

Committee: Strategic Development	Date: 29 th May 2008	Classification: Unrestricted	Agenda Item No: 7.3
Report of: Corporate Director Development & Renewal		Title: Planning Application for Decision	
Case Officer: Shay Bugler		Ref No: PA/08/146	
		Ward(s): St Katherine's and Wapping	

1. APPLICATION DETAILS

1.1 **Location:** Saint Georges Estate, Cable Street, London

1.2 **Existing Use:** Residential

Proposal Refurbishment of existing buildings and erection of nine buildings ranging from 6 to 9 storeys in height to provide 193 dwellings (13 x studios, 67 x 1 bed; 79 x 2 bed, 22 x 3 bed, 7 x 4 bed and 5x5 bed). Erection of four townhouses and erection of a community centre of 510 sq.m and landscaping.

Drawing Nos: SA-000; 122L001.1 D; 122L008.1 Rev A; 122L008.2 Rev A; 122L008.3 Rev A; 122L008.4; 122 L008.5 Rev A; AP.230E; AP.234.B; SA-085A; AP.270.A; AP.271.A; AP.280.C; AP.281; AP.282; AP.283; SA.103A; SA-125C; AP.395A; AP.396.A; AP.397; AP.405; AP.406; AP.407; AP.417.A; AP.425.A; AP.430; AP.431; SA-115B; SA-100A; SA-105A; SA-103A; AP.370.B; AP.371 A; AP.386; PA.387; AP.388; AP.385; AP.375; AP.376; SA. 090; SA-091 SA-095A; SA-092; AP.285.A; AP.286; AP.295; AP.296; AP.297; AP.298A; SA-075A; AP.255.A; AP.256.A; AP.265.B; AP.265.B AP.266; AP.267; AP.268; AP.003.B; SA-001.E; AP.010.B; AP.011.B AP.025.A; AP.020; AP.030; AP.031; AP.032; AP.033; AP.034; AP.037; AP.045; AP.040; AP.050; AP.051; AP.052; AP.065; AP.060; AP.070; AP.071; AP.074; AP.076; AP.077; AP.078; AP.085; AP.080; AP.090; AP.091; AP.092; AP.096; AP.097; AP.105; AP.100; AP.110 AP.111; AP.125; AP.120; AP.130.B; AP.131.BF; AP.133.B; AP.145 AP.150; AP.151; AP.152; AP.155; AP.157; AP.190; AP.191; AP.192; AP.196; AP.197; AP.210; AP.211; AP.301; AP.300; AP.450; AP.455; AP.452; AP.301 ; AP.300

Documents

- Design, ACCESS AND Community involvement Statement (Burrell. Foley, Fisher)
- Landscape Statement (Coe Design Landscape Architecture)
- Ground Conditions Report (Herts & Essex Site Investigation)
- Noise Assessment (Enviros)
- Air Quality Assessment (Enviros)
- Daylight and Sunlight Report (Calford Seaden)
- Archaeological Assessment (Sutton Archaeological Services)
- Aboricultural Impact Assessment (DF Clark Bionomique Ltd)
- Transport Assessment (Peter Brett Associates)
- Sustainability and Energy Efficiency Report (Whitecode Design Associates)

Applicant: East End Homes
Owner: East End Homes

Historic Building: N/A
Conservation Area: N/A

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

2.1 The Local Planning Authority has considered the particular circumstances of these applications against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan, associated supplementary planning guidance, the London Plan and Government Planning Policy Statements and Guidance and has found that:

- The proposal is in line with the national, regional and Council estate regeneration policy and guidance, which seek that all homes be brought up to Government's decent homes plus standard as part of estate renewal schemes. The proposal maximises the development potential of the site without a net loss of housing or net loss of affordable housing or any of the problems typically associated with overdevelopment. As such, the development complies with policy 3A.9, 3A.12 and 4B.3 of the London Plan and policies DEV1, DEV2, HSG1 and HSG5 of the Council's Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to ensure this.
- In light of the estate renewal objectives, the proposal provides an acceptable amount of affordable housing and mix of units overall. As such, the proposal is in line with policies 3A.4, 3A.7, 3A.8 and 3A.9 of the London Plan, policy HSG7 of the Council's Unitary Development Plan 1998 and policies CP22, HSG2, HSG3 and HSG5 of the Council's Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to ensure that new developments offer a range of housing choices.
- The replacement and overall increase of multi-functional community (Class D1) use is acceptable and would provide essential community services. As such, it is in line with policies S7, and SCF11 of the Council's Unitary Development Plan 1998 and policy SCF1 of the Council's Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to ensure services are provided that meet the needs of the local community.
- The amount of amenity space is acceptable and in line with policies HSG16 of the Council's Unitary Development Plan 1998 and policies HSG7 of the Council's Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to improve amenity and liveability for residents.
- The height, scale and design of the proposed buildings are acceptable and in line with policy criteria set out in 4B.1 of the London Plan, policies DEV1 and DEV2 of the Council's Unitary Development Plan 1998 and policies DEV1 and DEV2 of the Council's Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to ensure buildings are of a high quality design and suitably located.
- Transport matters, including parking, access and servicing are acceptable and in line with policies DEV1 and T16 of the Council's Unitary Development Plan 1998 and policies DEV17, DEV18 and DEV19 of the Council's Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to ensure developments can be supported within the existing transport infrastructure.
- It is considered that the proposed development would not have an adverse impact on the residential amenity of the surrounding properties, subject to appropriate

conditions, to mitigate against the impact of the development. A number of conditions are recommended to secure the submission of details of materials, landscaping, external lighting, plant, and to control noise and hours of construction.

- Planning contributions have been secured towards the provision of additional affordable housing, a new community centre, highway improvements and environmental improvements across the entire site in line with Government Circular 05/2005, policy DEV4 of the Council's Unitary Development Plan 1998 and policy IMP1 of the Interim Planning Guidance (October 2007) for the purposes of Development Control, which seek to secure contributions toward infrastructure and services required to facilitate proposed development.

3. RECOMMENDATION

3.1 That the Committee resolve to GRANT planning permission for PA/08/00146, subject to:

A. Any **direction** by **The Mayor**

B. The prior completion of a legal agreement to secure the following planning obligations:

- A total of 343 affordable housing units. The affordable housing consists of 311 existing affordable and 42 new affordable units. The new development comprises of 25% affordable by habitable rooms.
- A contribution of £262,941 to mitigate the demand of the additional population on health care facilities.
- A contribution of £296,208 to mitigate the demand of the additional population on education facilities
- A contribution of £806,677 for the provision of a new community centre
- Preparation of a Green Travel Plan
- A car free agreement to restrict the occupiers of the new build units from applying for residents parking permits in the area;
- Car club scheme
- Commitment towards utilising employment initiatives in order to maximise the employment of local residents
- Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal.

3.2 That the Corporate Director Development & Renewal be delegated authority to negotiate the legal agreement indicated above.

3.3 That the Corporate Director Development & Renewal be delegated authority to impose conditions and informatives on the planning permission to secure the following matters:

Conditions

- 3.4
- 1) 3 year time
 - 2) Details of the following are required: material, CCTV
 - 3) Particular details of the development
 - 4) Full refuse details
 - 5) Demolition and Construction Management Plan
 - 6) Amending condition bicycle parking details (1 cycle space per unit)
 - 7) Energy efficiency strategy implementation
 - 8) Disabled car parking details
 - 9) Bicycle parking details
 - 10) Landscape Plan

- 11) Wind Assessment
- 12) Telecommunications study
- 13) Soil contamination
- 14) Highways works
- 15) Ventilation and extraction system details
- 16) Limit hours of power/hammer driven piling/breaking out to between 10.00 hours to 16.00 hours Monday to Friday
- 17) Archaeological evidence details
- 18) Full details of tree works
- 19) Lifetime Home standards
- 20) Limit hours of construction to between 8.00 Hours to 18.00 Hours, Monday to Friday and 8.00 Hours to 13.00 Hours on Saturdays.
- 22) Community centre to be restricted to D1 use
- 23) Servicing management Plan
- 21) Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal.

3.5 Informatives

- 1) Subject to S106 agreement;
- 2) Contact Building Control
- 3) Contact Environmental Health
- 4) Contact Highway Services with regard to S278 highway works
- 5) Contact Thames Water
- 6) Contact Cross London Rail Links Limited
- 7) Any other informative(s) considered necessary by the Corporate Director Development & Renewal

- 3.6 That, if by 29th August 2008 of the date of this Committee the legal agreement has not been completed, the Corporate Director Development & Renewal be delegated authority to refuse planning permission.

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The proposal is for:
- Refurbishment of existing buildings
 - Erection of nine blocks up to nine storeys to provide 193 dwellings(13 x studios; 67 x 1 bed; 79 x 2 bed; 22 x3 bed ; 7x 4 bed and 5 x 5 bed)
 - Erection of four townhouses
 - Erection of a community centre of 510 sq.m and landscaping works
- 4.2 The majority of the current properties on the estate fail to meet the decent homes standard with regard to kitchens, bathrooms, heating and insulation. It is proposed to refurbish the existing 502 homes and introduce 193 new dwellings in twelve new buildings. These additional units will raise the density of the estate from 419 to 565 habitable rooms per hectare.
- 4.3 The new buildings will integrate with the existing buildings on the site. There will be nine new blocks, between 6 and 9 storeys in height, seven will front Cable Street and two will front The Highway. In addition, a group of four houses will be introduced off Cowder Street and Swedenborg Gardens.
- 4.4 Tower Hamlets Council affected the transfer of St George's estate to Eastend Homes in January 2006.

4.5 The applicant has advised that the introduction of market for sale units is necessary to provide cross subsidy by bringing all units on to St. Georges estate 'Decent Homes Plus' Standard. In order to bring units on St. Georges Estate to 'Decent Home Plus' standard, the following refurbishment works to the estate are proposed following public consultation with residents of the estate:

- Introduction of new bathrooms and kitchens,
- Improvement of existing entrance foyers,
- Introduction of new and additional lifts,
- Improvements to the external appearance of buildings
- Improvement of thermal insulation, through over-cladding and double glazing of existing blocks
- Improving lighting throughout the estate
- Improvements the quality of public, private and communal space
- Improvements to the security and convenience of building entrances

Site and Surroundings

4.6 The St. Georges estate comprises an area of 3.75 hectares. Its eastern boundary is formed by Cannon Street Road, and its northern and southern boundaries by Cable Street and The Highway respectively. St Paul's Primary School (Grade II Listed) on Wellclose Square and Fletcher Street form the western edge of the site. To the north of the site, running parallel to Cable Street, is an area of open space with the elevated DLR rail lines forming a series of brick arches below. The site lies within 480 meters of Shadwell DLR and Shadwell Underground stations (from centre of site). The Highways is a major road into central London and is well served by a number of bus routes.

4.7 The land use within the site is predominantly residential made up of 3 high rise blocks, Stockholm House (17 storeys), Hatton House (22 storeys), and Shearsmith House (27 storeys). Noble Court forms a series of 5 storey, linked linear blocks onto Cable Street. Brockment House is a 6 storey, linear block with its frontage onto Crowder Street. To the rear of this block is an area of open space bounded by Cannon Street Road to the east. The remaining major block is the 5 storey Betts House to the west of Crowder Street. Each of these blocks has decked access. The remaining, lower rise residential buildings are clustered around Swedenborg Gardens. To the southwest of the site is 1.56h of green public open space in the ownership of the London Borough of Tower Hamlets. This small local park includes a children's play area adjacent to Stockholm House and a youth club adjacent to Wellclose Square.

4.8 The site is adjacent to the St. Georges Town Conservation Area on the eastern side of Cannon Street Road. The site includes a London Square. No new buildings are proposed adjacent to the space. It is proposed to refurbish Stockholm House.

4.9 The area immediately to the south of the application site is designated a small local park and a site of local importance for nature conservation. The site currently has children's play equipment that will be retained.

4.10 The site also lies within an Archaeological Priority Area where potential applicants are asked to check whether archaeological remains are expected on the site. The applicant has carried out an assessment and found the potential for archaeological remains.

Planning History

St. Georges Estate

4.11 PA/08/226: Request for Screening Opinion as to whether an EIA is required in respect of an application for refurbishment of existing buildings and erection of nine blocks up to nine storeys to provide 193 dwellings (12x studios; 67 x 1 bed;

72 x 2 bed; 22 x 3 bed; 7x 4 bed; 5x 5 bed). Erection of four townhouses. Erection of a community centre of 510sqm of landscaping. EIA not required. 12/02/2008

4.12 Flat 20, Noble Court

PA/03/1718 Provision of a wheelchair access ramp. Permitted in 03/02/04

4.13 Brockmer House, Crowder Street, London

PA/00/364 External refurbishment including new roof, replacement of doors and windows and alterations to staircase and lobbies. Approved in 02/10/2000)

5 POLICY FRAMEWORK

5.1 For details of the status of relevant policies see the front sheet for "Planning Applications for Decision" agenda items. The following policies are relevant to the application:

5.2 Unitary Development Plan 1998 (as saved September 2007)

Core Strategies	ST1	Deliver and implementation of policy
	ST12	Cultural and leisure facilities
	ST15	Encourage wide range of economic activities
	ST17	Maintain high quality of work environment
	ST23	Quality of housing provision
	ST25	Provision of social and physical infrastructure
	ST26	Improve public transport
	ST28	Restrain private car
	ST30	Safety and movement of road users
	ST34	Provision of quality shopping
	ST37	Improve local environment
	ST41	Provision of adequate space for local business
	ST43	Use of high quality art
	ST49	Provision of full range of social and community facilities
	ST51	Public Utilities
Policies	DEV1	Design Requirements
	DEV2	Environmental Requirements
	DEV3	Mixed Use Development
	DEV4	Planning Obligations
	DEV9	Minor works
	DEV12	Landscaping
	DEV15	Retention/replacement of mature trees
	DEV18	Art and Development Proposals
	DEV50	Noise
	DEV51	Contaminated land
	DEV55	Development and waste disposal
	EMP1	Employment uses
	EMP6	Employing Local People
	EMP8	Small businesses
	HSG4	Loss of housing
	HSG7	Dwelling Mix
HSG13	Internal Standards for Residential Developments	
HSG15	Preserving residential character	
HSG16	Amenity Space	
T8	New roads	

T10	Traffic management
T16	Impact of Traffic
T18	Pedestrians
T21	Pedestrians
T23	Cyclists
T26	Use of Waterways for movement of Bulky Goods
O7	Loss of Open Space
O9	Children's Play Space
013	Youth Provision
SCF11	Meeting places

5.3 Interim Planning Guidance (October 2007) for the purposes of Development Control (IPG)

Designation	Within 200m from East West Crossrail
Core Policies:	IMP1 Planning Obligations
	CP1 Creating Sustainable Communities
	CP3 Sustainable Environment
	CP4 Good Design
	CP5 Supporting Infrastructure
	CP9 Employment Space for small businesses
	CP11 Sites in employment uses
	CP19 New Housing Provision
	CP20 Sustainable Residential Density
	CP21 Dwelling Mix and Type
	CP22 Affordable Housing
	CP23 Efficient use and retention of existing housing
	CP24 Special needs and specialist housing
	CP25 Housing Amenity Space
	CP27 High Quality Social and Community Facilities to Support Growth
	CP29 Improving Education and Skills
	CP30 Improving the Quality and Quantity of Open Spaces
	CP31 Biodiversity
	CP38 Energy Efficiency and Production of Renewable Energy
	CP39 Sustainable Waste Management
	CP40 Sustainable Transport Network
	CP41 Integrating Development with Transport
	CP42 Streets for People
	CP43 Better Public Transport
	CP46 Accessible and Inclusive Environments
	CP47 Community Safety
	CP48 Tall Buildings
Policies:	DEV1 Amenity
	DEV2 Character and Design
	DEV3 Accessibility and inclusive design
	DEV4 Safety and Security
	DEV5 Sustainable Design
	DEV6 Energy Efficiency and Renewable Energy
	DEV7 Water Quality and Conservation
	DEV8 Sustainable Drainage
	DEV9 Sustainable Construction Materials
	DEV10 Disturbance from Noise Pollution
	DEV11 Air Pollution and Air Quality
	DEV12 Management of Demolition and Construction
	DEV13 Landscaping and Tree Preservation

DEV14	Public Art
DEV15	Waste and Recyclable Storage
DEV16	Walking and Cycling Routes and Facilities
DEV17	Transport Assessments
DEV18	Travel Plans
DEV19	Parking for Motor Vehicles
DEV20	Capacity of Utility Infrastructure
DEV22	Contamination Land
DEV24	Accessible Amenities and Services
DEV25	Social Impact Assessment
DEV27	Tall Buildings Assessment
HSG1	Determining Residential Density
HSG2	Housing Mix
HSG3	Affordable Housing Provisions in Individual private Residential and Mixed-use Schemes
HSG4	Varying the Ratio of Social Rented to Intermediate Housing
HSG5	Estate Regeneration Schemes
HSG7	Housing Amenity Space
HSG9	Accessible and Adaptable Homes
HSG10	Calculating Provision of Affordable Housing
SCF1	Social and Community Facilities
OSN2	Open Space
PS1	Noise
PS2	Residential Waste refuse and recycling provision
PS3	Parking
PS4	Density Matrix
PS5	Lifetime Homes

5.4 Supplementary Planning Guidance/Documents

Residential Space
 Designing out crime 1 and 2
 Landscape requirements

5.5 Spatial Development Strategy for Greater London (Consolidated London Plan 2008)

2A.1	Sustainability Criteria
3A.1	Increasing London's Supply of housing
3A.3	Maximising the potential of sites
3A.5	Housing choice
3A.7	Large Residential Developments
3A.8	Definition of affordable housing
3A.9	Affordable Housing targets
3A.10	Negotiating affordable housing in individual private residential and mixed use schemes
3A.11	Affordable housing thresholds
3B.1	Developing London's economy
3B.2	Office demand and supply
3B.5	Supporting Innovation
3B.6	Improving London's ICT infrastructure
3B.7	Promotion of e-London
3B.8	Creative Industries
3A.17	Addressing the needs of London's diverse population
4B.1	Design principles for a compact City
4B.2	Promoting world class architecture design
4B.3	Enhancing the quality of the public realm
4B.5	Creating an inclusive environment

4B.6	Safety, security and fire prevention and protection
4B.8	Respect and local character and communities
4B.9	Tall buildings location
4B.10	Large scale buildings-design and impact
4B.11	London's built heritage
4A.12	Heritage Conservation
4A.1	Historic Conservation led regeneration
4A.3	Sustainable design and construction
4A.4	Energy Assessment
4A.5	Provision of heating and cooling
4A.6	Decentralised energy, heating, cooling and power
4A.7	Renewable energy
4A.14	Sustainable drainage
4A.17	Water Quality
4A.19	Improving air quality

5.6 **Spatial Development Strategy for Greater London Supplementary Planning Guidance/Documents**

Children and Young People's Play and Informal Recreation
(March 2008)

5.7 **Government Planning Policy Guidance/Statements**

PPG13	Transport
PPG24	Planning and Noise
PPS1	Delivering Sustainable Development
PPS3	Housing
PPS22	Renewable Energy

5.8 **Community Plan** The following Community Plan objectives relate to the application:

- A better place for living safely
- A better place for living well
- A better place for creating and sharing prosperity
- A better place for learning, achievement and leisure
- A better place for excellent public services

6. **CONSULTATION RESPONSE**

6.1 The views of officers within the Directorate of Development & Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

The following were consulted regarding the application:

6.2 LBTH Highways Department

The Transport Assessment Plan were assessed by LBTH highway Officers and the following conclusions were made:

- The applicant has indicated a reduction from 207 spaces to 195 spaces which is acceptable
- The 193 new build units have been allocated zero parking provision, the applicant has indicated these units would be designated as "car free" and residents would be prohibited from applying for any additional on street parking permits.
- Details of the parking management plan should be submitted for comments/approval
- The location and design of the parking areas meet the requirements of Tower Hamlets and is therefore considered sufficient to serve the proposal and would be acceptable.

- To encourage the use of sustainable transport measures the applicant is required to meet the standard set out in the Tower Hamlets “Local Development Framework” and provide cycle stands at 1 per unit.
- The applicant should provide a car club scheme as part of this application. This would be of benefit to both the proposed and existing dwellings.

(Officers comment: The applicant will be required to submit a parking management plan by way of condition. In addition, the applicant is required to submit details of cycle parking by way of condition. A car club scheme will be secured in the S106 Agreement)

6.3 LBTH Environmental Health Department

- The Daylight/Sunlight Assessment by Calford Seaden dated November 2007 is satisfactory.
- Details on soil contamination to be submitted prior to development

(Officers comment: The application will be required to submit a detailed soil contamination assessment which will be secured by way of condition)

- The Council is satisfied that with the scope and methodology of the noise assessment. The developer must confirm in writing, specific and acceptable noise mitigation measures for each of the noise exposure category (C& D)

(Officers comment: The above will be secured by way of condition)

6.4 **Primary Care Trust**

A capital contribution of £262,941 to mitigate the demand of the additional population on health care facilities.

6.5 **LBTH Education**

The proposed development will require a contribution towards the provision of 24 additional primary school places @ £12,342 = £296,208 The school places will be provided as part of the borough*s overall strategy for meeting the increased need for places.

6.6 **Cleansing Officer**

No response received

6.7 **English Heritage Archaeology**

No comments received

6.8 **Environmental Agency**

- The applicant is required to submit a Flood Risk Assessment
- The applicant is required to submit a desktop study report to demonstrate that the risk of pollution to controlled waters is acceptable.

(Officers comment: The applicant has submitted the above information to the Environmental Agency who is currently assessing the reports. The comments received will be recorded in the addendum report on the 29th May 2008)

6.9 Transport for London

- The application site is bounded to the south by A1203 The Highway which forms part of the TfL Road Network (TLRN).
- No additional car parking is proposed for the new 193 residential units. TfL requests that the development be bound by Section 106 'Car Free' Agreement with the exclusion of the new residents from eligibility for on-street car parking in surrounding CPZ
- The reduction in the number of car parking spaces from 207 to 195 is supported by TfL
- TfL requests details of the proposed disabled car parking spaces, with bays clearly marked on a layout plan and they must be comply with the Disability Discrimination Act (DDA) 1995 requirements

(Officers comment: Details of disabled parking spaces need to be submitted and approved prior to commencements of work on site. This will be addressed by way of condition. In addition, a 'car free' agreement will be included in the S106 to restrict the occupiers of the new build units from applying for residents parking permits in the area).

- 104 cycle parking spaces are proposed for the 193 new residential units. This is inconsistent with the London Plan recommendations
- The new residential block needs to accord with TfL cycle parking standards, which states that there should be 1 secure cycle park for every unit, preferably at ground floor level. This requires a minimum of 193 spaces.

(Officers comment: This will be secured by way of condition)

- TfL recommends submission of a servicing management strategy which should seek to rationalise servicing with the aim to avoid critical times on the road network and reduce the total number of trips made.

(Officers comment: This will be secured by way of condition)

7. LOCAL REPRESENTATION

7.1 A total of 1023 neighbouring properties within the area shown on the map appended to this report were notified about the outline and full application and invited to comment. The applications have also been publicised in East End Life and on site. The number of representation received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 38 Objecting: 38 Supporting: 0
No of petitions received: 1 129 signatures

7.2 Of the 38 objection letters received, 25 were identical response with individual signatures received from residents at George Leybourne House. 1 petition (3 separate sections) with 129 signatures was also received. The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:

7.3 Design

- The infill at Noble Court & Brockmer House will create a continuous wall of flats along Cable Street and along Cannon Street Road in the fashion of the fortress architecture of past times.
- The towers at Noble Court and 2 at Brockmer House of would block fire emergency access and light and dwarf the existing buildings
- Development of the tower has an adverse effect on the skyline and will interrupt views
- Insensitive to the character of the surrounding area in terms of its design, bulk and scale and will result in over development and poor space standards.
- Its scale and its unsympathetic design are not sensitive to the context or development capacities of the site and will result in overdevelopment and poor space standards
- The infill development within Noble Court will create a disproportional concentration of new high rise concentration within Noble Court along Cable Street.
- The proposal does not take account of existing building lines, roof lines and street patterns.

(Officers comment: The above issues will be addressed in paragraphs 8.46-8.59 in the report)

7.4 Land use

- It will result in the increase of the built area

(Officers comment: The above issues are addressed in paragraph 8.35-8.39 in the report)

7.5 Amenity

- Loss of privacy to adjoining buildings
- Deterioration of daylighting and sunlighting
- The infill development adjacent to existing blocks of flats will have a detrimental effect on the noise situation for existing and new
- Loss of sunlight, daylight and outlook through the overbearing, overshadowing and massing of the proposed blocks on the Strangers Rest Building.
- The development on site 1 will mean the entire rear and east of the building is overlooked.

Objection specific to Strangers Rest building

- No analysis for the large chapel window seems to be undertaken
- The daylight and sunlight reports do not really deal with overshadowing at all.
- The proposed development on site 10 will overshadow the garden terrace associated with the flat
- The scale and development of site 10 will result in a sense of enclosure

(Officers comment: The above issues are addressed in the paragraphs 8.79- 8.97)

7.6 Housing

- The demand in the borough is for two to six bedroom properties. The proposal does not give any thought into the current housing needs in the Borough in their planning application.

(Officers comment: The proposal does make adequate provision for 2- 5 bed units.

Housing issues are addressed in sections 8.26-31 of the report)

7.7 Amenity space

The proposed development will occupy existing open and amenity space

(Officers comment: The proposal will not result in the net loss of open space on site. Amenity space is examined in section 8.60-8.67 of the report)

7.8 Environment concerns

An EIA should be required for this proposed development.

(Officers comment: Having considered the information provided in the full planning application, the Council confirmed that the proposed development is an 'Urban Development Project' within Schedule 2, category 10 (b) under the Environmental Impact Assessment Regulations. After taking into account the selection criteria set out in Schedule 3 to the Regulations and having regard to Circular 2/99, the proposed development did not require an Environmental Impact Assessment as it is not located within a sensitive area or thought to have significant urbanising effects)

The effect of the proposal on microclimate, wind turbulence and telecommunication interference have not been considered.

(Officers comment: The applicant will be required to undertake a wind impact assessment and telecommunication study. This would be secured by way of condition).

7.9 Transport

- The proposed development does not ensure that land use and transport policies and investment are co-ordinated. Due to its proximity to the City of London and the congestion charge area, the site is unsuitable for the volume of housing proposed by the development.
- The proposed housing development is not adequately served by public transport provision
- Lack of car parking spaces on site.
- The planned change to the exit from the underground car park in Himdmarsh Close to existing on Fletcher Street and Wellclose Square. Such an exit as planned can be safely managed.
- The proposed development does not ensure that land use and transport policies and investment are co-ordinated

(Officers comment: The above issues are examined in paragraph 8.73- 8.78)

7.10 Infrastructure

- The proposal housing development is not adequately serviced by social and physical infrastructure
- Pressure on existing medical facilities
- Existing local medical centres are struggling to cope with the current population. The present transport links are struggling to cope with the existing development in the local area of congestion at peak hours
- The proposed development does not maintain or enhance street markets

(Officers comment: To mitigate against the development, the developer will be making a contribution of £262,941 to mitigate the demand of the additional

population on local health care facilities. In addition, the developer will make a contribution of £296,208 to mitigate the demand of the additional population on local education facilities. The proposal should not have an adverse impact on existing street markets in the area)

7.11 Other objections

- The proposal will result in more crime
- Reduce security and increase rubbish
- Result in more anti social behaviour
- Increase in residential properties in the area will reduce the value of existing properties

(Officers comment: There is no evidence to suggest the proposal will result in further anti social behaviour within the estate. On the contrary, the design of the proposal can relieve certain problems with the development particularly with the proposed removal of the walkway area around Stockholm House, which opens up views to/from the surrounding park/green areas. In addition, it is proposed to have CCTV and extra lighting within the development. This can be secured by way of condition)

8. MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Committee must consider are:

1. Housing
2. Land use
3. Density
4. Design
5. Amenity space
6. Access and transport
7. Residential amenity
8. Sustainability

Housing

Principle of estate regeneration

8.2 Under the Housing Choice transfer programme, Saint Georges and is considered as an estate regeneration site. A significant level of investment is required to bring homes up to a Decent Homes *plus* standard and in accordance with guidance; the residents were consulted on new build options. It was made clear to residents that cross-subsidy generated from building new properties for sale would be reinvested in the estates to fund improvements over and above minimum Decent Homes standards. The objective of the redevelopment of the estate is to achieve improvements over and above minimum Decent Homes standards across the entire estate.

Particular situation for St. Georges

8.3 This planning application for the St. Georges Estate Choice transfer proposes refurbishment of all the existing buildings and the erection of new housing, including private units. The regeneration of the estate to achieve the Decent Homes plus standard will rely in part on the sale of 161 of the 193 new build homes. The scheme delivers a target level of cross subsidy of £10.555m.

Proposal

8.4 The regeneration proposal can be summarised as follows:

- Refurbishment of 502 existing units in the red blocks to Decent Homes *plus* standards;
- provision of an additional 23 affordable housing units;
- introduction of 23 new intermediate units,
- provision of additional 161 private units

8.5 The principles and objectives set out in regional and local policies for estate regeneration proposals are achieved in the St Georges estate through a comprehensive redevelopment scheme. All the homes would be brought up to Government's decent homes plus standard and the proposal maximises the development potential of the site without a net loss of housing provision or net loss of affordable housing provision. In addition, the scheme proposes associated provision of new community facilities and environmental improvements across the entire site. As such, the proposed estate renewal proposal is in accordance with the policies 3A.7, 3A.8 and 3A.12 of the London Plan, policies CP19, CP23, HSG3, HSG4 and HSG5 of the IPG and GLA Housing SPG.

8.6 Further assessment of the housing provision and relevant issues are set out below.

Affordable Housing

8.7 Policy 3A.9 of the consolidated London Plan (1998) sets out a strategic target that 50% of the new housing provision should be affordable. Policy CP22 of the IPG document states that the Council will seek to maximise all opportunities for affordable housing on each site, in order to achieve a 50% affordable housing target across the Borough, with a minimum of 35% affordable housing provision being sought.

8.8 Policy HSG3 of the IPG Oct 2007 seek to secure that the maximum amount of affordable housing on new schemes. The policy states that the Council will have regard to:

- The Borough's overall affordable housing target, and the expected minimum requirements for affordable housing on sites proposing 10 new dwellings or more;
- the economic viability of the proposal, including individual site costs;
- the availability of public subsidy to support affordable housing on site;
- other site requirements, including other planning contribution requirements; and
- the need to ensure new housing development contributes to creating sustainable communities, including being responsive to housing needs.

8.9 Policy HSG5 of the IPG Oct 2007 supports the principle of the estate regeneration proposal subject to the following criteria:

"Where proposed housing on estate regeneration sites includes market housing, the Council may consider varying its requirement for contributions towards additional affordable housing where it can be sufficiently demonstrated that the provision of market housing on the estate regeneration site is necessary in order to cross subsidise the works being undertaken to bring existing dwellings on site up to a decent homes plus standard".

8.12 The proposal results in no net loss of affordable housing and refurbishes the existing affordable housing stock. As illustrated in table 1 below, the existing percentage of affordable housing on site is 53.7% by habitable rooms. In addition, the proposed new development includes 25.5% of the total additional habitable rooms constructed on the estate as additional affordable housing (as demonstrated by the applicant to be the maximum if this proposal is to remain viable). Although the newly proposed affordable housing does not meet the 35% affordable housing as sought in the Councils Interim Planning Guidance (2007), the overall provision for affordable housing on site (including existing and proposed) would be 46.3% by habitable rooms (refer to table below). This exceeds the Councils target of 35% and is therefore considered acceptable.

Unit Size	Total units	Total Hab Rooms	Total %age(Units)	Social			Leaseholder		
				Unit No.	Hab Rooms	%age (hab)	Unit No.	Hab Rooms	%age (hab)
Studio	11	11	2.2%	11	11	0.7%	0	0	0%
1 Bed	93	186	18.7%	77	154	9.9%	16	32	2.1%
2 Bed	239	717	48.0%	152	456	29.3%	87	261	16.8%
3 Bed	136	544	27.3%	51	204	13.1%	85	340	21.9%
4 Bed	18	90	3.6%	2	10	0.7%	16	80	5.0%
5 Bed	1	7	0.2%	0	0	0%	1	7	0.5%
Total	498	1555	100%	293	835	53.7%	205		

Table 1

Occupation	Existing No. Hab Rooms	Proposed No. Hab Rooms	Total Hab Rooms	Percentage Habitable Rooms
Private	720	409	1129	53.7%
Affordable	835	140	975	46.3%
Total	1555	549	2104	100%

Table 2

8.15 The financial viability of the proposal has been assessed by the applicant using the GLA's 'Three Dragons' financial viability model. The applicant has provided details of the scheme with costs, and values for the proposed new housing. This has been tested and verified by officers from the Council's Housing Department.

8.16 In the light of the viability assessment produced for the regeneration of the estate as a whole, the proposed affordable housing provision and additional regeneration benefits arising from the proposal, the failure to provide a minimum of 35% affordable housing on the new build is considered acceptable. As such, the proposed development is in accordance with policy 3A.12 of the London Plan and policies HSG3 and HSG5 of the IPG Oct 2007.

Housing tenure and mix

8.17 As noted previously, the development not only brings the existing affordable units up to decent homes standard, it also increases the affordable housing by 32 units (18 social rented and 14 intermediate). The development also provides 161 additional new homes for outright sale.

8.18 The proposal has been devised in order to reflect the mix of the accommodation to be replaced, the needs of the local area for larger family units and the market for sale.

8.19 **Total new scheme (including existing and new build = 695 units)**

Units	social	intermediate	private	Total
bedsits	11		13	24
1 bed	77	1	82	160
2 bed	156	13	151	320
3 bed	55	0	103	158
4 bed	25	0	2	27
5 bed	5	0	1	6
Total	329	14	352	695

Table 3

8.20 In light of the proposal's financial viability and site requirements, the proposed dwelling type

and mix is considered acceptable as it accords with local and London-wide policy and need requirements set out for mixed tenure developments. As such, the estate regeneration proposal is in accordance with policies 3A.4 and 3A.12 of the London Plan 2004 and relevant GLA SPG on Housing, policy HSG7 of the UDP 1998 and policies CP21 and HSG2 of the IPG Oct 2007, which seek to ensure that housing accommodation in new residential developments include those housing types and sizes to meet local needs and promote balanced communities in accordance with the Government's sustainable community objectives.

8.21 As mentioned, the outline proposal includes the erection of 193 new residential units. The housing mix for this phase is set out in table 3.

8.22

		affordable housing						market housing		
		social rented			intermediate			private sale		
Unit size	Total Units in scheme	units	%	target %	units	%	target %	units	%	target %
Studio	13			0			25	13	8.0	25
1 bed	67	0		20	1	7.1	25	66	41	25
2 bed	79	2	11	35	13	92.85	25	64	40	25
3 bed	22	4	22	30			25	18	11.8	25
4 bed	7	7	39	10						
5 Bed	5	5	28	5						
TOTAL	193	18	100	100	14	100	100	161	100	100

Table 4

Social rented/intermediate ratio

8.23 Against London Plan policy 3A.9 affordable housing target is 70% should be social rent and 30% should be intermediate rent.

8.24 Policy CP22 of the IPG states that the Council will require a social rented to intermediate housing ratio split of 80:20 for all grant free affordable housing. A summary of the affordable housing social rented/ intermediate split is provided below:

8.25 As noted previously, the proposal new development provides 25% habitable rooms as affordable housing. The proposed tenure split is 70/ 30% (social rented/intermediate). As such, it accords with London Plan policy and is considered to be acceptable.

Housing mix

8.26 Policy CP21 'Dwelling Mix and Type' of the Interim Planning Guidance governs the ratio of social rented units to those of intermediate tenures.

8.27 The Council's Interim Planning Guidance (2007) requires:

- 45% of social rented units to be suitable for family accommodation (3 bed or more);

- 25% of shared ownership units to be suitable for family accommodation
- 25% of private units to be suitable for family accommodation
- Overall provision for family units within an entire scheme should be 30%

8.28 The existing development on site makes provision for 18% family units in the social rented tenure and 50% family units in the private tenure. The overall provision for family units on site is 31%

8.29 The proposed new development makes provision for 89% family units within the social rented tenure which far exceeds policy requirement. The proposal does not make provision for family units in the intermediate tenure and 10.3% in the private tenure which does not meet policy requirement. On balance, the shortfall of family units in the intermediate and private tenure is acceptable given that the overall provision for family units on site is 32% which exceeds policy requirement of 30%.

8.30 In addition, when the number of existing and proposed family units are added together, the proposal makes provision for 27% (191/695) against the Council's target of 30%. This is broadly in line with the Council's aspirations.

8.31 Whilst the proposed dwelling mix, if taken in isolation does not fully accord with local and London-wide policy, it is considered that in conjunction with the larger estate renewal, it provides for an appropriate residential type, tenure and mix.

Standard of accommodation

8.32 Policy 3A.4 of the London Plan states that developments should cater for a range of housing sizes and types and should be built to lifetime homes standards and provide 10% wheelchair accessible units. Policy HSG9 of the IPG Oct 2007 continues this objective and seeks to ensure that new developments consider existing and changing needs of all residents. Furthermore, policy HSG13 of the UDP and HSG9 of the IPG Oct 2007 require that all new developments have adequate provision of internal residential space in order to function effectively and should take into account the Council's supplementary guidance on residential space.

8.33 100% of the new housing stock (4193 units) is to be built to lifetime homes standards and 10% of these are to be wheelchair accessible. The detailed plans submitted indicate that the flat and room sizes are all above the minimum figures as set out in the Supplementary Planning Guidance Note 'Residential Space' and the layouts would provide for an acceptable standard of accommodation. The proposal provides sufficient refuse storage and it is recommended that further information is submitted by way of condition. Overall, the standard of accommodation is considered acceptable and in accordance with the above mentioned policies and guidance.

8.34 **Land use**

8.35 The site is unallocated on the proposals map of both the UDP and the Interim Planning Guidance. The proposed residential use is in line with the existing land use on site.

8.36 The site currently contains 502 residential units and there are no specific site land use designations in any of the Council's planning documents. The new development has been concentrated in two general locations. The first is along the Cable Street frontage, where new buildings are to be 'inserted' into the void spaces between the existing elements of Noble Court. The second primary location for new development is on the southern boundary adjacent to the highway.

8.37 Policies 2A.1 and 3A.15 of the London Plan 2004, policy SCF11 of the UDP and policy SCF1 of the IPG Oct 2007 require the Council to consider the need for social and community facilities within redevelopment proposals.

- 8.38 The applicant has advised that the existing community centre (OAP Club) adjacent to Swedenborg Gardens will be refurbished and integrated into the regeneration estate. In addition, a new community centre of approximately 510 sq.m will be provided at ground level on the site's frontage to The Highway as part of the development of site 10. This aspect of the proposal supports the Borough's planning objectives to secure community infrastructure to respond to the additional needs of the local community and help achieve a sustainable residential development (Policies CP5, CP19, and SCF1 of the IPG). The provision of the additional community centre will be secured by way of S106 agreement
- 8.39 It is considered that the community facility for the residents is welcomed and is appropriate to the proposed density increase. It is recommended that a condition be attached which will require the applicant to provide a full management plan which sets out the detailed information regarding the size, access, accessibility, procedures and general operation of the proposed community facility.

Density

- 8.40 The site lies in PTAL 3 (Central), which permits a density range of 300-650 HRs/ Ha. The net proposed density is 572, which is acceptable.
- 8.41 The application site benefits an 'Urban' setting and has a PTAL level 3 (in a range of 1-6, where 6b is the highest). The site has a net residential area of approximately 0.63 hectares. The scheme is proposal comprises 193 new units or 549 habitable rooms.
- 8.42 According to TABLE 4b.1 of the London Plan, the site is best described as 'urban' and therefore has a suggested density range of 200-450 habitable rooms per hectare (hr/ha) in accordance with the 'Density location and parking matrix'. The proposed density is 572 hrph which exceeds the density matrix guidance. The existing density is 419 hr/hectare.
- 8.43 In general numerical terms, the proposed density would appear to be an overdevelopment of the site. However, the intent of the London Plan and Council's IPG is to maximise the highest possible intensity of use compatible with local context, good design principles and public transport capacity. In addition, it could be anticipated that the improvements to the East London Line currently underway and due to be completed by 2010, will take the PTAL rating to a level 4 where a density of 450 to 750 hrph would be suitable.
- 8.44 Residents have considered that this application results in an unacceptable increase in density and is therefore an overdevelopment of the site. However it should be remembered that density only serves an indication of the likely impact of development. Typically high density schemes may have an unacceptable impact on the following areas:
- Access to sunlight and daylight;
 - Lack of open space and amenity space;
 - Increased sense of enclosure;
 - Loss of outlook;
 - Increased traffic generation; and
 - Impacts on social and physical infrastructure

The proposal has not of these impacts.

- 8.45 To mitigate against the demand of the additional population, the applicant will be required to provide £262,941 towards the provision of health contributions and £296,208 towards the provision of education facilities. This will be secured by way of a S106 agreement. In addition, the proposed scheme will retain and refurbish the existing community centre and children's play area on site. A new community centre (510 sqm) will be provided which represents a value of £806,677. This will be secured in the Section 106 agreement This

complies with policy SF1 of the adopted UDP and policy SCF1 of the IPG as it ensures that all residents will have access to social facilities.

Design

- 8.46 Good design is central to all the objectives of the London Plan. Policy 4B.1 of the consolidated London Plan (2008) refers to 'Principles and specifics of design for a compact city' and specifies a number of policies aimed at achieving good design. These principles are also reflected in policies DEV1 and 2 of the UDP and the IPG.
- 8.47 Policy CP4 of the Interim Planning Guidance (2007) states that LBTH will ensure the development creates buildings and spaces of high quality design and construction that are sustainable, accessible, attractive, safe and well integrated with their surroundings. Policy DEV2 of the IPG reiterates DEV1 of the UDP and states that developments are required to be of the highest quality design, incorporating the principles of good design.
- 8.48 Policy DEV27 of the Interim Planning Guidance provides a suite of criteria that applications for tall buildings must satisfy. In consideration of the above comments and policy requirements, the proposal is considered to satisfy the relevant policy criteria as follows:
- The architectural quality of the new proposed development is considered to be of a high design quality, demonstrated in its scale, form, massing, footprint, materials & relationship to other buildings
 - Presents a human scaled development at the street level.
 - Demonstrates consideration of sustainability throughout the lifetime of the development, including the achievement of high standards of energy efficiency, sustainable design, construction and resource management
 - The scheme will contribute positively to the social and economic vitality of the surrounding area at the street level through its proposed mix of uses.
 - Incorporates principles of inclusive design.
 - The site is located in an area with good public transport access.
 - Takes into account the transport capacity of the area, and ensure the proposal will not have an adverse impact on transport infrastructure and transport services.
 - Improves permeability with the surrounding street network and open spaces.
 - The scheme provides publicly accessible areas, including the ground floor non residential uses and public realm.
- 8.49 Policies CP1, CP4, DEV1 and DEV2 of the IPG Oct 2007 and policies 4B.1, 4B.7 and 4B.9 of the London Plan 2004 seek to ensure that new development take into account and respect the local character and setting of the development within the site. In particular, it seek to ensure that the siting, scale and bulk of the buildings in relation to the plot size and street patterns integrate effectively whilst the design details and elevations enhance the development and public realm in which it is located.

The new buildings (Site 1-7) will adjoin as infill and integrate with the existing buildings on Noble Court. There will be nine new blocks of between 6 and 9 storeys in height, seven will front Cable Street and two will front The Highway.

- 8.50 The height and massing respects the scale and form of the existing and adjoining buildings. Particular care has been taken at the western and eastern boundaries, where the site has interface with existing residential development and a conservation area (east). In these locations, the proposed new buildings have been kept to a maximum height of 6 storeys and are of a massing consistent with the existing adjacent development.
- 8.51 The proposed height and massing of the blocks are acceptable as they broadly in context the existing form with the development. The existing estate is characterised by a mix of building heights i.e.:

- Noble Court (5 stories)
- Brockmer House (6 stories)
- Betts House 6 stories
- Swedenborg House (1 storey)
- Stockholm House (17 storeys)
- Shearsmith House (27 storeys)
- Hatton House (22 storeys)

8.52 Along Cable Street, the existing buildings on Noble Court are 6 storeys. The proposed infill blocks along the street are 9 storeys.

The proposed infills comprise of:

- the new building to the west of Noble Court (Site 1) – 6 storeys
- the 2 archway infill buildings (Site 2 & 3)- 9 storeys
- the 2 infill buildings (site 4, 5)- 9 storeys
- the building at the eastern end (site 6)- 9 storeys
- the building at the north end of Brockmer House (Site 7)- 6 storeys
- site 9: 1 storey
- site 10: 9 storeys

site 11: 1 storeys

8.53 The building in site 1 and site 7 are 6 storeys in height. The proposed 6 storeys on the western and eastern boundaries are of a massing consistent with the adjacent development.

8.54 The variety of building heights of both the existing and proposed adds to the visual interest of the site and the design greatly enhances the appearance of the site along Cable Street. In addition, the proposed infill developments will result in efficient use of land in line with PPS1.

8.55 The other buildings in the St. Georges estate are three and four storey residential buildings grouped around the towers

8.56 The adoption of taller buildings is confined to the two principal areas of the site identified for development. The southern section along the Highway (Site 10) and the northern edge along Cable Street (sites 1-7).

8.57 In accordance with DEV1 of the Interim planning Guidance, the development enhances the appearance of the area. Whilst residents have objected that the design of the proposed infill blocks on the grounds of poor design quality and because they consider they do not relate to the existing buildings, it is important to note that, on balance, the scheme provides an important vehicle through which the improvement of existing substandard housing is achieved.

8.58 Policies CP1, CP4, DEV1 and DEV2 of the IPG Oct 2007 and policies 4B.1, 4B.7 and 4B.9 of the London Plan 2004 seek to ensure that new development take into account and respect the local character and setting of the development within the site. In particular, it seek to ensure that the siting, scale and bulk of the buildings in relation to the plot size and street patterns integrate effectively whilst the design details and elevations enhance the development and public realm in which it is located.

8.59 Overall, it is considered that the proposal would enhance the character of the local street scene through good design and quality finishing. The development creates an accessible and inclusive environment and provides opportunities to create quality open space. As such, the development is considered acceptable and in accordance with the above mentioned policies. It is recommended that conditions require submission of further information, to ensure quality finishing.

Amenity space

- 8.60 Policy HSG16 of the adopted UDP states that all new housing developments should include an adequate provision of amenity space. Core Strategy CP25 of the IPG Oct 2007 continues this objective and states that all new housing developments should provide high quality, useable amenity space, which includes private and communal amenity space for all. Policy OSN2 of the IPG Oct 2007 states that planning permission will not be normally given for any development which results in the loss of public or private open space having significant recreation or amenity value. This is further reinforced by CP25 which seek to ensure innovative opportunities to protect, improve and increase access to all types of open spaces to a standard of 1.2 hectares per 1000 population.
- 8.61 The other area of development on the site is the extension of the landscaped podium over the existing car parking in the open roadway of Hindmarsh Close. The podiums is to be extended to create a further 1,597 m² of amenity space as hard and soft landscaping. There will be some demolition of the podium (338m²) to enable the existing ramped access to be made more gradual with a compliant gradient of 1:20 rather than 1:10
- 8.62 The total loss of open space on site is 1344 sq.m. However, the total gain of new open space is 1558sq.m. Therefore, the proposal provides a total gain of open space of 214sqm

Private amenity space

- 8.63 A minimum housing amenity space of 6sqm, 10sqm, 25sqm and 50sqm for 1, 2, 3 and larger bedroom units respectively are required under policy HSG7 of the IPG Oct 2007.
- 8.64 The total amount of private amenity space proposed is approximately 1962 sqm and the policy requirement is 1833 sqm. The proposal therefore exceeds the policy requirement and as such is considered acceptable and is in accordance with policy HSG17 of the UDP.

Child Playspace

- 8.65 HSG7 of the IPG 2007 informs the Council on the amount of child playspace that should be provided on site as outlined in the table below:

8.66

Unit	No of units	No. of child bed spaces	Total area (3sqm per child bed space)
Existing			
Studio	11	0	0
1 bed	93	0	0
2 bed	241	241	723
3 bed	136	272	816
4 bed	20	60	180
5 bed	1	4	12
Total	502	577	1731
New			
Studio	13	0	0
1 bed	67	0	0
2 bed	79	79	237
3 bed	44	44	132
4 bed	21	21	63
5 bed	20	20	60

Total	193	164	492
Grand	695	741	2223

Table 5

8.67 The estate will provide 2253 sq.m of play area which adheres to the Council's policy requirements by 30 sqm and is therefore welcomed by the Council.

Access and Transport

8.68 Policy T16 of the UDP and policies DEV17, DEV18 and DEV19 of the IPG Oct 2007 require new development to take into account the operational requirements of the proposed use and the impact (Transport Assessment) of the traffic that is likely to be generated. In addition, policy objectives seek to ensure that the design minimizes possible impacts on existing road networks, reduce car usage and where necessary provide detailed mitigation measures, to enable the development to be acceptable in planning terms.

Access

8.69 The applicant is proposing to access the site from the existing access at the junctions of Cable Street, Crowder Street and Hindmarsh Close. A change is proposed to the access at Cable Street / Hindmarsh Close. The applicant proposes restricted vehicle access via site number 2. These will provide access for refuse, collection and servicing vehicles only. The access and exit to the Podium Car Park would be retained. In addition, it is proposed to allow vehicles to exit the site via a new ramped access from Wellcome Square.

8.70 Pedestrians can access the site from several accesses (5 on Cable Street), (2 on The Highway). The existing accesses at Cable Street / Hindmarsh Close and site number 2 will be predominately pedestrian access only and vehicle access will be restricted to refuse, collection and servicing vehicles only. A new pedestrian access will be provided from Infill Building 7, along with improvements to the pedestrian access point at the junction of Crowder Street and the highway and would be acceptable.

8.71 Service vehicles would be able to enter the site via Crowder Street and the Cable Street. Crowder Street and Hindmarsh Close accesses would serve both Hatton and Shearsmith House. These accesses will provide access for refuse, collection and servicing vehicles and will be controlled via a gated system. A turning head has been provided to the north of Stockholm House. These new refuse points have been provided to service Noble Court, Shearsmith House, Hatton House and Betts House and would be acceptable.

8.72 The applicant has provided swept path analysis to demonstrate that refuse vehicles would be able to enter and leave the site in forward gear and as such, the location and design of refuse storage as well as the collection thereof, meet the requirements of Tower Hamlets and is therefore considered sufficient to serve the proposal and would be acceptable.

Parking

8.73 There will be no additional car parking provision for the new developments on the estate for which a S106 car free agreement is proposed. The intention is that parking will be by permit only, and will be managed by Eastend Homes.

8.74 It is proposed that the overall car parking on the estate will be reduced from 207 spaces to 195 spaces and that some of the existing on street parking will be moved to an extended parking area beneath the new podium between Shearsmith House and Hatton House. This will much improve the street environment of the estate. The new residential units will not be allocated car parking spaces; all parking except for necessary disabled spaces, 20 in total, will be retained for existing dwelling units. Overall, this equates to 28% of the Council's

adopted maximum standard of 1:1 spaces per unit and as such is policy compliant. It is recommended that the S106 agreement include a clause to ensure that the development is 'car free', ensuring that no controlled parking permits are issued to the new residential of the development and thus alleviating additional pressure on the surrounding streets. Overall, the car parking provisions support current Government guidance on encouraging trips by means.

- 8.75 LBTH supports car free development and the total reduction of 12 car parking spaces on the estate.

Cycle parking

- 8.76 Bicycle stores have been incorporated into the design of all new build blocks. The Interim Planning Guidance (2007) standard is 1 cycle parking space per unit. TfL have also advised that their standard is 1 cycle space per unit. The proposed cycle parking spaces therefore does not comply with relevant policies. Consequently, an amending condition will be applied to ensure details of acceptable cycle parking are provided.
- 8.77 The proposal makes provision for 104 secure and sheltered cycle spaces. However, the applicant will need to make provision for 193 cycle spaces in line with council policy. It is recommended that an amending condition to require full details of the layout, access, security and management be added.
- 8.78 It is recommended that a condition to require full details of the layout, access, security and management be added.

Daylight and sunlight

- 8.79 DEV 2 of the UDP seeks to ensure that the adjoining buildings are not adversely affected by a material deterioration of their daylighting and sunlighting conditions. Supporting paragraph 4.8 states that DEV2 is concerned with the impact of development on the amenity of residents and the environment.
- 8.80 Policy DEV1 of the Interim Planning Guidance states that development is required to protect, and where possible improve, the amenity of surrounding existing and future residents and building occupants, as well as the amenity of the surrounding public realm. The policy includes the requirement that development should not result in a material deterioration of the sunlighting and daylighting conditions of surrounding habitable rooms.

Daylight Assessment

- 8.81 Daylight is normally calculated by two methods - the vertical sky component (VSC) and the average daylight factor (ADF). The latter is considered to be a more detailed and accurate method, since it considers not only the amount of sky visibility on the vertical face of a particular window, but also window and room sizes, plus the rooms use.
- 8.82 British Standard 8206 recommends ADF values for residential accommodation. The recommended daylight factor level for dwellings are:
- 2% for kitchens;
 - 1.5% for living rooms; and
 - 1% for bedrooms.
- 8.83 The windows to the rooms of the following properties were assessed as they could be affected by the development.

Cannon Streets Road

8.84 Flat numbers 44 46 48 50 52 54 passed the VSC tests

Brockmer House

8.85 The following properties adhere to the BRE standards were assessed and all adhere to the BRE standards: Flats 12 13 14 15 16 17 18 36 39 40 41 62, 12, 3, 4, 5, 6, 7, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 31, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 63, 64, 65, 66, 65, 67, 68, 69, 8, 9, 10, 11, 32, 33, 34, 35, 36, 57, 58, 59.

Swedenborg Gardens

8.86 The following residential units comply with BRE standards: flats no 71, 70, 69, 68, 64, 63, 62, 46, 47, 48, 4, 5

8.87 67 Swedenborg gardens falls both VSC and ADF. The ADF results show that the ground floor of 67 Swedenborg Gardens is a technical failing losing 23% of the existing, the resulting value is only 0.65. Although windows do not achieve BRE compliance, the council considers this to be acceptable given the urban context of the site. In addition, a refusal based on the loss of daylight to windows at 67 Noble Court could not be sustained.

Noble Court

Site 3

8.88 A property which appears to be altered, adjacent to site 3, and under Noble Court, has a reduced ADF of 0.6 to what is assumed to be an entrance hall and not therefore critical. 57 Noble Court is affected both front and rear with ADFs reduced to 0.8 and 0.7 for the rooms/ areas closest to site 2. Although windows do not achieve BRE compliance, the council considers this to be acceptable given the urban context of the site. In addition, a refusal based on the loss of daylight to windows at 57 Noble Court could not be sustained.

Site 4

8.89 The following residential units comply with BRE standards:
Flats number 35, 36, 37, 38, 39, 1, 2, 3, 35, 36, 37, 39, 39, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86 & 87

Site 6

8.90 The following properties comply with BRE minimum daylight standards

- Flats nos 1- 34 at Noble Court.

8.91 Betts House

- Flat number 17 meets the minimum criteria and therefore complies with BRE guidelines.

8.92 Strangers Rest

8.93 There are two habitable rooms facing the site. The largest is the living room, which has two windows on opposing elevations. This room passes the ADF test. The smaller room is a bedroom. The ADF minimum requirement for bedrooms is 1%. The bedroom will have an

ADF value of 0.84. As such, the ADF will be below the recommended standard by 16%. However, given the urban context of the site and bearing in mind the overall benefits of the proposal, a refusal based on the loss of daylight to a bedroom at Strangers Rest building could not be sustained. A daylight and sunlight assessment to the chapel windows was not undertaken as the BRE tests relate to residential development only. The applicant was therefore not required to carry out a BRE assessment on the chapel.

Sunlight and shadow Assessment

- 8.94 The sunlight availability before and after development was calculated as a measure of the impact of the proposal on sunlight. The BRE Report recommends that the annual probable sunlight hours in the proposed case should be at least 25% of the annual total including at least 5% in winter. Where the proposed values fall short of these then the diminution should not be greater than 20% in either case. Only those windows that face within 90 degrees of south should be considered.
- 8.95 The sunlight results reveal that the following properties will have an annual reduction greater than 20%
- Numbers 1, 57 and 75 Noble Court and 12 Brockmer House
 - Number 1 and 3 Brockmer House and 4 and 5 Swedenborg Gardens will suffer a loss of sunlight greater than 20% during the winter months although 4 and 5 Swedenborg Gardens receive more than the annual guidance level for sunlight.
- 8.96 The sunlight availability to the Strangers Rest flat is impaired although the living rooms will retain its original more than the annual guidance level of sunlight, being overshadowed by the existing structure. Whilst there is a loss of sunlight levels to the above mentioned properties, the vast majority of properties meet the BRE guidelines. As such, the scheme is considered compliant in these terms.
- 8.97 In addition, the proposed is likely to overshadow the garden terrace associated with the flat at certain times of the day. Given the urban context of the site and bearing in mind the overall benefits of the proposal, a refusal based on increased overshadowing to Strangers Rest building and the above mentioned properties (listed paragraph 8.95) can not realistically be sustained.

Privacy

- 8.98 According to Policy DEV2 of the UDP, new developments should be designed to ensure that there is sufficient privacy for residents. A distance of about 18 metres (60 feet) between opposite habitable rooms reduces inter-visibility to a degree acceptable to most people. This figure is generally applied as a guideline and is interpreted as a perpendicular projection from the face of the habitable room window. The objections relating to loss of privacy are made by residents from George Leybourne House. However, the six storey development on site 1 will not result in direct overlooking of these properties. At an oblique angle, the distance between site 1 & George Leybourne House is 17.5 metres. At a 45% angle, the distance between the 2 buildings is 22 metres. The closest possible distance is approximately 15.9 metres. In view of these distances, the proposal is therefore not considered to result in undue loss of privacy given the orientation of windows will not face into the windows of residents at George Leybourne House. The Council considers these distances to be acceptable given that the distance between the two buildings broadly complies with the recommended distance of 18 metres.

Sustainability

Energy

- 8.99 Policies 4A.2, 4A.4, 4A.6 and 4A.7 of the London Plan (2008) sets out that the Mayor will

and the boroughs should support the Mayor's Energy Strategy and its objectives of reducing carbon dioxide emissions, improving energy efficiency and increasing the proportion of energy used generated from renewable sources. The latter London-wide policies are reflected in policies CP3, DEV5 and DEV6 of the IPG Oct 2007. In particular, policy DEV6 requires that:

- All planning applications include an assessment which demonstrates how the development minimises energy demand and carbon dioxide emissions;
- Major developments incorporate renewable energy production to provide at least 20% of the predicted energy requirements on site.

- 8.100 The existing homes on site use centralised heating boilers. The refurbishment of the site intends to remove the old heating systems and central boilers, together with old heating mains which are failing. The existing and new apartments will include the use of new condensing boilers with new controls together with heat recovery and ventilation in the new development and low energy lighting. This together with the replacement of single glazed, with double glazed windows and improved insulation to the existing buildings will provide carbon savings.
- 8.101 The Energy Statement concludes that the improvements to the existing residential units on the estate will save 293,980 KgC/year from the current emissions of 915, 750 kgC/year, a reduction in carbon emissions of some 32%. When the savings of the new is combined with the savings of the existing, the total is 44, 908 kgC/year less than the current carbon emissions, or a total savings for the estate of 5%.
- 8.102 Although the scheme overall does not achieve a reduction in carbon emissions by 20%, the council considers this to be acceptable given the particular situation of this estate regeneration scheme. Overall, the Council is satisfied that the proposed new development of 193 dwellings will provide large carbon savings over the current operating scheme on the existing development

Air quality

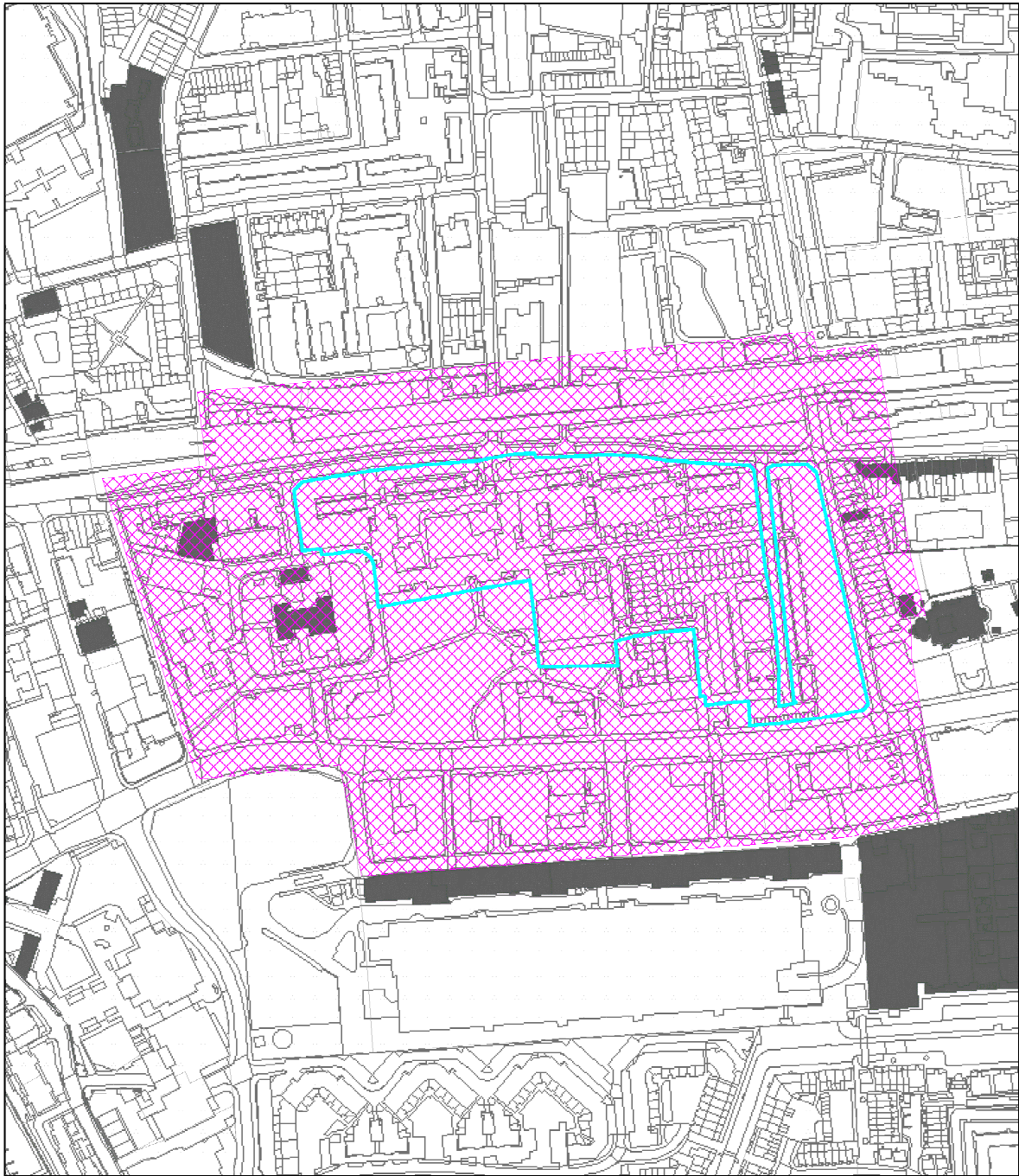
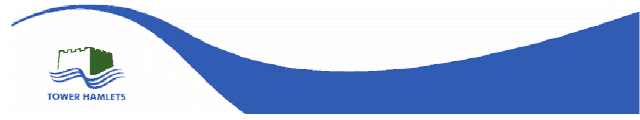
- 8.103 Policy 4A.6 of the London Plan 2004 and policies CP3 and DEV11 of the IPG Oct 2007 set out specific air quality strategies and objectives. They seek to ensure that air quality assessments are undertaken at the planning application stage. The Council's Air Quality Action Plan provides key actions to ensure that proposed mitigation measures are acceptable to reduce impacts to acceptable levels. The application site is located within an Air Quality Management Area.
- 8.104 Enviro Consultancy Limited was commissioned by Eastend Homes to assess the impact of air emissions from road traffic and other sources at the site of a proposed residential development at St. Georges Estate.
- 8.105 The impact of the additional road traffic as a result of the development is forecast to be insignificant.
- 8.106 During the construction phase of the development at St Georges Estate dust is likely to be generated. This is likely to have no more than a short term moderate impact on the surrounding environment. This impact can be further reduced by the use of appropriate mitigation measures. The applicant will be required to submit an Air Quality Management Plan by way of condition. .
- 8.107 The scoping opinion requires full details regarding possible traffic generated by the scheme and its impacts on air quality, including details on the capacity of the transport infrastructure. The submitted air quality statement was reviewed and the methodology is considered acceptable. However, it is considered that further investigation and mitigation measures





should be conducted to ensure that the development provides for an acceptable and sustainable development. This will be addressed by way of condition

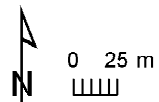
9 Conclusions

- 9.1 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Planning Application Site Map



-  Planning Application Site Boundary
-  Other Planning Applications
-  Consultation Area
-  Land Parcel Address Point



This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office (c) Crown Copyright. London Borough of Tower Hamlets LA086568