

**LONDON BOROUGH OF TOWER HAMLETS**

**DEVELOPMENT COMMITTEE**

17<sup>th</sup> December 2014

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**UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL**

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<b>Agenda item no</b>	<b>Reference no</b>	<b>Location</b>	<b>Proposal / Title</b>
6.1	PA/14/02585	Watts Grove Depot, bounded by Watts Grove, Glaucus Street and Yeo Street, London E3 3QS	Complete redevelopment consisting of the demolition of all buildings and structures on the old depot site and associated areas of hardstanding to provide 148 new homes (flats and houses) in buildings of varied heights ranging from three storeys to seven storeys (Use Class C3) together with new and upgraded vehicular access, new pedestrian accesses, open space, landscaping and associated works including relocation of existing telecommunications mast.
6.2	PA/14/01762	Former Caspian Works and Lewis House, 55-57 Violet Road, London.	PA/14/01762 Full Planning Application for erection of entry gates at the main vehicular access fronting Violet Road

<b>Agenda Item number:</b>	6.1
<b>Reference</b>	PA/14/02585
<b>Location</b>	Watts Grove Depot, bounded by Watts Grove, Glaucus Street and Yeo Street, London E3 3QS
<b>Proposal</b>	Complete redevelopment consisting of the demolition of all buildings and structures on the old depot site and associated areas of hardstanding to provide 148 new homes (flats and houses) in buildings of varied heights ranging from three storeys to seven storeys (Use Class C3) together with new and upgraded vehicular access, new pedestrian accesses, open space, landscaping and associated works including relocation of existing telecommunications mast.

## 1.0 CORRECTION

- 1.1 Paragraph 8.31 of the committee report relates to the proportion of social housing in the area; the last line of this paragraph should read as follows.

This is calculated as a deficit of **22% or 257 units** in social/affordable units that these developments could have provided. The table at paragraph 8.31 also reads as below:

SITE	NO OF UNITS	MARKET TENURE	SOCIAL/AFFORDABLE TENURE	DEFICIT (out of 50% policy compliance)
Caspian Wharf	390	286 (73%)	404 (27%)	23%
Enterprise Park	576	423 (73%)	153 (27%)	
Parkside Apartments	557	386 (69%)	171 (31%)	19%
	78	53 (68%)	25 (32%)	18%
<b>TOTAL</b>	<b>1211</b>	<b>862 (71%)</b>	<b>349 (29%)</b>	<b>21%</b>

- 1.2 Paragraph 8.45 (with regards to wheelchair units) should read as follows:

13 wheelchair accessible homes (all flats) are proposed at ground level; out of these **nine units** would be located at ground floor level with individual front doors

- 1.3 Paragraph 8.121 (with regards to number of larger units) should read as follows:

The development has **67 units** of 3 bed or larger where the occupants may be eligible for the permit transfer scheme. So there could be at least **67 additional vehicles** looking to park on streets nearby.

## 2.0 RECOMMENDATION

- 2.1 Officers' original recommendation to GRANT planning permission for the proposal as set out in the report to the Development Committee remains unchanged.

<b>Agenda Item number:</b>	6.2
<b>Reference</b>	PA/14/01762
<b>Location</b>	Former Caspian Works and Lewis House, 55-57 Violet Road, London.
<b>Proposal</b>	PA/14/01762 Full Planning Application for erection of entry gates at the main vehicular access fronting Violet Road

## 1.0 UPDATES

### Planning history

- 1.1 Further to the planning history detailed in section 4 of the committee report, the following planning history should also be included within 'Site A and B'.

#### Site A and B

PA/11/03265 - Application under s96A of the Town and Country Planning Act 1990 (as amended) for a non-material amendment to Planning Permission dated 21/07/2011 Ref: PA/11/00979. Amendment: To change one x1 bed unit to a 2 bed unit within Block A (unit A1.5.5) and minor internal changes. Approved 02.12.2011

PA/12/02956 - Change of use from flexible use classes A1/A2/A3/B1/D2 at the first floor of Blocks A2 and part of first floor of Block A1 to use class C3 to provide 9 residential units comprising of 1 x studio, 3 x one bedroom and 5 x two bedroom. Approved 21.12.14

PA/14/00613 - Change of use of part of first floor of Aegean Court, 20 Seven Sea Gardens, LONDON (Block A1) from commercial space (Use Class B1) for the provision of three residential flats (Use Class C3) comprising 2 x studios and 1 x 2 bedroom flat.

- 1.2 In addition, the following planning history should also be included within 'Site C and D' of the committee report.

#### Site C and D

PA/11/03268 - Temporary change of use of Block C (Hudson House) from 61 residential units (Use Class C3) to 61 Serviced Apartments (sui generis) for a period of 4 years. Approved 15/03/2012.

PA/13/02353 - Change of use from classes B1 block C (Known as Hudson house) to three residential units. Approved 19/11/2013.

- 1.3 A recent application has been submitted for a Certificate of Lawfulness for the proposed use of the ground floor of block A2 for office (B1) use (PA/14/02849). Under this application the 'canalside access' is not demonstrated on the submitted plans and instead a storage area with no through route is shown. Officers have been on site and it appears that the canalside access has not been built out. This matter has been reported to enforcement officers for their investigation.

- 1.4 It should also be noted that the canalside walkway is also known as Ligurian Walk; however, this is unadopted highway.

## 2.0 FURTHER CLARIFICATION



- 2.1 Paragraph 4.7, seventh sentence should read “...*following concern raised about the gates by the Strategic Committee Members...*”
- 2.2 Paragraph 8.12 states that Bromley by Bow ward does include the Caspian Wharf site; however, this is incorrect and whilst it includes the Caspian Wharf site it does not include the site as a developed and residential occupied site.
- 2.3 The total number of dwellings consented in the Caspian Wharf site is 561 units. In addition to the 15 units detailed in section 1 of this update report, the total number of units at the Caspian Wharf site is 576 units. Paragraph 8.11 should therefore read “.....*The Caspian Wharf development represents 10% of the total households within the Bromley-by-Bow ward (derived from the number of households from 2011 census data and Caspian Development site; but assuming no other new dwellings were created between when census data was collected and Caspian Wharf development was completed)...*”.
- 2.4 Following on from this, paragraph 8.18 should therefore read “*The total recorded crime for the Caspian Wharf development is therefore 31 crimes for the most recent 12 month period. Given the number of households in the Caspian Wharf development is 576 households, this gives a crime level per property of 0.05 which is significantly below the crime level per property of 0.4 for the Bromley by Bow Boundary area (from 2011 data).*”
- 2.5 For the purposes of crime reporting, the crime statistics for the Bromley South ward (which the Caspian Wharf site is located in) do not exist and therefore crime statistics for the Bromley by Bow ward have therefore been used.

### **3.0 ADDITIONAL REPRESENTATION**

- 3.1 Three further letters of support have been received in relation to the above referenced application and one letter of objection has also been received.
- 3.2 In addition, a further petition in support of the proposed gates has also been received. As there are some repeated signatures, the petition has been recalculated and an additional number of 180 signatures in support have been recorded.

(Officer response: The above letters have been noted.)

### **4.0 RECOMMENDATION**

- 4.1 Officer recommendation remains as set out in the committee report.

