

## LONDON BOROUGH OF TOWER HAMLETS

<b>Agenda Item number:</b>	7.3
<b>Reference number:</b>	PA/07/02706
<b>Location:</b>	Site at Caspian Works and Lewis House, Violet Road
<b>Proposal:</b>	Redevelopment to provide buildings of between four and eleven storeys (38.95 metres AOD) for mixed use purposes including 143 residential units, Class A1,A2, A3 and B1 (shops, financial and professional services, restaurants/cafes and business) uses with associated works including car parking and cycle parking, roof terraces, landscaping and servicing. (AMENDED PROPOSAL)

**3. AMENDMENTS TO THE APPLICATION AND REPORT**

- 1.1 Following finalisation of the report to Committee, the agent submitted revised scheme involving a reduction in units which altered the dwelling mix. The changes are internal and the external appearance, height, bulk and relationships to neighbours are unchanged. This is the subject of this addendum report.

*Revised Proposal Description*

- 1.2 The proposal has been amended as reflected in the revised proposal description:  
*"Redevelopment to provide buildings of between four and eleven storeys (38.95 metres AOD) for mixed use purposes including 143 residential units, Class A1,A2, A3 and B1 (shops, financial and professional services, restaurants/cafes and business) uses with associated works including car parking and cycle parking, roof terraces, landscaping and servicing. (AMENDED PROPOSAL)"*

*Revised Application Drawings*

- 1.3 The amendments are reflected in the revised application drawings:

P007, 206081/050, 206081/051, 206081/052, 20681/053, 20681/055, 206081/056, 206081/057, 206081/058, 206081/059, 206081/110, 206081/120/B, 206081/121/B, 206081/122/C, 206081/123/D, 206081/124/D, 206081/125/C, 206081/126/D, 206081/127/B, 206081/128/C, 206081/129/B, 206081/130/B, 206081/150/C, 206081/151/C, 206081/152/B, 206081/153/C, 206081/155/B, 206081/156/B, 206081/157/B, 206081/158/B, 206081/159/C

*Application revisions – reduced units*

1.4 The proposed revisions involve a reduction in units from 148 flats to 143 flats:

**Table - Original scheme (148 Units)**

	<b>Market Sale</b>	<b>Social Rent</b>	<b>Shared Ownership</b>
Studios	2	0	0
1 Bedroom flat	32	10	2
2 Bedroom flat	45	15	6
3 bedroom flat	19	9	2
4 Bedroom flat	0	4	2
<b>Total Units</b>	<b>98</b>	<b>38</b>	<b>12</b>
<b>Total Affordable Units</b>		<b>50</b>	

**Table - Revised scheme (143 Units)**

	<b>Market Sale</b>	<b>Social Rent</b>	<b>Shared Ownership</b>
Studios	2	0	0
1 Bedroom flat	28	7	2
2 Bedroom flat	45	12	6
3 bedroom flat	20	12	2
4 Bedroom flat	1	4	2
<b>Total Units</b>	<b>96</b>	<b>35</b>	<b>12</b>
<b>Total Affordable Units</b>		<b>47</b>	

*Application revisions – Change to dwelling mix including family housing*

- 1.5 The subsequent change to the dwelling mix with an increased percentage of family housing in accordance with HSG2 of the Interim Planning Guidance:

**Table – Family housing provision by tenure**

<b>Tenure</b>	<b>% Original</b>	<b>% Revised</b>	<b>% HSG2 req't</b>
Social-rented	35	<b>45</b>	45
Intermediate (Shared ownership)	33	<b>34</b>	25
Market	19	<b>22</b>	25
<b>Total</b>	<b>24</b>	<b>33</b>	<b>30</b>

**4. NOTIFICATION OF THE REVISED APPLICATION DETAILS**

- 2.1 The above material changes necessitate re-consultation of the application to neighbours, all external consultees and relevant internal consultees. In addition a new site notice and newspaper notification is required. The re-notification period will be finishing 28 January 2008. It is noted that there are no external alterations that would otherwise change the relationships to neighbouring properties which have been considered as part of the assessment of the original application.

**3. ADDITIONAL CONSULTATION RESPONSES RECEIVED**

- 3.1 Since the finalisation of the report the Council received the following consultation response(s):

*Lee Valley Regional Park Authority (LVRPA)*

- 3.2 The LVRPA objects to the scheme on grounds that the applicants and council have failed to demonstrate adequate provision for open space is to be made to meet the needs of large scale residential development in the area formerly used for commercial purposes. Additionally, the LVRPA requests that the council identify additional land in the area for public open space and endeavour to fund this through section 106 planning contributions.

- 3.4 (Officer comment – In the extant permission which is reproduced in Appendix A of this committee agenda item, it was reported that the Lee Valley Regional Park Authority raised objection to the scheme on grounds that the scheme was premature before seeking adequate open space to meet the needs of local residents in this former employment area. However, the case officer reported that the extant scheme made provision for 9,600sqm of open space including public open space associated with the canal-side walkway along Limehouse Cut as well as semi-private, private amenity space and children’s playspace on the site for future residents.
- 3.5 The subject scheme on the Strong and Hoe sites relate to the extant permission. With the extant permission securing the public open space in the form of the public canal-side walkway, the subject scheme makes provision for semi-private, private amenity space and children’s amenity playspace on site which exceeds the minimum requirements. In terms of s106 planning contributions, it is considered that the improvements in the area for Limehouse Cut have already been secured. Nevertheless, as discussed in the officer report on the subject scheme, the agent and British Waterways are in discussions to agree a planning contribution for canal-side improvement projects which would contribute to public protection and enhancement of public access to riverside walkways.
- 3.6 Therefore, the objections of the Lee Valley Park Authority are acknowledged however, it is considered that the provision of open space, both public and private, is of an acceptable level in the area so as to cater for the needs of future residents as well as providing improvements along Limehouse cut that will benefit existing residents. In the absence of any demonstrable harm, the existing agreement to improve Limehouse Cut which was secured in the extant permission as well as contributions being negotiated with British Waterways on the subject scheme are an acceptable and seeking further contributions is not considered justifiable.)

*The Greater London Authority (GLA)*

- 3.7 The GLA considers that the scheme is consistent with the Lower Lea Valley Opportunity Area Planning Framework in terms of Landuse. The principle of development is acceptable but an affordable housing toolkit is required to demonstrate affordable housing can be delivered. In terms of detailed matters, the energy strategy should link to the extant permission and more/better communal open space including children’s playspace should be provided. Clarification on dwelling typology and transport matters is requested. The GLA also notes the scheme is EIA (Environmental Impact Assessment) development.
- 3.8 (Case Officer Report – The following comment is provided:
- The request for an affordable housing toolkit has been made to the agent although, it is noted that the scheme has since been revised with an improved affordable and family housing provision as discussed previously in this addendum report;
  - The energy strategy for the development considers the extant permission with the Council’s energy officer satisfied with the scheme and noting in particular that the bio-fuel Combined Heat and Power Plant (CHP) will integrate with the wider communal network that serves the extant permission;

- The scheme provides a total provision of amenity open space in excess of policy requirements and amended plans now incorporate children's playspace therefore is considered to address the GLA's concern. It is also noted that the provision including communal spaces are made in varying provisions including ground floor on the strong site to podium and terraced areas on both the Strong and Hoe sites in addition to private amenity space to cater for the needs of future residents. More detailed discussion is provided in paragraphs 8.35-8.39 of the case officer report. This provision is in addition to the public walkway improvements along Limehouse Cut that were already secured in the extant planning permission;
- In respect of dwelling typology, the revised plans now provide 45% family-sized housing in the social rent tenure in accordance with Council policy HSG2 therefore is considered to address the GLA concerns;
- Noting that the GLA report advises that Transport For London (TFL) have no in-principle objections and no objection raised by the Council's Highways Team, the transport matters raised in the detailed GLA officer report are for the consideration and response of the agent;
- As advised in the case officer report in paragraph 8.56 a screening opinion was provided by Council on 7<sup>th</sup> September 2007 confirming the scheme does not fall within schedule 2 of the EIA regulations 2006 and therefore, an EIA is not required.

3.9 Therefore, the report assessment and recommendation is unchanged, noting that a decision of the Council to grant planning permission is subject to any direction given by the Mayor.)

#### 4. RECOMMENDATION

4.1 Subject to any new issues raised in the re-notification of the scheme, the recommendation to grant permission remains unchanged subject to revisions mentioned below

##### *Heads of terms*

4.2 The reduction in units necessitates a corresponding revision to the heads of terms:

*"B. The prior completion of a **legal agreement** to secure the following planning obligations:*

- a) A proportion of **36%** on habitable rooms of the proposed units to be provided as affordable housing with the socially rented mix as specified in this addendum report;*
- b) Provide **£1834.00** towards bus stop survey;*
- c) Provide **£14,667.00** towards bus stop improvements;*
- d) Provide **£58,667.00** towards highway safety improvements;*
- e) Provide **£249,847.00** towards education to mitigate the demand of the additional population on education facilities;*

- f) Provide **£585,889.00** towards medical facilities to mitigate the demand of the additional population on medical facilities; and
- g) Provide **£22,000.00** towards Public Art."

*Delegation to the Corporate Director to determine the application following re-notification*

- 4.3 The re-notification period expires in January 2008 and given that there are no external changes that otherwise alter the relationships to the neighbours, it is recommended that the Committee give delegation to the Corporate Director Development and Renewal to determine the application:

*"3.2 That following the finalisation of the re-notification of the application that the Corporate Director Development & Renewal be delegated authority to determine the application and negotiate the legal agreement indicated above."*

*(End of addendum)*