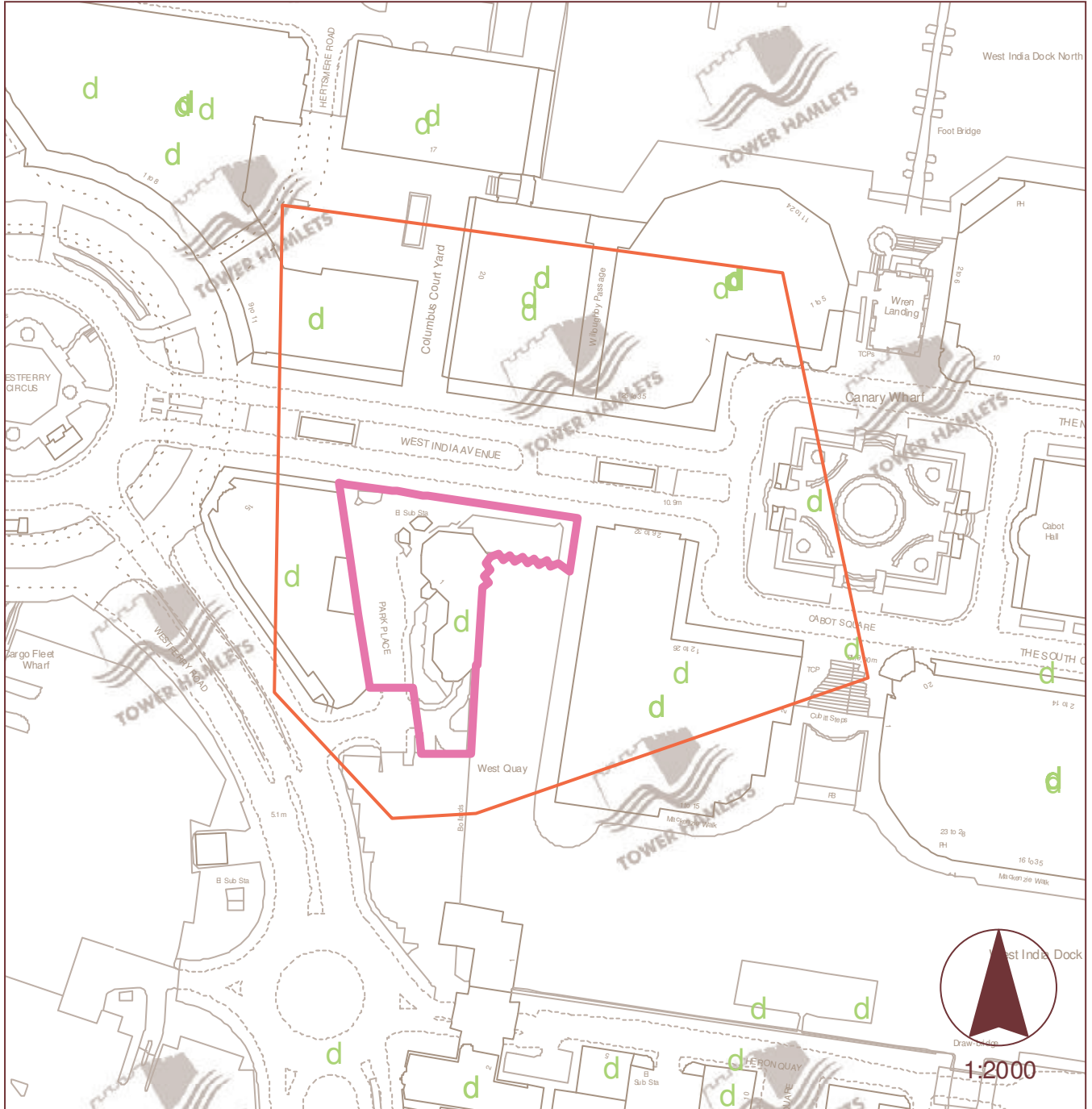
November 2006. It is considered that a reduction (total of 20 parking spaces including disabled bays) would satisfy the current parking requirements and the sustainable transport objectives as set out in Policy CP40 in the LDF Submission Document (November 2006). This can be dealt with by condition.

Other Planning Issues

8.11 Policy DEV6 in the LDF Submission Document requires that all new development should incorporate energy efficient measures. The London Plan emphasises the need to incorporate de-centralised energy systems with on-site renewable energy. Information has been provided regarding the provision of combined heat power (CHP). The GLA are satisfied with the information submitted.

8.12 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the **SUMMARY OF MATERIAL PLANNING CONSIDERATIONS** and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Site Map



Legend

- Planning Application Site Boundary
- Consultation Area
- d Land Parcel Address

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. London Borough of Tower Hamlets LA086568