

<b>Committee:</b> Strategic	<b>Date:</b> 8 October 2015	<b>Classification:</b> Unrestricted	<b>Agenda Item Number:</b>
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<b>Report of:</b> Director of Development and Renewal	<b>Title:</b> Applications for Planning Permission
<b>Case Officer:</b> Shay Bugler	<b>Ref No:</b> PA/15/00039
	Full Planning Permission
	<b>Ward:</b> Lansbury

## 1. APPLICATION DETAILS

**Location:** Land at 160-166 Chrisp Street

**Existing Uses:** Vacant light industrial (B8 Use)

**Proposal:** Demolition of existing buildings on the site and redevelopment to provide new buildings ranging from three to twelve storeys to provide 254 residential units (comprising 99 x 1 bed; 100 x 2 bed; 51 x 3 bed: 4 x 4 bed), together with associated car parking, amenity space, child playspace, gym and infrastructure works (REVISED DESCRIPTION)

### **Drawings and documents**

Drawings and documents 1237-1110 Rev F; 1237-1111 Rev G; 1237-1112 Rev F; 1237-1113 Rev F; 1237-114 Rev G; 1237-1116 Rev F; 1237-1117 Rev F; 1237-1118 Rev F; 1237-1119 Rev G; 1237-1120 Rev G; 1237-1121 Rev G; 1237-1123 Rev F; 1237-1206 Rev F; 1237-1206 Rev F; 1237-1206 Rev F; 1237-1301 Rev F; 1302 Rev F; 1303 Rev F; 1304 Rev F; 1000 Rev B; 1001 Rev B; 1002 Rev B

- Design and access statement by Brimelow McSweeney dated January 2015
- Transport Assessment by Mayor Brown dated December 2014
- Planning Statement prepared by Savills dated January 2015.
- Heritage Statement dated December 2014 (ref no: 105930) prepared by Wessex Archaeology
- Air Quality Assessment prepared by Breon Ltd dated September 2014
- Wind microclimate assessment by BRE dated 22 December 2014 by Savills
- Draft construction Logistics Plan by Mayor Brown dated December 2014.
- Extended ecological phase 1 Habitat Survey Report dated December 2014

- Energy Statement by Hodkinson dated December 2014
- Geotechnical and Geoenvironmental by Stats (Ref no: 36173-01)
- Noise and vibration assessment by Clarke Saunders Acoustics consultancy dated 25 November 2014
- Socio economic assessment dated 17 December 2014 by BRE
- Statement of Community Involvement dated December 2014
- Sustainability Statement dated December 2014
- Townscape and visual impact appraisal by Turley Associates dated December 2014
- Study of the wind environment around proposed development by BRE dated December 2014
- Economic Viability appraisal report dated 30 January 2015
- London Borough of Tower Hamlets addendum to economic viable appraisal report dated September 2015
- Daylight and sunlight report by eb7 dated 10 September 2015

**Applicant:** Bellway Homes

**Ownership:** Bellway Homes

**Historic Building:** None

**Conservation Area:** None

## 2. BACKGROUND

2.1 On 27 August 2015, planning Officers presented a proposal to the Strategic Development Committee for the “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.” A copy of the case officers’ report containing the summary of material planning considerations, site and surroundings, policy framework, planning history and material planning considerations is attached at appendix 1 (previous Committee report) and appendix 2 (previous update report) to this item.

2.2 After consideration of the report and the update report, on a vote of 1 in favour, 4 against and 1 abstention, the committee resolved that it was minded to refuse planning permission on the following grounds:

- (i) Height, bulk and mass ;
- (ii) Adverse impact on amenity of neighbouring properties;
- (iii) Potential impact on social infrastructure;
- (iv) Excessive density; and

(v) A lack of child playspace.

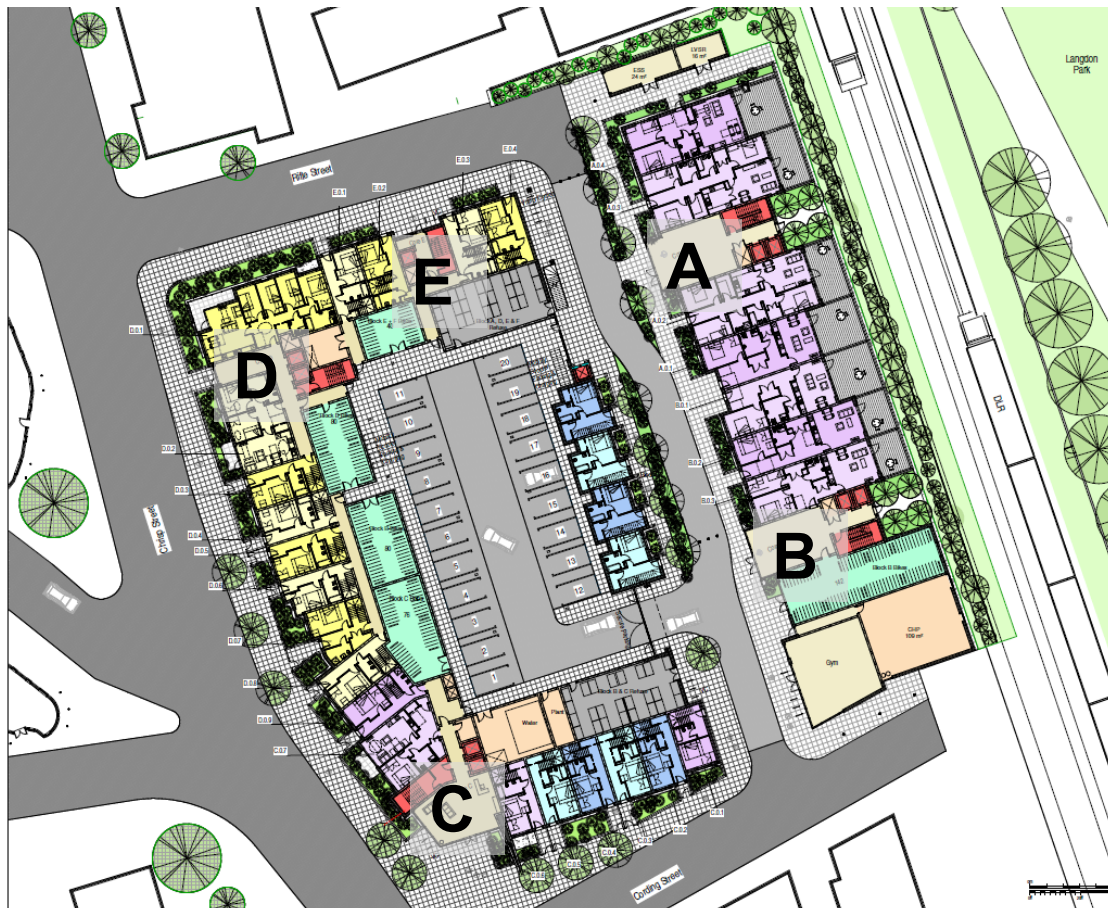
2.3 In accordance with Rule 10.2 of the Constitution, and Rule 4.8 of the Development Procedure Rules, the application was deferred to a future meeting of the Committee to enable officers to present a supplemental report setting out reasons for refusal and the implications of the decision. The proposed reasons for refusal are set out in paragraphs 4.71 of this report.

#### Changes to this scheme

2.4 Since the deferral of the decision, the applicant has sought to address Members concerns by introducing the following changes to the scheme which were subject to further public consultation:

- There has been a reduction in number of units from 272 units to 254 units
- Despite the reduction in units the level of affordable housing secured remains at 35% affordable housing by habitable rooms (73% affordable rent at borough framework rent levels, and 27% intermediate rent);
- The proposal makes provision for 55 family sized units with 25 within the affordable rent 'target' tenure;
- Block A has been reduced in height by one storey meaning it is now 9 storeys.
- Block B (the tallest block) accessed from Carman Street fronting the new route has been reduced in height from 13 to 12 storeys;
- The top set-back floor of block E has been removed which has reduced the block to four storeys in height (which equates to a loss of 3 residential units in this block);
- There has been an increase in the overall provision for child playspace
- Reduction in density from 1,155 habitable rooms per hectare (hr/ph) to 1,078 hr/ph;
- The overall impact on daylight and sunlight levels to neighbouring properties; particularly to properties at 1-11 Rifle St have been reduced; and
- The daylight and sunlight levels to surrounding properties have been improved. With particular reference to 1-11 Rifle Street, 3 windows failed the No Sky Line Test (NSL). With the amended scheme, 100% of units tested accord with NSL.

2.5 For clarity, below is a ground floor plan showing how the different blocks are laid out on site.



### 3. FURTHER REPRESENTATIONS

- 3.1 Following the deferral of the application by the Committee, the Council has received the following additional representations. A total of 523 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. Site notices were displayed and the application was advertised in the local press.
- 3.2 The previous scheme presented to Members in August received 1 petition with 30 signatures in support and 7 individual letters of objection. The representations received were discussed in the previous Committee report (appendix 1) and discussed at the meeting. This subject amended scheme, 2 new objection letters were received from local residents. No further objections were received from objectors to the previous scheme.
- The proposed height of Block D is unacceptable and would result in undue loss of amenity to properties on Rifle St.
  - The proposal would put increased pressure on infrastructure and local services, including schools and health services.

(Officers comment: These comments are discussed later in the report).

### 4. CONSIDERATION OF PROPOSED CHANGES AND CLARIFICATION

- 4.1. This section only considers the material planning considerations of the proposed changes to the scheme considered at the Strategic Development Committee on the

27<sup>th</sup> August 2015. All other material planning considerations were assessed in the previous Officer Committee Report (appended to this report) and have not changed.

## **Height, Scale and Massing**

### Design

- 4.2. The previous committee report discusses the relationship of the proposed development and its context in terms of height, scale and massing. However, in response to Members concerns the applicant has reduced the heights of blocks A, B and E. In response to this the borough urban design officer has consider the amendments to the scheme which are reflected in the analysis below.
- 4.3. The tallest elements of the scheme (blocks A & B) have been reduced by one storey in an attempt to address Members concerns in relation to the overall massing of the scheme and the relationship with the existing buildings to the north and the extant planning consent to the south at 71 Carmen Street and 134-156 Chrisp Street. This has resulted in the loss of 15 residents units in blocks A & B.
- 4.4. The height of Block E has been reduced in order to further reduce any potential impact on daylight and sunlight levels on the neighbouring residential dwellings to the north of Rifle Street. The set-back top floor previously proposed in block E has been removed therefore it has been reduced to 4 storeys in height. This has resulted in the loss of three residential units. This reduction in height provides a better relationship with the neighbouring five storey building on Rifle Street and further enhances the transition in building heights across the site from the taller development in the south to the lower rise development in the north.
- 4.5. Officers in their assessment of local townscape identify the most pertinent views as being from Chrisp Street which is the most relevant, and secondly views from Langdon Park.

### Views from Chrisp Street

- 4.6. The proposed block D fronting Chrisp Street is 4 storeys plus ground floor which is the same as the recently completed Rifle Street development. The taller element fronting Chrisp Street (block C) is considered appropriate because it terminates the vista of both Goldaming Street and the northern section of Chrisp Street. Furthermore is corner location at junction of several road provides greater openness of setting (breathability) for the proposed development.
- 4.7. The revised massing responds to the built form of the surrounding area and specifically provides a less abrupt relationship with the lower element of the development on the adjacent site at 71 Carmen Street and 134-156 Chrisp Street (also known as 147 Chrisp Street).



*Diagram 1: showing local townscape along Chrisp Street (including extant consent at 71 Carmen Street and 134-156 Chrisp Street) – both close-up view and longer view.*

View from Langdon park

- 4.8. The skyline is articulated from longer views showing a concept of stepping down, but it is acknowledged that this is not a literal transition. The proposed development is considered to provide a positive contribution to the skyline in that it is considerably lower than the tallest (22 storey) element of the Carman Street planning consent and effectively mediates between the recently completed development in Rifle Street.
- 4.9. When viewed from Langdon Park the transition between lower rise buildings to the north is achieved by the Carman Street approval by a juxtaposed large element (22 storey) and much smaller element (4 storey). The proposed development employs a different approach where by the transition is achieved gradually from north to south.
- 4.10. Importantly the proposed scale and massing enables the framing of Langdon Park from the west, and in terms of views from Langdon Park in terms of height, bulk, scale and massing, and choice of materials is considered to be good quality design.



*Diagram 2: showing local townscape viewed from Langdon Park (including extant consent at 71 Carmen Street and 134-156 Chrisp Street)*

- 4.11. Officers are still of the view that the urban design, layout, building height, scale and bulk and detailed design of the development is considered acceptable and in accordance with Chapter 7 of the London Plan (2011); Policies SP10 and SP12 of the Core Strategy (2010) and Policy DM23, DM24 and DM26 of the Managing Development Document 2013 which seek to ensure buildings and places are of a high quality of design, suitably located and sensitive to the locality.

### **Density**

- 4.12. Policy 3.4 of the London Plan (consolidation 2015) stipulates that it is not appropriate to apply the density figures mechanistically. The policy notes that “its density ranges for particular types of location are broad, enabling account to be taken of other factors relevant to optimising potential - local context, design and transport capacity are particularly important, as well as social infrastructure, open space and play.
- 4.13. The site has a public transport accessibility level (PTAL) rating of 3 and 4 which means it has good access to public transport. Table 3.2 of the consolidated London Plan (2015) suggests a density of 200-450 hr/ph for sites with a PTAL range of 3 and suggests a density of 200-700 hr/ph for sites with a PTAL range of 4.
- 4.14. The density of the previous proposal presented to committee Members was 1155 habitable rooms per hectare. The proposed amendments have resulted in a reduction of 18 units. The proposed density is now 1,078 habitable rooms per hectare based on the scheme providing 254 residential units.
- 4.15. The site has good access to public transport, with the nearest station is Langdon Park DLR, which is approximately 150 m to the south. In addition, the area is also served by 5 bus routes from nearby stops on Cordelia Street; Morris Street and East India Dock Road. This area is served by TfL’s cycle hire scheme with docking stations located at Langdon Park and Chrisp Street market, within 550 m of the site. The density of this site can also be supported given the proximity of the site to a town centre.
- 4.16. The proposal is not considered to exhibit symptoms of overdevelopment onsite. The proposed residential units have access to appropriate sunlight and daylight; have good outlook and privacy. The proposed room sizes and layouts are policy compliant. Furthermore, consideration has been given on the impact the proposal has on social infrastructure which is discussed later in the report. Furthermore, the proposal assists in the delivery of affordable housing targets and provides a high proportion of family units in a well-designed scheme.

### **Housing**

- 4.17. The amended scheme makes provision for 254 residential units; which is a reduction of 18 residential units from the previous scheme. The amended dwelling mix is tabled below.

4.18. The revised mix is as follows:

Unit size	Total units	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%
1 bed	99	10	18%	30%	12	35%	25%	77	44%	50.0%
2 bed	100	20	36%	25%	9	56%	50%	71	41%	30.0%
3 bed	51	21	39%	30%	4	9%	25%	26	15%	20%
4 bed	4	4	7%	15%	0	0%		0	0%	
5 bed	0		%	0%	0	0%		0	0%	
6 bed	0		%		0	0%		0	0%	
<b>TOTAL</b>	<b>254</b>	<b>55</b>	<b>100%</b>	<b>100%</b>	<b>25</b>	<b>100%</b>	<b>100%</b>	<b>174</b>	<b>100%</b>	<b>100%</b>

4.19. Despite the reduction of residential units, the applicant has retained the affordable housing provision of 35% by habitable rooms. The tenure split of the affordable housing would be 73% affordable rented at borough framework levels and 27% shared ownership. The viability assessed of the previous scheme confirmed that 35% affordable housing was the maximum amount which could be achieved onsite. The applicant has taken a commercial decision to continue to provide 35% affordable housing to ensure that the affordable housing provision is policy compliant.

#### Dwelling mix

4.20. Policy SP02 of the Core Strategy (2010) stipulates that new housing development should make provision for 30% family sized accommodation (three bed plus), including 45% of new affordable rented homes to be for families. Policy DM3 of the MDD seeks to secure 45% family sized units within the affordable rented tenure.

4.21. The proposal makes provision for 21 x 3 beds and 4 x 4 bed units within the affordable rented tenure which accords with policy. This equates to 45.5%. Whilst the proposal number of one and two bed units across all units does not accord with policy; on balance it is considered acceptable.

#### Child playspace

4.22. In response to the comments raised by Members, the applicant has introduced additional child playspace onsite to ensure that it is fully policy compliant. The amended proposal makes provision for additional roof terrace playspace to block E (the affordable rented block), which would be accessed via the Block D stair/lift core. All playspace for under 5s would be provided at roof level on the various blocks and therefore all children within the various tenure have access to this playspace. The playspace for children aged between 5-15 years old would be provided at podium level. This is illustrated in the plan below.





4.23. Table 1 below set out the proposed communal space and child playspace.

	<b>Total communal and playspace proposed (Sqm)</b>	<b>Communal Space (sqm)</b>	<b>Playspace (sqm)</b>
Central Core	530	185	345
Block A	170	10	160
Block B	170	170	
Block C	160	70	90
Block D			
Block E	360	40	320
Street Space	460	390	70
<b>Total</b>	<b>1,850</b>	<b>865</b>	<b>985</b>

*Table 1: proposed communal and child playspace serving each block*

- 4.24. Table 2 below illustrates that the proposal exceeds the policy requirement for child playspace onsite when considered against policy requirements.

	<b>Child yield</b>	<b>Policy requirement sqm</b>	<b>Provided on site (sqm)</b>	<b>Plus or minus</b>
Under 5's provision	40	400	425 sqm	+ 25 sqm
5-10 years provision	31	310	315 sqm	+ 5 sqm
11-15 years provision	21	210	245 sqm	+ 35 sqm
<b>TOTAL</b>	92	920	985 sqm	+65 sqm

*Table 2: proposed communal and child playspace against policy requirements*

- 4.25. Officers are confident that the proposed playspace would be of high design quality. Furthermore, children onsite would also be able to easily access the existing play areas at Langdon Park which is less than a 5 minute walking distance from the site.
- 4.26. Officers consider that the proposal would therefore comply with policies 3.5 of the London Plan; SP02 of the Core Strategy (2010) and policy DM4 of the Managing Development Document (2013) which seeks to ensure that adequate amenity and child playspace is provided onsite. The applicant would be required to provide further details of the location and form play equipment, which would be secured by way of condition.

**Potential impacts the proposed development has on social infrastructure; schools and health facilities.**

Schools

- 4.27. The Council is taking a positive approach to planning for the social and physical infrastructure necessary to support the growth in homes and jobs across the Borough over the next 15 years and beyond, through its Local Development Framework. The Inspector, in his report into the Managing Development Document, supported all of the Council's site allocations for infrastructure provision. This would enable the delivery of a range of infrastructure including new primary and secondary schools, health facilities, local parks and IDEA Stores
- 4.28. The Managing Development Document (2013) includes the allocation of private development sites for 2 new secondary schools and a minimum of 5 new primary schools. These allocations would complement the Council's proposals to expand its existing school estate and use of its own land to provide new school places. In a number of cases your officers are in discussions about opportunities for new educational facilities on sites not explicitly allocated for such a purpose but could well contribute positively towards mixed use solutions and complement formal allocated school sites.

- 4.29. The approach to planning for school places takes into account committed and potential development as well as demographic projections. This information is updated annually to ensure it is kept relevant.
- 4.30. There are a number of local primary schools which are within easy access to children on this site including St Saviours, Cullodon, Woolmore, Lansbury Lawrence and Bygrove.
- 4.31. It is anticipated that Bromley Hall site, located approximately 500 metres from the site would have a new primary school opened onsite by September 2015. The proposal was approved by Cabinet in May 2015. It would be a two form entry school with 420 places anticipated to open in September 2018
- 4.32. In terms of secondary school places, there are new buildings Langdon Park and St Paul's Way. Bow School has doubled in capacity, increase from under 1,000 school places to 2,000 school places. At second level, there is an expectation to travel to secondary school and Bow School is located close to the site.
- 4.33. The proposal has therefore considered school places for future children to attend.

#### Health facilities

- 4.34. Primary care services in LBTH are structured across four localities each comprising two networks or local area partnerships (LAPs). The capacity planning should be carried on a locality basis for the locality in which the development is located.
- 4.35. In this case the development is in the south-east locality which comprises the wards Lansbury, Limehouse, Poplar, Canary Wharf, Blackwall and Cubitt Town and Island Gardens (pre 2104 wards Limehouse, East India and Lansbury, Millwall and Blackwall and Cubitt Town).
- 4.36. Current whole time equivalent (WTE) GP numbers plus existing list sizes obtained from NHS England (London region) should be used and are set out in Table 4.1.

<b>Practice Name</b>	<b>List size 1 April 2015 (raw) - source SBS</b>	<b>Total GP WTE Source PCIS (provided May 2015)</b>
NEWBY PLACE HEALTH WELLBEING CENTRE	<b>4743</b>	<b>1.96</b>
THE LIMEHOUSE PRACTICE	<b>10512</b>	<b>9.02</b>
THE CHRISP STREET HTH CTR	<b>13463</b>	<b>9.92</b>
ROBERTON STREET SURGERY [Island MC]	<b>5813</b>	<b>3.45</b>
DOCKLANDS MEDICAL CENTRE	<b>7775</b>	<b>3.22</b>
ABERFELDY PRACTICE	<b>6368</b>	<b>3.45</b>
ALL SAINTS PRACTICE	<b>6282</b>	<b>3.78</b>
ISLAND HEALTH	<b>11613</b>	<b>8.46</b>
THE BARKANTINE PRACTICE	<b>18165</b>	<b>12</b>

*Table 3 – GP Practices and their WTE (Figures provided by NHS England May 2015)*

- 4.37. The latest GLA 2014 (incorporating SHLAA data, consistent with the capped household size borough projection) round ward projections should be used to estimate the locality population at anticipated time of occupation of the development.
- 4.38. A capacity analysis can then be undertaken for the locality using a maximum GP to patient ratio of 1:1800.
- 4.39. The nearest practice is the Chrisp Street Health Centre which currently has GP, patient ratio of 1:1360 as compared to the maximum target ratio of 1:1800 on their list. The development is also within easy reach of Newby Place which has two practices, Newby Place Health and Wellbeing Centre and All Saints Practice with Aberfeldy Practice being slightly further away. These have combined list size of 30 856 and a GP patient ratio of 1:1610 As such in this locality there are sufficient GP services to absorb the new population arising from the proposed development.
- 4.40. Furthermore, in the short term the Council has already agreed s106 funding to convert some non-clinical space to clinical space at the Aberfeldy practice and NHS Tower Hamlets Clinical Commissioning Group (CCG) is considering a proposal to add further capacity to Chrisp Street by addition of an additional storey.
- 4.41. In the longer term the CCG with its partners is currently conducting a strategic review of the existing estate, including utilisation and condition and this would feed into the production of new strategic estates plan for Tower Hamlets which has a deadline for completion of December 2015. This review would model not only the likely increases in population but also the potential changes to service delivery models which could result in more activity taking place outside hospital. The council would look to support delivery of the plan by both utilising s106 monies and CIL monies.
- 4.42. The strategic plan would also feed into the refresh of the local plan which will help identify opportunities for new premises together with the ability to safeguard any vital sites for new health infrastructure. It would also be included in the infrastructure plan which form part of the local plan and would allow for prioritisation of potential scheme in relation to CIL funding.

#### **Daylight and sunlight levels to neighbouring properties**

- 4.43. In response to the design amendments, the applicant has submitted a revised Daylight and Sunlight report which has been reviewed independently. The assessment was carried out at the following properties:
- 151-161 Chrisp Street
  - Ascot House
  - 1-16 St Gabriels Close
  - 1-11 Riffle Street (also addressed "Fawe Street" properties)
  - 71 Carmen Street (Ballymore Scheme)

Overall, the results do show a slight improvement on the previous results but the impact is largely the same although the building is now smaller in mass. Results are much better overall for 1-11 Rifle Street because the Applicant has now identified room uses and limited the study only to habitable rooms. The larger impacts that were previously caused were to the commercial units that have now been omitted, therefore in the previous scheme 74 windows were tested but in the revised scheme 42 windows are tested. In summary the results for 1-11 Rifle Street have changed as follows:

### VSC

25 of the 74 windows pass the VSC in the previous scheme

31 of the 42 windows pass the VSC in the amended scheme

### NSL

3 windows failed the NSL test in the previous scheme

No windows failed the NSL test in the amended scheme (100% compliant)

4.44. For clarity, the actual assessment criteria for Vertical Sky Component (VSC) and No Sky Limit (NSL) in terms of how significant the loss of daylight is to neighbours is assessed with reference to bands used for VSC and NSL as follows:

- 0% to 20% - Negligible significance;
- 20.1% to 30% reduction – Minor significance;
- 30.1 to 40% reduction – Moderate significance; and
- above 40% reduction – Major significance.

4.45. Where low levels of daylight in the development are apparent from the VSC calculations, it is helpful to provide Average Daylight Factor (ADF) values for notional window and room sizes for the worst affected areas so as to establish that it is possible to avoid the creation of rooms in residential properties that are so dark as to be effectively uninhabitable.

4.46. For sunlight, the Annual Probability of Sunlight Hours (APSH) in summer and winter should be assessed for windows that face within 90 degrees of due south.

### 151-161 Chrisp Street

4.47. Of the 25 windows, 16 windows will retain in excess of 0.8 times their former vsc values and are thus compliant with BRE guidance. The remaining will retain 0.7 of its former values who represent a minor deviation from the BRE targets (30% of the existing value). The daylight consultant noted that *“the long term effect will be to leave these properties with levels of daylight commensurate with others with others in the immediate area”*.

### Ascot House

4.48. Two windows will experience reductions in VSC or more than 20% from existing and these will experience reductions of 25% and 20.5%. Those two windows would experience only a minimal change in NSL and will be left with adequate levels of VSC for an urban location in any event.

### 1-16 Gabriels Close

4.49. 2 windows out of the 67 tested do not meet the BRE standard with reductions in VSC of 30% from existing. However, as identified in the report, the daylight is constrained by these being located below balconies and it is also relevant that there is minimal reduction in NSL.

4.50. There are also a number of windows that experience reductions in NSL of 30% or 40% from existing. However, these particular rooms, which are located below balconies, meet the VSC standard and all of the rooms will be left with sky visibility to more than 50% of the room area.

- 4.51. Therefore, on balance, the impacts could be considered to be minor to moderate adverse, but could also be said to be acceptable given the context of the existing low level site.

#### 1-11 Rifle Street

- 4.52. 31 of the 42 windows tested meet the VSC standard. Seven windows would experience reductions of up to 30% from existing; three would experience reductions of more than 30%, and the worst affected window will experience a reduction of 65% from existing. It is however relevant that the windows more affected are constrained by being recessed or set beneath balconies. It is also relevant that most of the affected windows also meet the NSL standard and, in many cases experience little, if any, effective reduction in NSL.
- 4.53. All windows would pass the NSL standard.
- 4.54. In general, the VSC levels that would be left will be reasonably good for an urban location; there are some exceptions with windows having fairly poor levels of VSC but most of those do experience a reduction of only up to 20%.
- 4.55. On balance, Officers consider the impact to be minor adverse.

#### 71 Carmen Street

- 4.56. This is a development that has not yet been constructed but has planning consent for a residential development. It is therefore suitable for the applicant to submit ADF results only for this property.
- 4.57. The report identifies where rooms would have an ADF level below the BRE recommended minimum. 110 of the 124 rooms assessed will either have adequate ADF, or, if the ADF is already below the minimum recommended level, would experience no effective change.
- 4.58. The most significant impact is to 3 studios at ground floor level. With the existing site at Chrisp Street in place, these will have ADF levels of around 1% which are already below required living room use but just adequate for bedroom use. With the Chrisp Street development complete, these would have ADF levels of 0.6%. These would therefore be dark rooms with the perception of poor natural daylight.
- 4.59. Some of the rooms affected are kitchens that are small rooms of less than 13m<sup>2</sup>. As such, it is recommended that these be treated as not being habitable rooms, as they are not large enough for dining use and therefore the levels of daylight that these are left with can be considered to be acceptable.
- 4.60. There are some living/kitchen/dining rooms that have good levels of ADF as designed but there are three rooms which would be reduced to below 1.5 ADF. However, the degree of non-compliance is not significant and cannot be refused on this ground.

#### Sunlight- APSH

- 4.61. A sunlight assessment is only required for those properties who affected windows face within 90 degrees of south. Therefore, it is not necessary for the applicant to have assessed the sunlight to 151-161 Chrisp St; Ascot House or 71 Carmen Street. The results for the remaining properties can be assessed as follows:-

## 1-16 Gabriels Close

- 4.62. The report acknowledges that 7 out of 27 rooms assessed do not meet the BRE standard for sunlight. There would be noticeable reductions to the worst affected properties of over 30% reduction in annual sunlight to two of the ground floor rooms and 50% reduction in winter sunlight to six of the rooms. It seems likely however that the worst affected rooms are bedrooms which do not have a lower requirement for sunlight.
- 4.63. In addition, some of the windows that would be left with lower levels of annual sunlight have overhanging balconies restricting sunlight availability.
- 4.64. The scheme proposal would leave that would be left with lower levels of annual sunlight have overhanging balconies restricting sunlight availability.
- 4.65. The scheme proposal would leave these flats with relatively good levels of annual sunlight by urban standards and, to some windows, relatively poor levels of winter sunlight. That is going to be inevitable with the windows only able to received sunlight effectively from the southeast and with a development that is inevitably going to be of large massing located to the southeast of the block.
- 4.66. On balance, the impact could be considered to be minor adverse due to the good levels of annual sunlight that would generally be left.

### *Conclusion of daylight and sunlight grounds*

- 4.67. Officers are of the opinion that the proposal would comply with policies National Planning Policy Framework; policies SP10 of the Core Strategy and DM25 of the Managing Development Document which seek to safeguard and where possible improve the amenity of existing and future residents and building occupants as well as to protect the amenity of the surrounding residents against unnecessary loss of daylight and daylight.

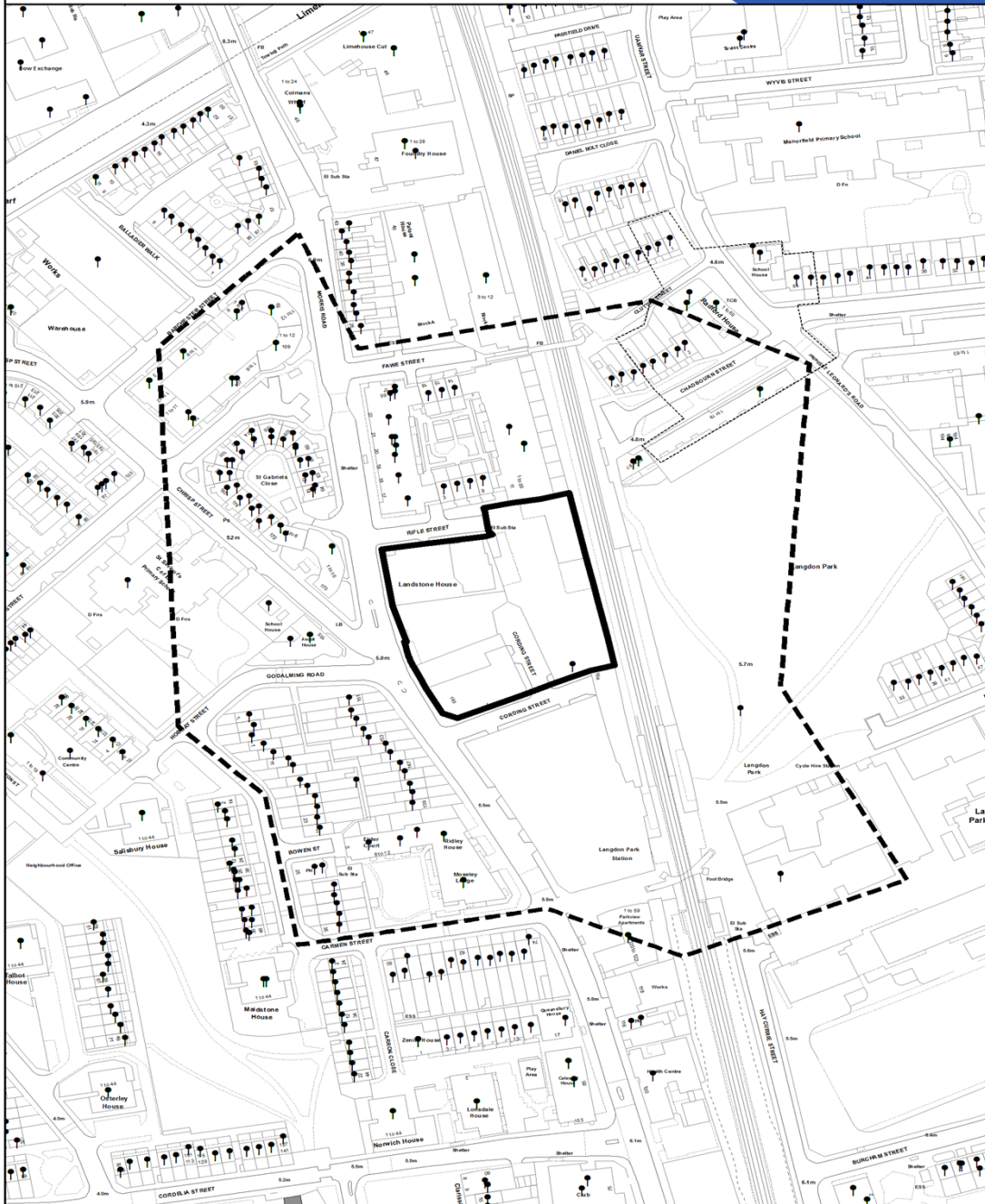
## **CONCLUSION**







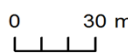
- 4.68. All other relevant policies and considerations have been taken into account. Planning permission should be approved for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS appended to this report and the details of the decision are set out in the RECOMMENDATION at the beginning of this report (appendix one)
- 4.69. At the Committee meeting on the 27<sup>th</sup> August 2015 Members forwarded the following grounds for refusal:
- a. height bulk mass ;
  - b. impact on amenity of neighbouring properties;
  - c. social infrastructure (no study in place);
  - d. density; and
  - e. shortfall of playspace.
- 4.70. If Members are minded to refuse the application, subject to any direction by the Mayor of London the following reasons for refusal are suggested:

- The proposed height, bulk and mass of the development is incongruous with neighbouring buildings and does not respond to its context appropriately which are symptoms of poor quality design and contrary to policies NPPF; chapter 7 of the London Plan (2011); SP10 of the Core Strategy (2010) and DM24 & DM26 of the Managing Development Document (2013) which seeks to ensure that buildings and spaces are high quality, sustainable, accessible, attractive, durable and well integrated with their surrounds.
- The proposed development results in an unacceptable loss of daylight and sunlight to neighbouring properties contrary to policies National Planning Policy Framework; Chapter 7 of the London Plan; policies SP10 of the Core Strategy and DM25 of the Managing Development Document which seek to ensure that neighbouring residential amenity is not compromised.
- The proposal does not make appropriate provision for child playspace onsite in accordance with policies 3.6 of the London Plan (2011), policy SP02 of the Core Strategy (2010) and policy DM4 of the Managing Development Document (2013) which seeks to ensure good quality and appropriate amount of child playspace is provided onsite.
- The density of the proposed development exceeds guidance set out in London Plan policy 3.4 (table 3.2) and there is a lack of information regarding the impact of the proposed development on local schools and health facilities contrary to policies 3.16 of the London Plan (2014); SP03 of the Core Strategy (2010) and DM8 of the Managing Development Document (2013) which seeks to ensure that adequate community facilities (schools and health services) are provided.



Planning Application Site Map  
PA/15/00039



 Planning Application Site Boundary	 Locally Listed Buildings	 Land Parcel Address	
 Consultation Area	 Statutory Listed Buildings	 0 30 m	

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.  
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