

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

14th January 2015

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal / Title
1	PA/14/02607	83 Barchester Street, London, E14 6BE	Demolition of existing warehouse building and ancillary structures and part demolition of 'saw-tooth' factory building (retaining three walls of facade). Construction of three buildings ranging from four to six storeys to provide 115 residential dwellings, basement, access and surface parking, landscaping and other incidental works to the application.

1. REPRESENTATIONS & CORRESPONDENCE

- 1.1 Paragraph 9.1 of the Committee report reads '3 letters of objection and 1 general comment have been received.' It should read '4 letters of objection and 1 general comment have been received'. The summary of representations in paragraph 9.2 remains unchanged.
- 1.2 Additionally, a letter has been received from Poplar Harca in which they confirm that they have been working with the applicant throughout the design stage, provided input into the design of the scheme, and consider that the scheme provides a high quality living environment in a good location for future tenants.
- 1.3 A further letter of support has been received from a local business which states that this development will benefit the local community as it is providing good quality affordable homes.

2. APPLICATION DETAILS: Drawings and Documents

- 2.1 Insert 'Approved Documents' – Ecological Appraisal (September 2014); Energy and Sustainability Appraisal (September 2014); and, Flood Risk Assessment (September 2014).

3. PLANNING CONDITIONS

- 3.1 In paragraph 3.6 of the Committee Report: CONDITIONS and INFORMATIVES (PRIOR TO OCCUPATION) – delete condition 20 'BREAAM post completion assessment'.

- 3.2 In paragraph 3.6 of the Committee Report: CONDITIONS and INFORMATIVES (PRIOR TO OCCUPATION) – insert condition regarding operation of lifts shown on approved drawings.
- 3.3 In paragraph 3.6 of the Committee Report: CONDITIONS and INFORMATIVES (PRIOR TO OCCUPATION) – insert condition requiring a travel plan.

4. CLARIFICATIONS AND CORRECTIONS

- 4.1 Typo in respect of Paragraph 10.41 of the Committee report. It refers to Lovegrove Walk providing 60 x 1 beds, 24 x 2 beds , 29 x 2 beds , 20 x 4 beds and 1 x 5beds. It should read 6 x 3 beds, 13 x 4 beds, and 1x5 bed.
- 4.2 Typo in respect of Paragraph 10.28 which states 'For these reasons it is also considered that the proposal conserves and enhances the appearance of the adjacent Brick Lane/Fournier Street Conservation Area of the south and east.' This sentence should be deleted and replaced with 'For these reasons it is also considered that the proposal preserves the character and appearance of the Limehouse Cut Conservation Area.'
- 4.3 The Limehouse Cut abuts the northern edge of the proposed development. The Cut is part of the London Plan's Blue Ribbon Network, London's network of rivers, canals, docks and lakes. The Cut is also part of the Borough's Green Grid, an integrated network of green and open spaces. It is also designated publicly accessible open space and is a Site of Importance for Nature Conservation (SINC); these are sites which are considered important to wildlife, and for people to experience nature.
- 4.4 The proposed building would not encroach onto the adjoining towpath as it built on the same building line as the existing. Furthermore, the current industrial building is vacant and the proposed residential building would bring greater activity and passive surveillance, which would encourage increased use of towpath. The landscaping condition will ensure appropriate types/species of planting adjacent to the Cut. Additionally, the external lighting condition will ensure that the northern edge of the proposed development is appropriately lit. In summary, the proposal satisfactorily responds to the policies and objectives pertaining to the Limehouse Cut.
- 4.5 The application site is within an area designated by the Environment Agency as Flood Zone 1. This represents an area where flooding from rivers and the sea is very unlikely and there is a less than 1 in 1000 chance of flooding occurring in any one year. The applicant has submitted a Flood Risk Assessment, which demonstrates that residential use of the site would be appropriate. The Assessment recommends that measures are incorporated to ensure the site's peak flow run-off is restricted to 25 litres per second in a 1:100 year flood event (taking account of the effects of climate change) to mitigate the effects of flooding downstream. A condition has been added accordingly.
- 4.6 The applicant's name has changed from 'Canary Wharf (Barchester) Limited' to 'Canary Wharf Properties (Barchester) Limited.

5. RECOMMENDATION

- 5.1 Officers' recommendation remains as set out in Chapter 3 of the Committee report.