

STRATEGIC DEVELOPMENT COMMITTEE

Thursday 17 April 2008 at 7.30pm

UPDATE REPORT OF HEAD OF DEVELOPMENT DECISIONS

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Agenda Item No.	Reference No.	Location	Proposal
7.1	PA/08/00042	Land bounded by Limehouse Cut and St Annes Row and Commercial Road, St Anne Street, London	Demolition of existing buildings and the construction of 6-9 storey residential-led mixed use development to 233 residential units (16 x studios, 52 x 1, 120 x 2, 39 x 3, 4 x 4 and 2 x 5 beds) and 1040m ² Use Class A1, A2, A4, A5 and B1. Provision of 255 cycle storage, 60 underground car parking spaces and the provision of public open space with access to Limehouse Cut.

LONDON BOROUGH OF TOWER HAMLETS

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Proposal:	Demolition of existing buildings and the construction of 6-9 storey residential-led mixed use development to 233 residential units (16 x studios, 52 x 1, 120 x 2, 39 x 3, 4 x 4 and 2 x 5 beds) and 1040m ² Use Class A1, A2, A4, A5 and B1. Provision of 255 cycle storage, 60 underground car parking spaces and the provision of public open space with access to Limehouse Cut.

1. SUMMARY

Further Objections

- 1.1 Following publication of the original committee report, one new objection has been received.
- 1.2 The new objection raised issues relating to loss of daylight/sunlight into neighbouring residential properties to the north, an increase in noise as well as excessive bulk and scale of the new development in relation to adjacent and nearby development.
- 1.3 It is considered that these issues have been adequately dealt with in the original committee report.

Upgrading and Landscaping of public open space to the south of the application site

- 1.4 In the original committee report (paragraph 3.1 B), officers recommendation included a legal requirement for the "Upgrading and landscaping of public open space to the south of the application site (on Council land)".
- 1.5 The application is not dependant upon this contribution, although the applicants have offered to contribute to the upgrade of this space. In addition, this area has not been included in any of the calculations of open space (paragraphs 8.77 – 8.81 of original committee report). Any upgrade of this Council owned car park will require a separate agreement between the applicant and the Council.

Statutory and Non-Statutory Consultation Responses

- 1.6 Following publication of the original committee report, consultation responses have been received from English Heritage (Statutory consultee) and Lee Valley Regional Park Authority (non-statutory consultee). English Heritage recommended that the proposal be assessed in accordance with policies alongside specialist Council conservation and design advice, and recommended an additional condition (for archaeological works) as well as an informative to be added to any planning approval.
- 1.7 Lee Valley Regional Park Authority objected on design grounds stating that the Limehouse Cut elevation should be revised to reflect a more traditional form of treatment including a simple window pattern and increased brickwork. **Officer Comment:** Councils' Heritage and Conservation Officer was satisfied with the treatment of the Limehouse Cut elevation, as well as the overall design of the scheme.

- 1.8 In addition, Lee Valley Park Authority also requested a Section 106 contribution for towpath improvements. A Section 106 contribution of £73,920 will be secured by the Council towards canal side and towpath improvements. **Officer comment:** In respect of the 106 package identified in paragraph 3.1 b of the report, £73, 920 has been committed towards canal side and towpath improvements.

2. RECOMMENDATION

- 2.1 The issues raised in the additional objection as well as some of the issues raised in the consultation responses have been addressed within the scope of the committee report and were found to be acceptable.

- 2.2 However my recommendation is amended as follows:

ADD a condition for implementation of a programme of archaeological work.

ADD an informative for detailed proposals in the form of an archaeological project design in accordance with appropriate English Heritage Guidelines.

DELETE the Section 106 requirement for "Upgrading and Landscaping of public open space to the south of the application site" (on Council land – paragraph 3.1 B of original committee report).