

<b>Committee:</b> Strategic Development	<b>Date:</b> 31 <sup>st</sup> January 2008	<b>Classification:</b> Unrestricted	<b>Agenda Item No:</b> 6.1
<b>Report of:</b> Corporate Director of Development and Renewal		<b>Title:</b> Planning Application for Decision	
<b>Case Officer:</b> Tim Porter		<b>Ref No:</b> PA/06/01787	
		<b>Ward(s):</b> St Katherine's and Wapping	

## 1. APPLICATION DETAILS

**Location:** 21 Wapping Lane, London, E1W 2RH

**Existing Use:** Vacant warehouse building with ancillary offices and vehicle parking areas.

**Proposal:** Demolition of all existing buildings and the construction of five buildings ranging in height from 3 to 19 storeys plus plant (to maximum height of 70.15m AOD) for mixed use purposes to provide 380 residential units (Class C3), 240sqm of retail space (A1, A2 and A3), 201sqm of concierge/management space plus 195sqm of ancillary leisure and 247sqm of meeting room/ function space for the occupiers of the development, car parking, landscaping, new vehicular and pedestrian access points and other ancillary work (Amended Scheme).

**Drawing Nos:** 1375 (PL)001 (Rev. B), 1375 (PL)002 (Rev. B), 1375 (PL)003 (Rev. B), 1375 (PL)004 (Rev. C), 1375 (PL)005 (Rev. A), 1375 (PL)006 (Rev. A), 1375 (PL)007 (Rev. A), 1375 (PL)008 (Rev. A), 1375 (PL)009 (Rev. A), 1375 (PL)010 (Rev. A), 1375 (PL)011 (Rev. A), 1375 (PL)012 (Rev. A), 1375 (PL)013 (Rev. A), 1375 (PL)014 (Rev. A), 1375 (PL)015 (Rev. A), 1375 (PL)016 (Rev. A), 1375 (PL)017 (Rev. A), 1375 (PL)018 (Rev. A), 1375 (PL)019 (Rev. A), 1375 (PL)020 (Rev. B), 1375 (PL)021 (Rev. B), 1375 (PL)022 (Rev. B), 1375 (PL)023 (Rev. A), 1375 (PL)024 (Rev. A), 1375 (PL)050 (Rev. A), 1375 (PL)051 (Rev. A), 11375 (PL)052 (Rev. A), 1375 (PL)053 (Rev. A), 1375 (PL)054 (Rev. A), 1375 (PL)055 (Rev. A), 1375 (PL)056 (Rev. A), 1375 (PL)218-C, 1375 (PL)219-A, 1375 (PL)220-A, 1375 (PL)221-A, 1375 (PL)222-A, 1375 (PL)223-B, 1375 (PL)224-B, 1375 (PL)225-A, 1375 (PL)226-A, 1375 (PL)227-B, 1375 (SK)232-A

- Environmental Statement – Volume 1 – WSP – September 2007
- Environmental Statement – Volume 2 (Folders 1 and 2) – WSP – September 2007
- Environmental Statement – Volume 3 – WPS – September 2007
- Environmental Statement – Response to the Regulation 19 Issues and Environmental Statement Review Prepared by Bureau Veritas – WSP – 2<sup>nd</sup> November 2007
- Transport Assessment – WSP – September 2007
- Design & Access Statement – Paul Davis + Partners – September

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### LOCAL GOVERNMENT ACT 2000 (Section 97) LIST OF BACKGROUND PAPERS USED IN THE DRAFTING OF THIS REPORT

Brief Description of background papers:      Tick if copy supplied for register

Name and telephone no. of holder:

Application, plans, adopted UDP. draft  
LDF and London Plan

Xxxx Xxxx  
020 7364 xxxx

2007

- Design Amendments – Paul Davis + Partners – November 2007
- Landscape Design Report – Whitelaw Turkington – August 2007
- Update Planning Statement – DP9 – September 2007
- GLA Affordable Housing Toolkit Submission and Accompanying Notes – HEDC – September 2007
- GLA Affordable Housing Toolkit 2007-2008 Update Submission

**Applicant:** Eulysses Limited (Part of the Ballymore Group of Companies)  
**Owner:** Eulysses Limited (Part of the Ballymore Group of Companies)  
**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 Interim Planning Guidance (2007), associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:
- 2.2
- The proposal is in line with the Mayor and Council's policy, as well as government guidance which seek to maximise the development potential of sites. As such, the development complies with policy 4B.3 of the London Plan and HSG1 of the Council's Interim Planning Guidance (2007) which seeks to ensure this.
- 2.3
- The retail uses (Class A1, A2, A3, A4, A5) and/or community uses (Class D1) and/or leisure use (Class D2) are acceptable in principle as they will provide a suitable provision of jobs in a suitable location. They will also provide a useful service to the community and future residents of the development, as well as provide visual interest to the street. As such, it is in line with policies ST34, ST49 and DEV3 of the Council's Unitary Development Plan 1998 and policies DEV1, SCF1, and RT4 of the Council's Interim Planning Guidance (2007), which seek to ensure services are provided that meet the needs of the local community.
- 2.4
- The proposal provides an acceptable amount of affordable housing and mix of units overall. As such, the proposal is in line with policies 3A.4, 3A.7 and 3A.8 of the London Plan, policy HSG7 of the Council's Unitary Development Plan 1998 and policies CP22, HSG2 and HSG3 of the Council's Interim Planning Guidance (2007), which seek to ensure that new developments offer a range of housing choices.
- 2.5
- The loss of the employment use on site is acceptable because the site is unsuitable for continued industrial use due to its location, accessibility, size and condition. As such, the proposal is in line with employment policies 3B.5 and 3B.9 of the London Plan, and policies CP9, CP11, CP12, CP19 and EE2 of the Council's Interim Planning Guidance (2007), and CFR1 of Council's Interim Planning Guidance City Fringe Area Action Plan (2007), which consider appropriate locations for industrial employment uses.
- 2.6
- The density of the scheme would not result in the overdevelopment of the site and any of the problems that are typically associated with overdevelopment. As such, the scheme is in line with policies DEV1 and DEV2 of the Council's Unitary Development Plan 1998 and policies CP5, DEV1 and DEV2 of Council's Interim Planning Guidance (2007), which seek to provide an acceptable standard of accommodation.
- 2.7
- The development would enhance the streetscape and public realm through the provision of a public realm area and improved pedestrian linkages along the canal. As

such, the amenity space proposed is acceptable and in line with policies 4C.17 and 4C.20 of the London plan, policies ST37, DEV48 and T18 - T19 of the Council's Unitary Development Plan 1998 and policies CP30, CP36, DEV 3, DEV16 and OSN3 of the Council's Interim Planning Guidance (2006), which seek to improve amenity and liveability for residents.

- 2.8 • The quantity and quality of housing amenity space and the public realm strategy is considered to be acceptable and in line with PPS3, policy 3A.15 of the London Plan, policy HSG16 of the Council's Unitary Development Plan 1998 and policies OSN2 and CFR5 the Council's Interim Planning Guidance City Fringe Area Action Plan (2007) which seeks to improve amenity and liveability for residents without adversely impacting upon the existing open space.
- 2.9 • The building height, scale, bulk and design is acceptable and in line with English Heritage and CABA criteria for tall buildings; Planning Policy Guidance 15, policies 4B.1, 4B.5, 4B.8, 4B.9 and 4B.15 of the London Plan, policies DEV1, and DEV2 of the Council's Unitary Development Plan 1998 and policies DEV1, DEV2, DEV3, DEV 27, CON2 and CON5 of the Council's Interim Planning Guidance (2007), which seek to ensure buildings are of a high quality design and suitably located.
- 2.10 • The submitted Environmental Statement is satisfactory, including the cumulative impact of the development. Mitigation measures will be ensured through conditions and a s106 agreement.
- 2.11 • The safety and security of the scheme is acceptable in accordance with policy DEV1 of the Council's Unitary Development Plan 1998 and policy DEV4 of the Council's Interim Planning Guidance (2007), which requires all developments to consider the safety and security of development, without compromising the achievement of good design and inclusive environments.
- 2.12 • Transport matters, including parking, access and servicing, are acceptable and in line with London Plan policy 3C.22, policies T16 and T19 of the Council's Unitary Development Plan 1998 and policies DEV18 and DEV19 of the Council's Interim Planning Guidance (2007), which seek to ensure developments minimise parking and promote sustainable transport option.
- 2.13 • Sustainability matters, including energy, are acceptable and in line with London Plan policy 4A.7 to 4A.10 and 4B.6, and policies DEV 5 to DEV9 of the Council's Interim Planning Guidance (2007), which seek to promote sustainable development practices.
- 2.14 • Contributions have been secured towards the provision of affordable housing, health care and education facilities, highways, transport, public art, open space and public realm in line with Government Circular 1/97, policy DEV4 of the Council's Unitary Development Plan 1998 and policy IMP1 of the Council's Interim Planning Guidance (2007), which seek to secure contributions toward infrastructure and services required to facilitate proposed development.

### 3. RECOMMENDATION

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

3.2 A. Any **direction** by **The Mayor**

3.3 B. The prior completion of a **legal agreement**, to the satisfaction of the Assistant Chief Executive (Legal Services), to secure the following:

1. Affordable housing provision of 35.1% of the proposed habitable rooms with a 68/32

split between rented/ shared ownership to be provided on site

2. A contribution of £300,000 to mitigate the impacts of the additional population on the surrounding highways, to be provided as follows:
  - £75,000 towards the provision of a raised table on Wapping Lane between the development and Tobacco Dock;
  - £100,000 towards pavement improvements (including street lighting and furniture) from the development to Wapping Station and other local amenities including shops and schools, to the direct benefit of residents of the new development;
  - £25,000 towards the realignment of the bus stops to the south of the development on Wapping Lane to improve accessibility;
  - £100,000 towards improving the eastern footway from the northern edge of the development site to The Highway, but not including the length adjacent to the development site as this should be a s278 agreement. This is for supply and lay of ASP paving for improved access to The Highway and Shadwell Station to the north;
3. A contribution of £310,800 to mitigate the demand of the additional population on health care facilities. In addition to this contribution, within 12 months of the final occupation of the development, a survey/assessment of health care facilities and provision in the immediate area will be undertaken in consultation with the PCT. Should this survey/assessment identify that there are health care projects that require additional funding, a further contribution up to a capped figure of £310,800, will be provided.
4. A contribution of £530,706 to mitigate the demand of the additional population on education facilities.
5. Provide £250,000 towards open space improvements to relieve the pressure that will arise from the new dwellings on existing open space and recreational facilities within the area.
6. A contribution of £80,000 towards the maintenance and improvement of the Cable Street Mural (public art).
7. A capped contribution of £20,000 to TFL for bus facility and accessibility improvements.
8. The provision and maintenance of a new public canal footpath along south bank of ornamental canal (providing unrestricted public access).
9. The provision and maintenance of a public walkway along the north-west and northern parts of the site as part of the 'the East-West link' connecting Wapping Lane to Wapping Woods.
10. Completion of a car free agreement to restrict occupants applying for residential parking permits.
11. TV reception monitoring and mitigation.
12. Commitment towards utilising employment initiatives in order to maximise the employment of local residents.
13. Preparation, implantation and review of a Green Travel Plan.
14. Preparation, implantation and review of a Service Management Plan.

- 3.4 That the Head of Development Decisions be delegated authority to impose conditions on the planning permission to secure the following:

### **Conditions**

1. Permission valid for 3 years.
2. Details of the following are required:
  - Samples of materials for external fascia of building
  - Ground floor public realm
  - Entrance to Blocks C and D
  - Cycle parking
  - Security measures to the building
  - All external landscaping (including roof level amenity space and details of brown and/or green roof systems) including lighting and security measures, details of the ground floor defensible spaces overlooking the internal courtyard and Wapping Woods, finishes, levels, walls, fences, gates and railings, screens/ canopies, entrances, seating and litter bins
  - The design of the lower floor elevations of commercial units including shopfronts; and
  - The storage and collection/disposal of rubbish
3. Details of the design and layout of proposed canal side pedestrian walkway.
4. Landscape Maintenance and Management Plan.
5. Parking – maximum of 164 cars (including 4 disabled spaces) and a minimum of 248 residential and 20 non-residential bicycle parking spaces.
6. Archaeological investigation.
7. Record of the nineteenth century warehouse on the eastern flank of the building (south east corner) to be undertaken.
8. Investigation and remediation measures for land contamination (including water pollution potential).
9. Full particulars of the following:
  - Surface/ foul water drainage plans/ works; and
  - Surface water control measures.
10. Details of safe dry escape route from the basement levels below the flood water levels.
11. Details of the site foundation works.
12. Construction Environmental Management Plan, including a dust monitoring.
13. Submission of the sustainable design measures and construction materials, including details of energy efficiency and renewable measures.
14. Further baseline noise measurements during construction and operational phase (plant noise) to be undertaken for design work purposes.
15. Limit hours of construction to between 8.00 Hours to 18.00 Hours, Monday to Friday and 8.00 Hours to 13.00 Hours on Saturdays.
16. Limit hours of power/hammer driven piling/breaking out to between 10.00 Hours to 16.00 Hours, Monday to Friday.
17. Ground borne vibration limits.
18. Noise level limits.
19. Implementation of micro-climate control measures.
20. Implementation of ecological mitigation measures.
21. All residential accommodation to be built to Lifetime Homes standard, including at least 10% of all housing being wheelchair accessible.
22. Details of the disabled access and inclusive design.
23. Details of additional cycle parking spaces where identified by the travel plan survey.
24. Details of the highway works surrounding the site.
25. Any other condition(s) considered necessary by the Head of Development Decisions

## **Informatives**

1. Section 106 agreement required.
  2. Section 278 (Highways) agreement required.
  3. Site notice specifying the details of the contractor required.
  4. Construction Environmental Management Plan Advice.
  5. Environment Agency Advice.
  6. English Heritage Advice.
  7. Ecology Advice.
  8. Environmental Health Department Advice.
  9. Metropolitan Police Advice.
  10. Thames Water Advice.
  11. Transport Department Advice.
  12. London Underground Advice.
  13. Landscape department advice.
  14. Contact the GLA regarding the energy proposals.
- 3.5 That, if by 30<sup>th</sup> April 2008 the legal agreement has not been completed to the satisfaction of the Assistant Chief Executive (Legal Services), the Head of Development Decisions be delegated authority to refuse planning permission.

## **4. BACKGROUND TO THIS REPORT**

### **Previous Meetings**

- 4.1 This application was originally put before the members of the Strategic Development Committee on 20<sup>th</sup> December 2007. The original report, recommending approval of this proposal subject to conditions, is attached as **Appendix 1**. Attached as **Appendix 2** is an extract of the Strategic Development Committee minutes of the 20<sup>th</sup> December 2007 meeting.
- 4.2 At this meeting, the Committee indicated that it did not support the officers recommendation to grant planning permission on the grounds that:
1. The proposal contained a significant retail element which would have a detrimental effect on the existing nearby retail;
  2. The proposal did not comply with the Council's affordable housing policy requirement;
  3. The healthcare contribution was not satisfactory; and
  4. There is a potential security conflict between the new communal amenity space and the ground floor residential windows.
- 4.3 The Committee resolved that the application be deferred to the next meeting to enable officers to draft the reasons for refusal and seek appropriate legal advice on, whether the reasons for refusal were sustainable.
- 4.4 In response to the Committees potential reasons for refusal, the applicant has made a number of amendments to the scheme, to mitigate the concerns raised. The issues raised by the Committee have been addressed in detail below.

## **5. ISSUES**

### Retail Element

- 5.1 Members of the 20<sup>th</sup> December 2007 Strategic Development Committee raised concern

about the potential detrimental effect the proposed retail space may have on the existing retail parades located nearby.

5.2 In accordance with policy EE2 of the Integrated Planning Guidance (IPG), where a development results in the loss of existing employment land, this should be compensated for through the provision of non-residential employment generating uses on-site. The applicant was proposing to satisfy the Council's planning policy through the provision of 887sqm of the following non-residential uses on the ground floor of Block A:

- retail uses (Class A1, A2, A3, A4, A5); and/or
- community uses (Class D1); and/or
- leisure use (Class D2)

5.3 However, it should be noted that the Applicant originally did not identify the exact nature of the ground floor uses in the scheme presented to the December Committee. As such, one could have interpreted the scheme as having the potential to provide a total of 883sqm of retail space. In response, as highlighted by the concern raised by the Committee, the applicant has consolidated the ground floor uses as follows:

- 240sqm of retail space (A1, A2 and A3)
- 201sqm of concierge/management space;
- 195sqm of leisure use for the occupiers of the development; and
- 247sqm of meeting room/function space.

5.4 As can be seen, the bulk of the ground floor uses will be given over to ancillary functions to the primarily residential use of the site (e.g. the concierge/management space, leisure use for the occupiers of the development and meeting room/ function space).

5.5 The retail element, which now omits the previously proposed A4 and A5 uses (bar/takeaway), is proposed in order to provide an active and animated frontage to the canal, which will be enhanced as a result of these proposals. In policy terms, particularly policy OSN3 of the IPG, this is essential where the canal forms part of the Blue Ribbon Network. Indeed, the GLA Stage 1 report considered that:

*"more active uses in the ground floor of Block A would improve the setting of the canal"*.

5.6 The retail component, which is now 240sqm, is a substantially reduced figure compared to the 883sqm which could have been provided in the scheme considered at the meeting on the 20<sup>th</sup> December 2007. The reduced retail floor area is considered to be minimal though necessary in meeting policies EE2 and OSN3 of the IPG.

5.7 In response to the amendments made by the Applicant, a refusal based on the Committee's concern is not considered to be sustainable. The Planning Department therefore advises the Committee to give further consideration to this matter. Officers do not believe that the Council could defend a refusal based on the potential impacts caused by 240sqm of retail space upon the existing nearby retail parade if it were placed before a public inquiry.

#### Affordable Housing

5.8 The Committee report before the December Committee identified that the proposed provision of affordable housing, at 34% by habitable room was justified. However, the Members of the 20<sup>th</sup> December Committee were concerned that the development did not comply with the Council's affordable housing policy requirement.

5.9 Policy CP22 of the IPG states that the Council will seek a minimum 35% affordable

housing provision from all major residential developments. The scheme before the December Committee was proposing 94 affordable dwellings; which is 34% of the total on a habitable room basis.

- 5.10 Notwithstanding this, and to respond to the Members, the Applicant has agreed to provide further units, in Block E, for affordable housing. This results in a revised unit mix, scheduled as follows:

Unit size	Total units in scheme	affordable housing						market housing		
		social rented			intermediate			private sale		
		units	%	LDF %	units	%	LDF %	units	%	LDF %
Studio	99	0	0	0	0	0	0	99	35	25
1 bed	95	13	19.5	20	17	55	37.5	65	23	25
2 bed	113	15	22.5	35	9	29	37.5	89	31.5	25
3 bed	56	21	32	30	5			30		
4 bed	12	12	18	10	0			0		
5 Bed	5	5	8	5	0	16	25	0	10.5	25
<b>TOTAL</b>	<b>380</b>	<b>66</b>	<b>100</b>	<b>100</b>	<b>31</b>	<b>100</b>	<b>100</b>	<b>283</b>	<b>100</b>	<b>100</b>

- 5.11 The revised unit mix provides for a total of 630 market habitable rooms and 332 affordable habitable rooms, delivering 35.1% of the habitable rooms as affordable housing. The amendments reduce the total number of units from 382 to 380 units, as a result of the loss of 5 market units and the uptake of 3 affordable housing units.
- 5.12 The scheme now exceeds the Council's minimum affordable housing target of 35%. As such, the scheme is considered to be acceptable. The planning department therefore advises the Committee to give further consideration to this matter where, officers believe, the Council could not defend a refusal at a public inquiry based on a scheme that complies with the Council's affordable housing policy.

#### Healthcare Contribution

- 5.13 Members of the 20<sup>th</sup> December 2007 Strategic Development Committee were also concerned that healthcare contribution was unsatisfactory.
- 5.14 Under section 6.46 of the December Committee Report, the Primary Care Trust (PCT) requested the developer to contribute £1,742,877 towards health and social care facilities. This included a capital contribution of £310,800 (for building and physical works) and a revenue contribution of £1,432,077 (for staff resources). This figure was calculated by the PCT using the NHS London Healthy Urban Development Unit model (HUDU).
- 5.15 The HUDU model is a computer spreadsheet into which various figures are entered. Some are particular to the size and type of this scheme and some derived from national and other data, whilst there are other figures and calculations set within the programming. Doubt has been cast over the consistency of its application in Tower Hamlets, the detail of which has been considered in two recent Appeal cases as follows:

1. Appeal made by Bernard Construction (Stepney) Ltd against the Council of the London Borough of Tower Hamlets (Former Police Station and Magistrates Court, East Arbour



Square and West Arbour Square, London E1 0PU) – 29 March 2007; and

2. Appeal made by Virsons Ssas against the Council of the London Borough of Tower Hamlets (10 – 22 Dunbridge Street, London, E2 6JA) – 18 June 2007.

5.16 To summarise, both cases, the Planning Inspectorate found that:

- The HUDU model has little current policy backing for its use as yet; and
- There is a lack of in-depth information provided regarding the inputs in the spreadsheet; i.e.:
  - The models assumption that 100% of the residents in any development are new is unrealistic since there is no certainty that prospective residents are all new to the Borough or leaving accommodation suitable for the same number of replacement occupiers;
  - There are no details of capacity of health services in an area, need or slack in the system.
  - Furthermore, the model does not have a geographical or functional link to the proposal. The exact nature or location of any revenue spent/ improvement of healthcare is not identified; and
  - With regard to revenue, the HUDU model relies on the timing of development relative to a three-year funding cycle. However, the harm that is sought to be mitigated may only appear on occupancy, which could occur much later.

5.17 Whilst the Planning Inspectorate indicated that healthcare obligations were reasonable requests in most instances, the appeal examples (and this application) do not fully justify the healthcare contributions required by the PCT. As such, the inspectors concluded that, in these particular circumstances, the health contributions would not accord with all the tests in the Circular 05/05. The Circular states that planning obligations can only be sought where they meet all of the following tests:

- i. relevant to planning;
- ii. necessary to make the proposed development acceptable in planning terms;
- iii. directly related to the proposed development;
- iv. fairly and reasonably related in scale and kind to the proposed development; and
- v. reasonable in all other respects.

5.18 The Inspectors found that the healthcare obligations had not been shown to be necessary to make the proposed development acceptable in planning terms. Similarly, the obligations had neither been demonstrated to be directly related to the proposed development, nor to be fairly related in scale and kind to the proposed development.

5.19 In considering the proposed development, the December Committee report identified that the PCT had provided no real evidence of the capacity, need or slack of existing health facilities in the area which might serve the appeal site, nor any indication as to whether or not additional provision would be necessary to meet the demands made by the development. This was despite the fact that it was requested by the Council.

5.20 With regard to the revenue contribution, the PCT assumed that residents of the proposed development would use the future News International health facility. However, the PCT has provided no evidence to verify this nor have they provided information regarding the nature or timing of the proposed facility, necessary to validate the revenue claim. Further to this, the PCT advised that under current government policy, PCTs are required to give patients choice and cannot direct patients to a particular practice. Moreover, the nature, location or timing of these practices have not been identified.

5.21 In line with the Appeal decisions mentioned above, the proposed development is similar in that there is insufficient evidence to convince the Planning Department that the requested

obligation is directly related to the proposed development, necessary to make it acceptable in planning terms, or fairly and reasonably related in scale and kind to the proposed development.

- 5.22 The request for the financial revenue contribution in this instance is therefore considered to be unreasonable and would fail to comply with Circular 05/05. The contribution sought is considered to be satisfactory.
- 5.23 Notwithstanding this, the applicant has advised that they are prepared to agree within the Section 106 Agreement a clause that would require, within 12 months of the final occupation of the development, a survey/assessment of health care facilities and provision in the immediate area. This survey would be undertaken in consultation with the PCT. Should this survey identify that there are health care projects that require additional funding then the applicant would agree to a further contribution, capped at the equivalent sum of the health care contribution that is currently specified at paragraph 3.3, item, B3, p54, of the Committee report of 20<sup>th</sup> December 2007 (being £310,800).
- 5.24 In conclusion, the planning department advises the Committee to give further consideration to this matter where, in light of the recent Appeal decisions and the applicant's abovementioned agreement, it is unlikely that a recommendation for refusal based on this ground could be defended at a public inquiry.

#### Landscape Proposal

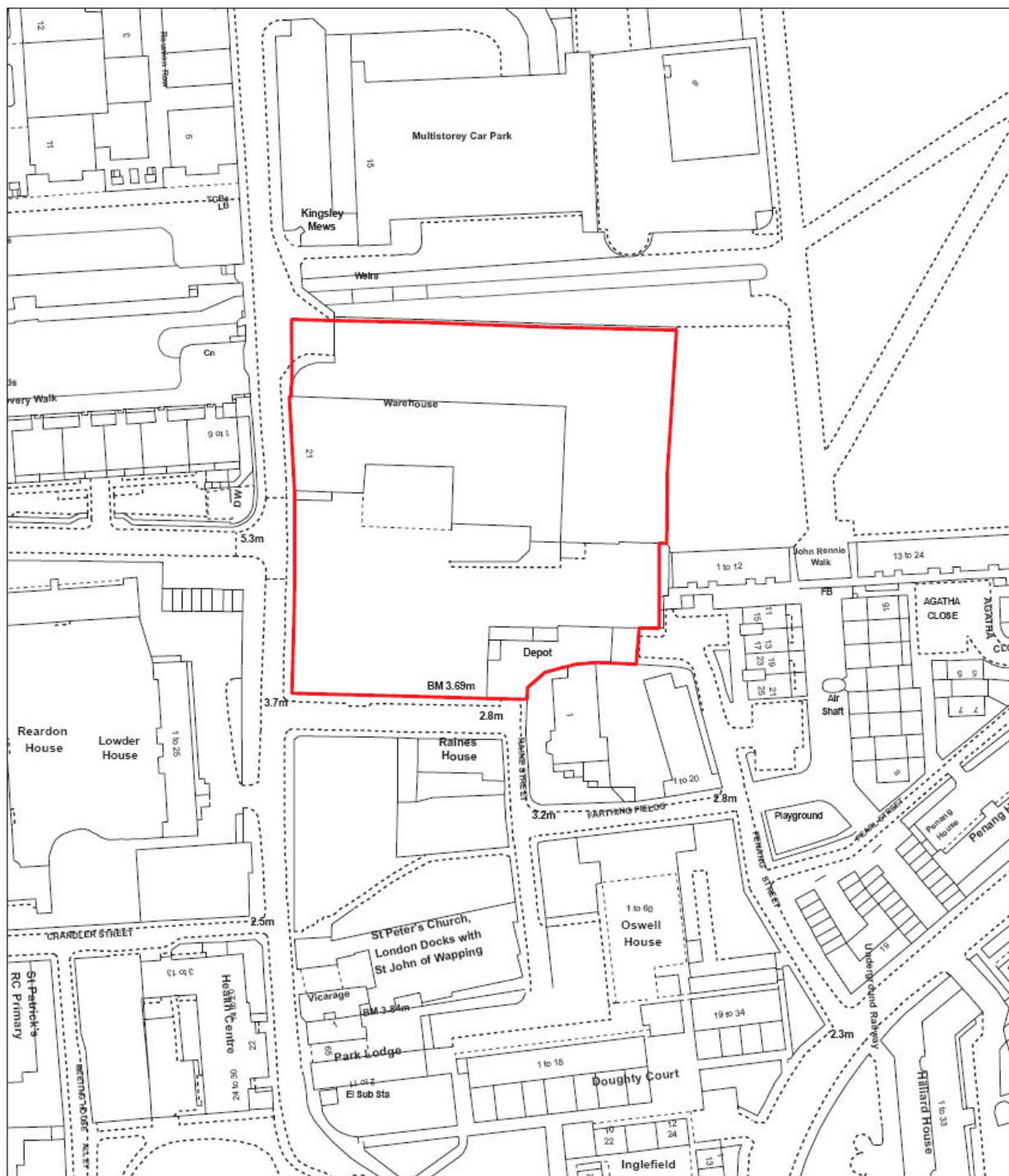
- 5.25 Members of the 20<sup>th</sup> December 2007 Committee made comments about the distinction between the communal and private spaces within the courtyard area. In response, the Applicant has made some further versions of the illustrative landscape information that was submitted as part of this Planning Application.
- 5.26 The information identifies the manner in which the proposed communal gardens will relate to the more private spaces across the development. In summary, the mixture of rock, gravel and ornamental planting forms a defensible space at the edges for ground floor residential units. Each ground floor unit will have a private external balcony with access to the communal garden space stepping stone paths.
- 5.27 As mentioned in the December Committee report, the details in respect of landscaping are to be the subject of a full detailed submission pursuant to condition attached to any grant of planning permission.

#### Clarification of Levels

- 5.28 Another matter the subject of discussion by Members on the 20<sup>th</sup> December was that of the arrangement of the units and window relationships to the street level. Consequently, the applicant submitted supplementary information that seeks to explain the relationship of the proposed new building to the street, particularly with regard to the retained wall on Wapping Lane and Raine Street. In summary, the windows facing Wapping Lane and Raine Street are positioned above the retained historic wall. As such, some are more than 4 metres above street level.

## **6. Conclusions**

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.



### Map of: 21 Wapping Lane

PA/06/1787

 Site Boundary

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