

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

27th August 2015

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal / Title
6.1	PA/15/00039	Land at 160-166 Crisp Street	Demolition of existing buildings on the site and redevelopment to provide new buildings ranging from three to thirteen storeys comprising 272 residential units, a 90 sqm gym including affordable housing, together with associated car parking, landscaping and infrastructure works.

1.0 CLARIFICATIONS

Section 106 Agreement

- 1.1 Paragraph 3.3 of the Committee report should include an additional financial contribution of £50,000 towards off site child playspace. For completeness, paragraph 3.3 should now read as follows:

“The prior completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) within three months of the date of this resolution, to secure the following planning obligations:

- 35% Affordable Housing (69% affordable target’ rent units/31 intermediate units)
- Car free agreement
- Local training, procurement and access to employment strategy (20% local goods and services procurement
- 20% local employment during construction
- Construction Phase and end user phase skills and training £17,547
- £50,000 towards off site child playspace”

Daylight and sunlight

- 1.2 The impacts on numbers 1-11 Rifle Street are discussed in paragraphs 10.86-10.88 of the report. An objection was received from a resident at flat 36 no 17 Fawe Street E14, which is located immediately to the north which we have called 1-11 Rifle Street within the daylight and sunlight report (which is the address given on the OS for the southern block element of this recent development). We have internal layouts of the flats from the planning application for the building.
- 1.3 The BRE Handbook states that if an area of a room that receives direct daylight is reduced to less than 0.8 times its former value the effects will be noticeable to its occupants.

- 1.4 Despite the living room windows being recessed beneath balconies, all of the windows retain VSC levels in line with the BRE guidelines (i.e. 0.8 times their former value) with the exception of a single window (living room window W3 at second floor level) which retains 0.7 times the former value.
- 1.5 The second test is called No-sky Line Contour or NSC. This test assesses the distribution of daylight within rooms. The BRE does not state a required amount of no-sky but recommends reductions are allowed where changes are not considered noticeable. There are no changes to NSC levels are therefore is considered appropriate.
- 1.6 This was supported by an independent daylight and sunlight consultant who confirmed that the impacts are acceptable.
- 1.7 Paragraphs 6.2 to 6.7 of the Committee report contain incorrect figures. For clarity the table below sets out the how the different tenures are distributed within the proposed development.

Table showing number of dwellings by tenure in each block

	Affordable Rent	Shared Ownership	Private	Total
Block A	0	11	56	67
Block B	0	10	79	89
Block C	0	4	52	56
Block D	41	1	0	42
Block E	14	0	0	14
Block F	0	4	0	4
Total	55	30	187	272

Affordable Housing

- 1.8 Paragraph 10.51 of the Committee report should state that within the affordable rented tenure, 31% would be intermediate housing and not “intermediate rent” as stated in the committee report.

2 ADDITIONAL REPRESENTATION

Letter of support

- 2.2 An additional letter of support was received from Streets of youth, Tower Hamlets youth intervention charity. Their supporting comments are as follows:
- The proposal would regenerate this site and make the most efficient use of land.
 - The proposal makes provision for needed housing in the Borough.

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.