

**LONDON BOROUGH OF TOWER HAMLETS**

**DEVELOPMENT COMMITTEE**

**13<sup>th</sup> January 2016**

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**UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL**

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6.2	PA/15/02164	27-29 and 33 Caroline Street, London E1 0JG	Demolition of existing buildings at 27-29 and 33 Caroline Street and erection of two buildings up to 9 storeys in height to provide 56 residential units and landscaped amenity space, cycle parking and associated works.

**Agenda Item number: 6.2**

**Reference number: PA/15/02164**

**Location: 27-29 and 33 Caroline Street, London E1 0JG**

**Proposal: Demolition of existing buildings at 27-29 and 33 Caroline Street and erection of two buildings up to 9 storeys in height to provide 56 residential units and landscaped amenity space, cycle parking and associated works.**

## **1.0 Affordable Housing**

- 1.1 Mindful of the Council's priority for provision of on-site affordable housing and following further discussions with officers, the applicant has agreed to increase the level of affordable housing from 28% to 30% by providing an additional two-bedroom intermediate unit in place of the previously agreed top-up financial contribution of £173,000.
- 1.2 The viability of the scheme is finely balanced and BNP Paribas, through their review of the applicant's viability assessment, have only identified a surplus of £173,000. This would not be sufficient to provide a 2 bedroom, 4 person intermediate unit. The provision of the additional unit should thus be considered as a further benefit of the scheme.
- 1.3 The addition of an extra intermediate unit changes the tenure split of affordable rented and intermediate housing from 66/34 to 61/39. Whilst this moves away from the Council's preferred mix of 70/30, it is broadly in line with the GLA preferred split and considered acceptable as it is a result of maximising the overall level of affordable housing.

## **2.0 Heritage**

- 2.1 Paragraphs 4.4 and 8.70 of the Committee Report state that the warehouse to the north of the site at 9-19 Caroline Street forms the boundary of the York Square Conservation Area. To clarify, the northern part of Site 1 is located within the conservation area. The analysis of the heritage impact of the proposal set out in paragraphs 8.70 and 8.71 of the Committee Report remains correct, however, for the avoidance of doubt, the Committee should take the following into account:
- 2.2 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, places a statutory duty to pay special regard to the desirability of preserving or enhancing the appearance and character of conservation areas and section 66 of the Act requires that special regard is paid to the desirability of preserving the setting of listed buildings.
- 2.3 Taking into account the aforementioned statutory duties, for the reasons given in paragraphs 8.70 and 8.71 of the Committee Report, the proposal is considered to preserve and enhance the character and appearance of the York Square Conservation area and to preserve and enhance the setting of nearby listed buildings including the Grade II listed Troxy and the Grade II\* Royal Foundation of St Katharine.

## **3.0 Corrections**

- 3.1 The drawing list in paragraph 1.0 should include drawing 3330-AL(20)09 Rev A and attribute the Energy & Sustainability Statement to JS Lewis Ltd.

3.2 Paragraph 8.14 of the report should state the residential density of the site as 1598 habitable rooms per hectare.

3.3 The Borough Framework rents for the E1 post code, set out in paragraph 8.25 of the Committee Report, should read: 1 bed - £234pw, 2 bed - £253pw and 3 bed - £275pw.

### **3.0 RECOMMENDATION**

3.1 Officers' original recommendation to GRANT planning permission remains unchanged.

