

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

19 February 2015

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/14/3196	Ashington House East, Orion House, Coventry Road, London, E1 5RX	Demolition of the existing community hall and erection of three buildings ranging from 4-5 storeys in height to provide 53 residential units (comprising of 23 x 1 bed; 8 x 2 bed; 16 x 3 bed and 6 x 4 bed) and the re-provision of the community Centre (438 sqm); 35 parking space; 88 bicycle spaces; communal, private and public open space.

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Location:	Ashington House East, Orion House, Coventry Road, London, E1 5RX
Proposal:	Demolition of the existing community hall and erection of three buildings ranging from 4-5 storeys in height to provide 53 residential units (comprising of 23 x 1 bed; 8 x 2 bed; 16 x 3 bed and 6 x 4 bed) and the re-provision of the community Centre (438 sqm); 35 parking space; 88 bicycle spaces; communal, private and public open space.

1. CLARIFICATIONS

- 1.1 Paragraph 10.99 (page 38) - Add the following sentence at the end of the paragraph *"The separation distance between habitable windows of block B facing Orion House would range from 19-21 metres, which is an acceptable distance to ensure the residents at Orion House do not suffer from undue loss of privacy."*
- 1.2 Paragraph 10.133 (page 45) should read *"The estimated Community Infrastructure Levy for this development would be approximately £7,700"* and not £17,815 as stated in the report.
- 1.3 Paragraph 10.123 (page 41) states that *"10 existing residents with parking spaces will lose their space"*. This is incorrect. In fact all 39 Tower Hamlets Residents would be eligible to apply for the 29 proposed spaces onsite and also the 26 new spaces within and just outside Collingwood Estate which are managed by Tower Hamlets Homes.

- 1.4 Paragraph 2.3 & 10.75 & 10.76 (pages 10 & 35) state that there are six wheelchair units at ground floor level. This is incorrect. In fact, there are five.

2. ADDITIONAL REPRESENTATION

- 2.1 Since the publication of the Committee report, an additional objection has been received on the grounds that:

- The proposed design, scale, bulk, appearance is of poor quality and not in keeping with the existing scale of development and would not contribute positively to its context.
- The development would exacerbate the existing problem of anti-social behaviour onsite.

(Officers comment: These matters were considered in the committee report and this person has already made a representation on this application in January 2015).

3. JUDICIAL REVIEW

- 3.1 The Council has received representation on behalf of the resident of Orion House who has filed a pre action for a Judicial Review. The received correspondence suggests that a Judicial Review would not proceed should the Council agree to restrict the hours of operation of the Community Centre similar to the following:

- Francis Lee Computer Suite, underneath Clare House, 10 Hawthorn Avenue, London, E3 (operating hours are Monday-Friday 9am-6pm)
- Eastside Youth and Community Centre, 6 Parnell Road, E3 (operating hours 9am-5pm Monday to Thursday; 9am-4pm on Friday; 6pm-9pm on Saturday)

- 3.2 The Council's legal team have responded to the claimant advising that a restriction on hours to those proposed would severely limit the use of the centre and as such Tower Hamlets Homes is unprepared to agree to such a restriction on the hours, without this being imposed on them. Ultimately it is for the Council as Local Planning Authority to decide whether the opening hours proposed are acceptable. Officers do not consider that, with the proposed conditions in place, it is necessary to restrict the hours of use of the community centre to the extent the claimant proposes, although ultimately it is for the members of the Committee to decide whether they agree with the opening hours proposed in the committee report.

4. RECOMMENDATION

- 4.1 Officers' recommendation remains as set out in Chapter 9 of the Committee report