

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

21st July 2015

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal / Title
7.1	PA/14/03195	Site 1 Land at 3 Millharbour and Site 2 Land at 6, 7 and 8 South Quay Square, South Quay Square, London	<p>The demolition and redevelopment with four buildings: Building G1, a podium with two towers of 10 - 38 storeys and of 12 - 44 storeys; Building G2, a four floor podium with two towers of 34 and 38 storeys inclusive of podium; Building G3, a tower rising to 44 storeys; and Building G4, a four floor podium with a tower of 31 storeys inclusive of podium.</p> <p>The development proposes: 1,500 new homes in a mix of units and tenures (private, social-rented and intermediate); a new primary school with nursery facilities; further education uses (total D1 floorspace 13,525 sqm with a fall back that 4,349 sqm of this floorspace could also be used in full or part as D1 or D2 leisure floorspace, if necessary); 5,820 sqm of flexible commercial floorspace (B1/D1/D2/A1/A2/A3 and/or A4);</p>
8.1	PA/14/03548 and PA/14/03618	Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1	<p>Redevelopment of the former Nicholls and Clarke urban block and adjoining former depot site, Loom Court and land and buildings north of Fleur de Lis Passage and Fleur de Lis Street, including retention and refurbishment of buildings, for commercially led mixed use purposes comprising buildings of between 4 and 14 storeys to provide B1 (office), A1 (retail), A3 (restaurants and cafés), A4 (public house) and 40 residential units; together with new public open spaces and landscaping, new pedestrian accesses, works to the public highway and public realm, the provision of off-street parking, and all necessary ancillary and enabling works, plant and equipment.</p>
8.2	PA/15/01229	Thirty-Eighth Floor, One Canada Square, London, E14 5AA	<p>Change of use of Level 38, One Canada Square from Class B1 (Offices) to Class D1 (Non-Residential Institution).</p>

8.3	PA/15/0039	Land at 160-166 Chrisp Street	Demolition of existing buildings on the site and redevelopment to provide new buildings ranging from three to thirteen storeys comprising 272 residential units, including affordable housing, together with associated car parking, landscaping and infrastructure works.
8.4	PA/15/01208	Former Beagle House (now known As Maersk House), Braham Street, London, E1 8EP	Demolition of all existing structures and erection of a mixed use development comprising flexible retail floorspace (2,010sq.m) at ground level (Use Classes A1-A3), with office (Use class B1) floorspace above (33,459 sq.m (GIA) contained within a single building of ground floor plus 17 storeys (and an additional two storeys of enclosed plant at roof level and two basement levels) allowing for a maximum height of 88.15m AOD to parapet, and associated public realm landscaping

Agenda Item number:	7.1
Reference number:	PA/14/03195
Location:	Site 1 Land at 3 Millharbour and Site 2 Land at 6, 7 and 8 South Quay Square, South Quay Square, London
Proposal:	<p>The demolition and redevelopment with four buildings: Building G1, a podium with two towers of 10 - 38 storeys and of 12 - 44 storeys; Building G2, a four floor podium with two towers of 34 and 38 storeys inclusive of podium; Building G3, a tower rising to 44 storeys; and Building G4, a four floor podium with a tower of 31 storeys inclusive of podium.</p> <p>The development proposes: 1,500 new homes in a mix of units and tenures (private, social-rented and intermediate); a new primary school with nursery facilities; further education uses (total D1 floorspace 13,525 sqm with a fall back that 4,349 sqm of this floorspace could also be used in full or part as D1 or D2 leisure floorspace, if necessary); 5,820 sqm of flexible commercial floorspace (B1/D1/D2/A1/A2/A3 and/or A4);</p>

1.0 ADDITIONAL REPRESENTATIONS

- 1.1 Since the publication of the deferral report, various representations have been received from the applicant and the director of Lanterns Arts Nursery/Lanterns Studio Theatre/Lanterns School of The Performing Arts. In addition, a comment has been received from local ward Cllr Andrew Wood.
- 1.2 In summary, the representations explain the position of both the applicant and director of 'Lanterns' following the previous Strategic Development Committee. They confirm a meeting has taken place to discuss the retention of Lanterns within the development. However, to date an agreement has not been reached.
- 1.3 Officers welcome the discussion that has taken place, however maintain the discussions are separate matters outside the scope of this planning application.

2 Typographical Error

- 2.1 Section 3.3 of the original report to committee (6th June 2015) lists under non-financial obligations, an obligation for 'Alternative Employment uses' this should read 'Alternative Education uses'. The purpose of this obligation is to require the D1 use to be marketed for a defined period for education uses to ensure the education led designed is maintained in the event the existing operators are unable to occupy these spaces.

3 RECOMMENDATION

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

Agenda Item number:	8.1
Reference number:	PA/14/03548 and PA/14/03618
Location:	Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1
Proposal:	Redevelopment of the former Nicholls and Clarke urban block and adjoining former depot site, Loom Court and land and buildings north of Fleur de Lis Passage and Fleur de Lis Street, including retention and refurbishment of buildings, for commercially led mixed use purposes comprising buildings of between 4 and 14 storeys to provide B1 (office), A1 (retail), A3 (restaurants and cafés), A4 (public house) and 40 residential units; together with new public open spaces and landscaping, new pedestrian accesses, works to the public highway and public realm, the provision of off-street parking, and all necessary ancillary and enabling works, plant and equipment.

1.0 DESCRIPTION OF DEVELOPMENT

- 1.1 The description of development should read 'comprising buildings of between 4 and 14 storeys'. The additional floor was added through the application process and was re-consulted on. The overall height does not change from the 13 storey building initially proposed.

2.0 ADDITIONAL REPRESENTATIONS

- 2.1 Since the publication of the report, further representations have been received from local residents.
- 2.2 15 objections have been received, the content of two letters relates to the harm caused to the character of the area and the lack of benefits of the scheme for local people. One letter specifically relates to the impact upon Philip Blairman House in terms of a loss of daylight and sunlight. These matters are already addressed in the committee report.
- 2.3 An additional letter has been received from the East End Preservation Society reiterating that they believe this proposal results in substantial harm to the conservation area through both the extent of demolition and the scale and design of the new buildings.
- 2.4 Five letters of support have been received, two of which are general support for the architectural design and the job creation. Of the other three, one is from a local resident who is also a member of the Spitalfields Society who endorses the scheme stating that "the pattern and form of the development at ground level I well considered, interesting and safe spaces have been created which are a marked improvement on both the current urban context and the previously permitted scheme, The massing is both interesting and does not overly dominate the skyline".
- 2.5 The second letter of support has been received from The Nichols and Clarke Group who were the original occupants of the site and have since moved to Dagenham. They support the architecture and the naming one of the open spaces 'Nichols and Clarke Yard', they also confirm that they are exploring the possibility of returning to the site once

the development is completed in order to reintroduce their presence into this part of London.

- 2.6 The third letter is from a local resident and business owner stating that the architectural interventions are far more appropriate than the previous scheme and that “this is an excellent example of one [development# that has been extremely well addressed and has listened to the feedback of all involved and affected. The consultation process has also been extremely well run and thought through”.

2 EDUCATION, EMPLOYMENT & TRAINING STRATEGY BY BRITISH LAND

- 2.1 Following the publication of the report, the developer has made further commitments with regards to the training and employment strategy for the site. The report notes the financial and non-financial contributions for employment and training, the subsequent document highlights where British Land will seek to improve upon these commitments and will be secured within the legal agreement, these are as follows:

- Maximise apprentice opportunities using reasonable endeavours to provided 6 apprentice places on site during the construction phase.
- Using reasonable endeavours to provide 15 BTec or NVQ qualifications and 30 pre-employment training places.
- 5 work experience placements for local students
- 10 adult numeracy places and
- Site tours for 50 local students
- Within the end user phase a facilities management programme is proposed which links the wider Broadgate Estates (owned by British Land). One facilities management apprentice would be created at Blossom Place and there is a ‘Get into facilities management course’ aimed at East London residents which increases skill levels and then identifies opportunities within Broadgate and Blossom Street developments.
- Within the end user phase the developer will fund 3 places within 2015/16 for courses aimed at getting LBTH residents into the tech city industry, for example through the ‘Makers Academy’.
- Commitment to providing 100 desk spaces for start-up companies. These spaces will benefit emerging companies as they would be provided on a flexible basis (i.e. one month at a time) and includes facilities such as meeting rooms, kitchens, reception areas which they do not have to pay for within their rental fee.

The above is in addition to the £50,000 already paid by the developer to ‘Connecting Tech City’ which aims at connecting young people with the tech city industry. The £50,000 is ring-fenced for LBTH residents.

3. ADDITIONAL CONDITION

- 3.1 A Grampian condition requiring the highways works to be agreed before commencement of the development.
- 3.2 An additional pre-superstructure works condition requiring details of the waste heat recovery system.
- 3.3 An additional pre-superstructure works condition requiring the specification of the PV array.

4 RECOMMENDATION

- 4.1 Officers' original recommendation to **GRANT** planning permission and listed building consent for the proposal as set out in the report to the Development Committee remains unchanged.

Agenda Item number:	8.2
Reference	PA/15/01229
Location	Thirty-Eighth Floor, One Canada Square, London, E14 5AA
Proposal	Change of use of Level 38, One Canada Square from Class B1 (Offices) to Class D1 (Non-Residential Institution).

1.0 CLARIFICATION

- 1.1 A letter from the GLA received confirms that the Mayor of London does not need to be consulted further on this application and therefore paragraph 3.1 a) of the main report should be deleted.

2.0 RECOMMENDATION

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

Agenda Item number:	8.3
Reference number:	PA/15/0039
Location:	Land at 160-166 Chrisp Street
Proposal:	Demolition of existing buildings on the site and redevelopment to provide new buildings ranging from three to thirteen storeys comprising 272 residential units, including affordable housing, together with associated car parking, landscaping and infrastructure works.

1. CLARIFICATIONS

Drawing numbers references amended as follows

- 1.1 1000 Rev B; 1001 Rev D; 1002 Rev B; 1110 Rev F; 1116 Rev F; 1117 Rev F; 1118 Rev F; 1119 Rev F; 1120 Rev F; 1122 Rev F; 1123 Rev F; 1201 Rev F; 11202 Rev F; 1204 Rev F; 1205 Rev F; 1206 Rev F; 1301 Rev F; 1302 Rev F; 1303 Rev F; 1304 Rev F

Conditions (Paragraphs 3.6 – 3.12)

- 1.2 Amend Conditions to remove reference to Code for Sustainable Homes which is now dealt with through the Building Regulations, and revisions to the 'trigger' of some conditions. Also the hours of construction should extend to 6pm rather than 5pm. For completeness a revised list of recommended conditions is set out below:

That the Director of Development & Renewal is delegated power to impose conditions and informative on the planning permission to secure the following matters:

Conditions

Compliance

1. *Time Limit 3 years*
2. *Compliance with plans and documents*
3. *Compliance with Energy and Sustainability Strategy submitted by the applicant*
4. *All residential accommodation to be completed to Lifetime Homes Standards*
5. *All amenity space including child space accessible to all future residents of the development*
6. *Refuse and Recycling to be implemented in accordance with approved plans*
7. *Hours of construction (08.00 until 18.00 Monday to Friday; 08.00 until 13:00 Saturday. No work on Sundays or Bank Holidays).*
8. *Removal of tree/shrub subject to nesting bird survey.*
9. *All residential units shall be designed to meet noise requirement BS8333.*
10. *Installation of heat network compliance*
11. *A 'car free' agreement*
12. *Give 6 weeks notice to the DLR*

Prior to demolition

13. *Demolition Environmental Management and Logistics Plan*
14. *Scaffolding details – proximity to the railway. This would include a Risk a Risk Assessment and method statement*
15. *Details of adequate safety measures into the construction of the development*

16. Crane/lifting Management Plan
17. No vibro-compaction machinery unless details of the use machinery and method statement have been submitted to and approved by the Local Planning Authority

Prior to commencement of works (except demolition)

18. Construction Environmental Management and Logistics Plan
19. Ground contamination – investigation and remediation
20. Archaeological scheme of investigation
21. Design and construction methodology for the foundations
22. Piling Method Statement

Prior to commencement of works above ground floor slab level

23. Submission of details and samples of all facing materials including windows, balustrades and screening
24. Approval of sound insulation measures in accordance with agreed standards
25. Landscaping and boundary treatment details/child playspace equipment
26. Submission of details of the wheelchair housing specification/standards to show the three four bed family units are wheelchair adaptable
27. Details of all Secure by Design measures/ Secure by Design Accreditation
28. Details of biodiversity enhancements
29. Detailed specification of the proposed 96kWp photovoltaic array (prior to commencement)
30. Radio Impact Survey
31. Details of maintenance facades of the building facing the railway in consultation with the DLR
32. Scheme of Highway improvement works (including stopping up details where relevant)

Prior to Occupation

33. Car Parking Allocation Management Plan
34. Secure by Design Certificate
35. 20% electric vehicle provision (maximum 10% passive provision)
36. Final energy calculations to show how the scheme has delivered the carbon emission reductions
37. Details of cycle storage to be agreed prior to occupation
38. Servicing Management Plan

Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal

Informative

1. Associated S106 legal agreement
2. Compliance with Environmental Health Legislation
3. Compliance with Building Regulations

Cycle spaces

- 1.3 The scheme makes provision for 448 cycle spaces and not 358 as noted in paragraph 8.18 of the committee report.

Daylight

- 1.4 Paragraph 10.86 should read “ 49 of the 74 windows assessed do not meet the BRE standard with 33 experiencing reductions of up to 30% from existing and 8 experiencing reductions of more than 30%”.

Housing

- 1.5 Amend paragraph 10.51 to refer to affordable rent rather than affordable ‘target’ rent.
- 1.6 Third sentence in paragraph 10.52 should read “The number of bedrooms required to overcome this overcrowding (in Lansbury ward) would be 2,480 bedrooms”.
- 1.7 Amend the housing mix table (paragraph 10.56) as the intermediate scheme units was entered incorrectly. For completeness the revised table is shown below.

Unit size	Total units in scheme	Affordable housing						Market housing		
		Affordable rented			intermediate			private sale		
		scheme units	scheme %	Core Strategy target %	scheme units	scheme %	Core Strategy target %	scheme units	scheme %	Core Strategy target %
studio	0	0	0%	0%	0	0%	0%	0	0%	0%
1 bedroom	106	10	18%	30%	14	47%	25.0%	82	44%	50.0%
2 bedroom	107	20	36%	25%	9	30%	50.0%	78	42%	30.0%
3 bedroom	54	20	36%	30%	7	23%	25%	27	14%	20%
4 bedroom	0	5	0%	15%	0	0%		0	0%	
5 bedroom	0	0	0%	0%	0	0%		0	0%	
6 bedroom	0	0	0%		0	0%		0	0%	
TOTAL	272	55	100%	100%	30	100%	100%	187	100%	100%

- 1.8 The 4 houses proposed form a terrace (i.e. two are semi-detached and two are terrace dwellings). Paragraph 2.3 of the report incorrectly states that they are detached.

Mayoral and LBTH Community Infrastructure Levy

- 1.9 Replace paragraph 3.4 to read “*In addition to the above, the development would be liable for the Mayoral CIL would be £525,455 (this figure will be subject to social housing relief of £180,326) and the LBTH CIL is £525,973 (this figure will be subject social housing relief which will reduce the amount of £180,326)*”.
- 1.10 Replace paragraph 10.137 to read “*This application is also subject to the Borough’s Community Infrastructure Levy, which came into force for application determined from 1st April 2015. This is a standard charge, based on the net floor space of the proposed development, the level of which is set in accordance with the Council’s adopted CIL charging schedule and Mayor of London schedule. The estimated the Mayoral CIL would be £525,455 (this figure will be subject to social housing relief of £180,326) and the LBTH CIL is £525,973 (this figure will be subject social housing relief which will reduce the amount of £180,326)*”.

2. RECOMMENDATION

- 2.1 The Officer’ recommendation remains unchanged.

Agenda Item number:	8.4
Reference number:	PA/15/01208
Location:	Former Beagle House (now known As Maersk House), Braham Street, London, E1 8EP
Proposal:	Demolition of all existing structures and erection of a mixed use development comprising flexible retail floorspace (2,010sq.m) at ground level (Use Classes A1-A3), with office (Use class B1) floorspace above (33,459 sq.m (GIA) contained within a single building of ground floor plus 17 storeys (and an additional two storeys of enclosed plant at roof level and two basement levels) allowing for a maximum height of 88.15m AOD to parapet, and associated public realm landscaping

1. CLARIFICATIONS

- 1.1 In Paragraph 2.1(a) typing error "The potential new job opportunities should read approximately 1,660 and not 16,660 as stated.

Daylight/sunlight Impacts on Commercial Building

- 1.2 Amend paragraph 13.14 to read as follows "*In No. 25 Camperdown Street 90% of the rooms currently experience less than 2% ADF value and as such would already rely on electric lighting as the main source of room lighting*" rather than stating the ADF as less than 1%

Effect on sunlight/overshadowing of Braham Open Space

- 1.3 Amend paragraph 13.20 to read: *The BRE guidance recommended that for an outdoor amenity space to appear adequately sunlit throughout the year, at least half the amenity area should receive at least two hours of sunlight on 21 March.* The word "half" was missing from this sentence.

Planning Obligations

- 1.4 Amend paragraph 15.15 to state £448,133 rather than £411,133.

Mayoral and LBTH Community Infrastructure Levy

- 1.5 Within Section 23 of the Committee Report (Financial Considerations) the amended amount payable to the Mayor of London CIL is £3,843,860 (consisting of £2,713,065.50 Crossrail SPG Charge Payable and £1,130,793.50 London Mayor's CIL). The LBTH CIL is £2,510,836.75

2.0 LOCAL REPRESENTATIONS

- 2.1 A further objection was received last week from the owners of No 25 Camperdown Street. This identified errors in the submitted Daylight/Sunlight Report, namely:
- Incorrectly labelled appendices to the daylight and sunlight study what should have been labelled "*Existing and Proposed*" was in fact labelled *Consented V Proposed*.
 - *The objection raised the following issue in light of this "The error led to the officer report understating the existing levels of daylight as assessed in terms of Vertical Sky Component (the objector considers the existing accommodation to benefit*

from 15% VSC) and therefore the losses are significant against existing and the No Sky Limit reduction should be considered severe”.

- 2.2 *A further error was noted by the objector that pointed contained in Committee Report stating that in No 25 Camperdown Street 90% of the rooms [currently] experience less than 1% ADF value and as such they would already rely on electric lighting as the main source of lighting” The report should have stated experience less than 2% ADF.*
- 2.3 The acknowledged errors in the submitted daylight/sunlight report and in respect of the Committee Report are corrected above.

(Officer Comment: These errors are acknowledged however they do not raise any new material planning consideration and when corrected do not alter the officer conclusions that the scheme has no material loss on daylight on No 25 Camperdown Street compared to the consented scheme when assessed against BRE’s ADF calibration with 90% of the rooms currently experience less than 2% ADF value and as such would reasonably be expected to rely on electric lighting as set out in British Standard BS8206.

In terms of existing vs proposed daylight conditions affecting 25 Camperdown Street, it is worth noting that when considering VSC (daylight distribution) the existing office accommodation can reasonably be expected to rely on artificial lighting at the moment given its dense urban location and as office accommodation typically has deep open plan layouts therefore more of the room is set some distance from the windows and liable to rely on artificial lighting).

3. RECOMMENDATION

- 2.2 The Officer’ recommendation remains unchanged.