

STRATEGIC DEVELOPMENT COMMITTEE

Thursday 29 May 2008 at 7.30pm

UPDATE REPORT OF HEAD OF DEVELOPMENT DECISIONS

INDEX

Agenda Item No.	Reference No.	Location	Proposal
7.1	PA/05/01866	Car park at South East Junction of Prestons Road and Yabsley Street, Prestons Road, London, E14	Erection of buildings between 7 and 17 storeys comprising 43 sqm of commercial use at ground floor and 141 flats (comprising 76 x 1 bed; 29 x 2 bed; 22 x 3 bed; 6 x 4 bed; 8x 5 bed), 49 car parking spaces at basement level, communal open space including roof gardens and associated works.
7.2	PA/07/2762	Caspian Works and Lewis House, Violet road	Redevelopment of site to provide buildings of between four (11.8 metres) and eleven storey's (32.2 metres) for mixed uses purposes including 191 residential units Class A1, A2, A3 and B1 uses with associated basement and ground level car parking and cycle parking, roof terraces, children's play area, landscaping, access and servicing
7.3	PA/08/0146	St Georges estate	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.
7.4	PA/08/0274	2 Trafalgar Way	Redevelopment of the site to provide a residential-led mixed use scheme including two towers of 29 storey and 35 storeys, and comprising 395 residential units, re-provision of drive-through restaurant, retail / financial and professional service units, a creche, gymnasium, associated

			amenity space including a children's play area atop a podium level and car parking (Revised description as shown above with a reduction in 2 units from a total of 397).
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Agenda Item number:	7.1
Reference number:	PA/05/01866
Location:	Car park at South East Junction of Prestons Road and Yabsley Street, Prestons Road, London, E14
Proposal:	Erection of buildings between 7 and 17 storeys comprising 43 sqm of commercial use at ground floor and 141 flats (comprising 76 x 1 bed; 29 x 2 bed; 22 x 3 bed; 6 x 4 bed; 8x 5 bed), 49 car parking spaces at basement level, communal open space including roof gardens and associated works

1.0 AMENDMENTS

- 1.1 The second sentence of the paragraph 8.45 should read: 'the proposal makes provision for 2, 917 sqm of total amenity space which exceeds the policy requirement of 2360sqm.
- 1.2 The first sentence of paragraph 8.46 should read: "the proposed communal amenity space of 1,392 sqm exceeds the policy requirement of 180 sqm identified by the IPG 2007
- 1.3 The last sentence in paragraph 7 should read '(Officers comment: Design issues are discussed in paragraph 8.17-8.27)
- 1.4 The last sentence in paragraph 7.4 should read: (Officers comment: Amenity issues are discussed in paragraph 8.55-8.80)
- 1.5 In further responding to paragraph 7.8, the trees which will be demolished are not protected to a tree preservation order. Notwithstanding this, the applicant will be required to submit a detailed landscape study which identifies suitable locations for the planting of semi mature trees in site. This is secured in condition 2(e)

2. ADDITIONAL INFORMATION

- 2.1 The applicant will be required to provide details of the children's play space totalling 300 sqm. A new condition is required.
- 2.2 London City airport do not raise any objections to the proposed development
- 2.3 Environmental Agency do not object to the application subject to the attachment of the following conditions:
 - Details of a contamination risk impact assessment
 - Details of piling and site foundations

3.0: RECOMMENDATION

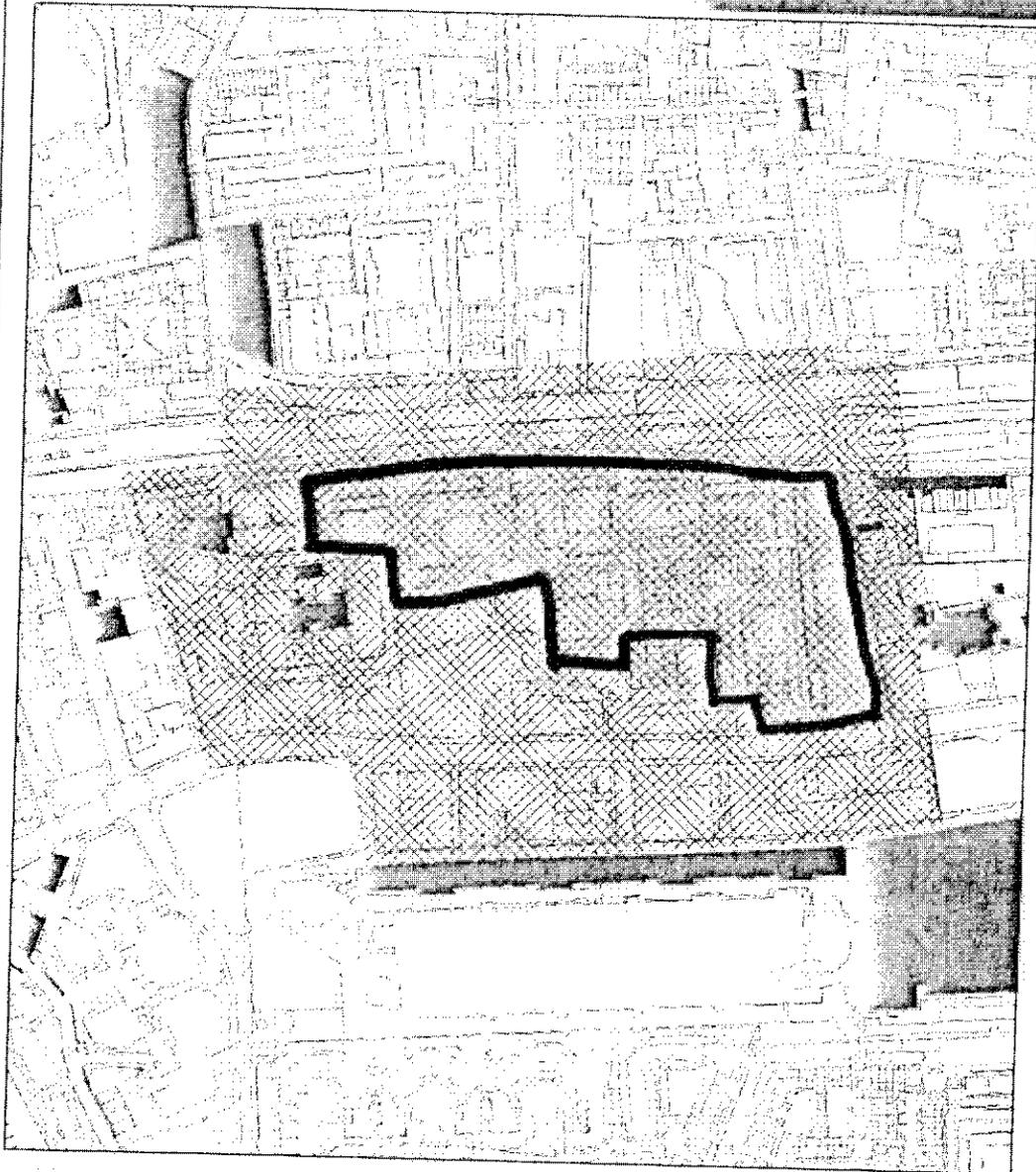
3.1: The issues raised in the additional objection as well as some of the issues raised in the consultation responses have been addressed within the scope of the committee report and were found to be acceptable.

ADD a condition to require full details of child playspace on site.

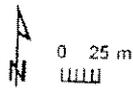
ADD a condition to require details of a contamination risk assessment

ADD a condition to require details of piling and site foundations

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 LA066568

Agenda Item number:	7.2
Reference number:	PA/07/2762
Location:	Caspian Works and Lewis House, Violet road
Proposal:	Redevelopment of site to provide buildings of between four (11.8 metres) and eleven storey's (32.2 metres) for mixed uses purposes including 191 residential units Class A1, A2, A3 and B1 uses with associated basement and ground level car parking and cycle parking, roof terraces, children's play area, landscaping, access and servicing.

1. Further objections received

Five (5) additional objections have been received.

The following issues have been previously considered in the case officer report:

- Overpopulation
- Right to Light
- Building height
- Overshadowing
- Density
- Visual amenity
- Traffic generation
- Parking
- Contamination

The following additional issues have been raised and are considered below:

- Security and anti-social behaviour
(Officer comment: The scheme has been considered by the Council crime prevention officer as reported in section 6 of the case officer report. Appropriate conditions 2 and 3 are recommended to ensure the detailed design and landscaping including lighting and CCTV cameras will consider safety and security and crime matters. An informative is including for metropolitan Police to be consulted when considering the discharge of these conditions. Therefore, it is considered that any potential impact can be suitably mitigated and is not a reason for refusal)
- Impact on services
(Officer comment: section 6 of the case officer report indicates consultation with council departments and external organisations. Where there are potential impacts these are mitigated by securing s106 planning contributions for example health, education, and transport improvements. Therefore, potential impacts to local services is suitably mitigated and is not a reason for refusal.)

The following issues are raised but are not material to the determination of the application:

- Despite providing various facilities on site, the developer is only concerned with making money
- That the development is will be a magnet for gangs

- Demolition of existing buildings
- Query as to whether the current application will be constructed or the recently approved scheme PA/07/2706
- Comments in respect of PA/07/2706
- Anger at speculative nature of the development in such a close proximity
- Comparison of the schemes design as a replica of development in other places, specifically the Costas and Algarve.
- Comments in respect of the Berkley group AGM and handling of development
- Criticism of the negotiation process securing planning contributions and balancing of different criteria of the assessment
- Criticism that the development process is not about urban renewal and sustainable development
- Reference to a published articles in the London Bulletin and London Review of Books

3. Additional consultation responses

Environmental Health – Noise/vibration

The noise mitigation and sound insulation measures are acceptable.

(Officer comment: A condition is recommended to secure the implementation of the measures)

TFL

Informal comments subject to comments made through the referral to the Greater London Authority:

- Confirms the DLR authority's request for s106 planning contributions to be spent on improvements to the Langdon Park DLR station (a total of £43,762.00 agreed) instead of contributions for a Docklands Arrival Information System (DAISY) system.
- Requires consideration of the schemes impact on DLR radio signals
- Requirement for car free agreement to exempt future occupiers from applying for parking permits
- Welcomes a Travel Plan for the development but further discussions in respect of measures and target will be required
- Notes the reduction from 130 to 83 parking space which represents 0,43 spaces per residential unit although still expects the ratio to be no higher than 0.23
- Welcomes the provision of 221 cycle spaces
- Expects the development to adhere to TFL's Cycle Parking Guidance and segregation between residents and commercial spaces.
- Should investigate the use of Limehouse Cut for material and waste deliveries
- Considers the scale of development will not have an adverse impact on public transport

(Officer Comment:

- The station improvement contribution, DLR radio reception monitoring/mitigation and car-free agreement shall be secured as part of the s106 planning agreement;
- The reduction in parking spaces complies with LBTH Policy which allows for 0.5spaces per unit and therefore, no objection is raised in this regard

- An appropriately worded informative is recommended for TFL to be consulted on the use of Limehouse Cut for transport, the final details for cycle parking)

DLR

Request for s106 planning contributions to be spent on improvements to the Langdon Park DLR station (a total of £43,762.00 agreed) instead of contributions for a DAISY system.

3. **Site plan**

Two Site plans showing the application site and buildings heights respectively are attached

4. **Recommendation**

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

However, my recommendation is amended as follows:

Conditions

DELETE condition 27

ADD Access for people with a disability to be implemented prior to occupation and maintained

ADD Details of brown roofs

ADD Implementation of the energy system to meet a minimum of 20% of the scheme's energy demand

ADD Historic building recording as required by English Heritage

Informatives

ADD Consult Metro Police in respect of conditions to and 3

ADD Prepare archaeological project design in respect of condition 17 to address impact to archaeological remains as required by English Heritage

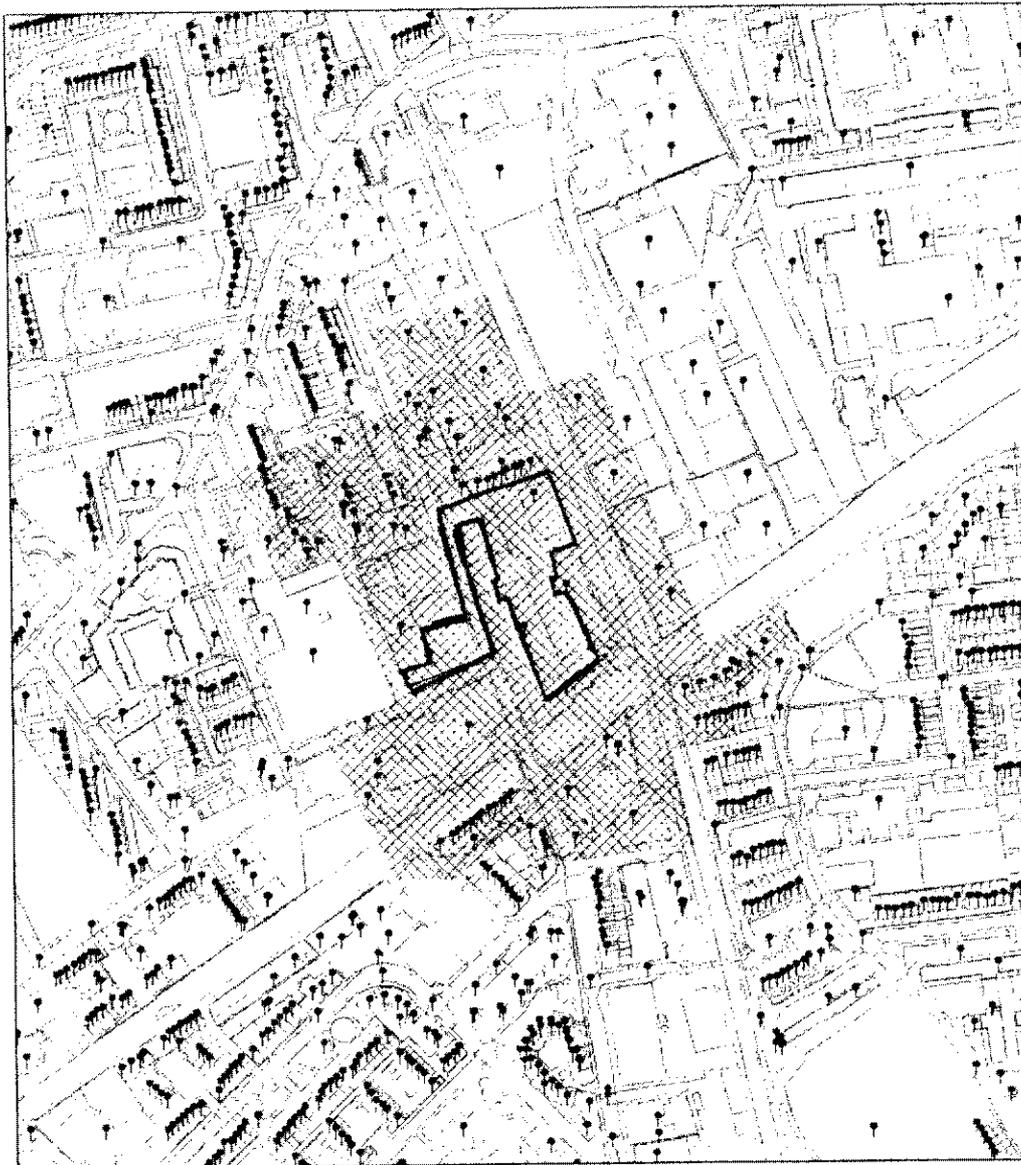
ADD Prepare project design in respect of condition 30 to address impact to structural remains as required by English Heritage

ADD Asbestos survey and handling

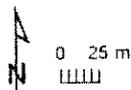
106

Change the s106 planning contributions to be spent on improvements to the Langdon Park DLR station (a total of £43,762.00 agreed) instead of contributions for a DAISY system

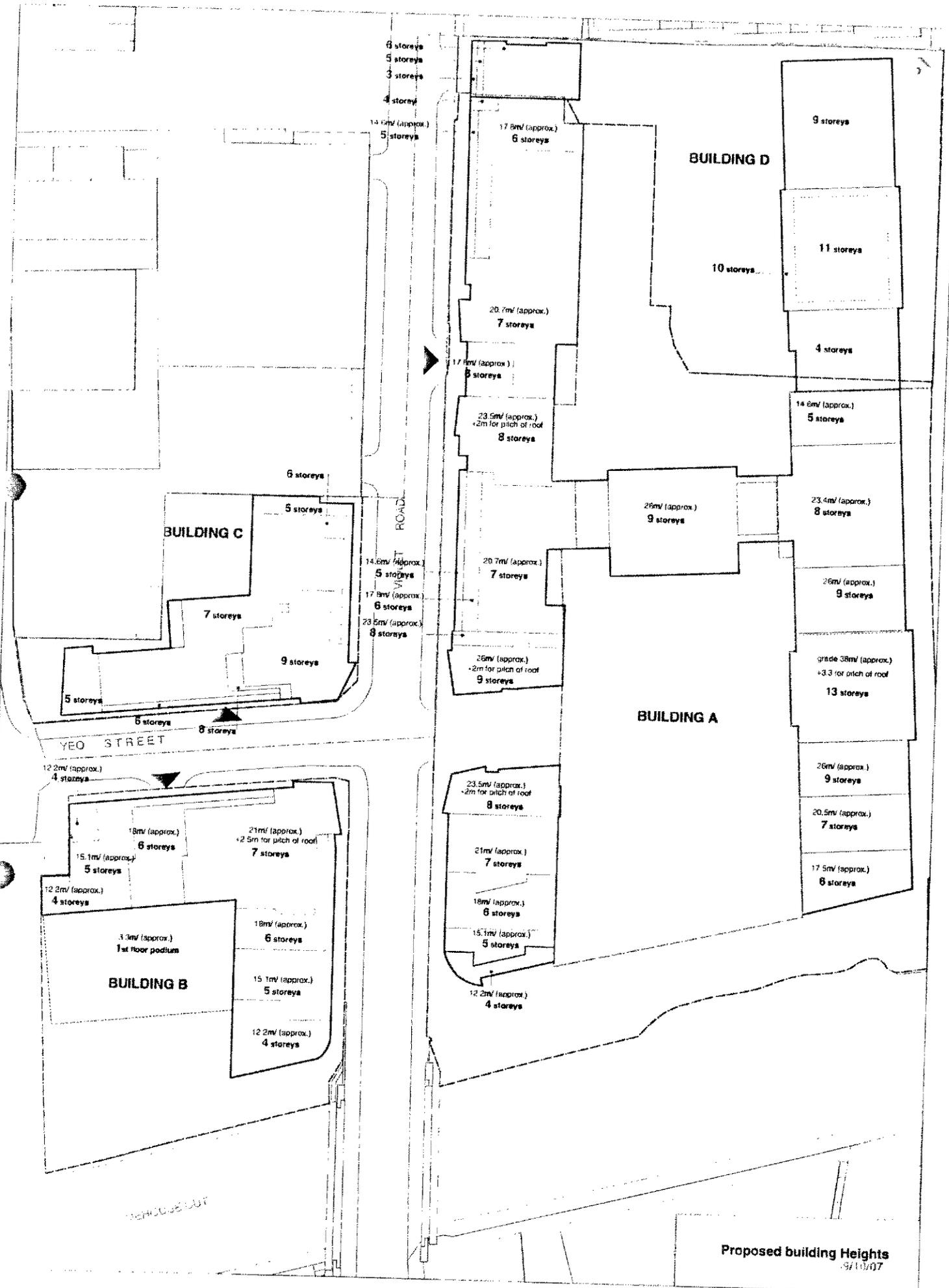
Planning Application Site Map



-  Planning Application Site Boundary
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- 6 storeys
- 5 storeys
- 3 storeys
- 4 storeys

YEO STREET

PITT ROAD

BUILDING B

BUILDING C

BUILDING D

BUILDING A

12.2m (approx.)
4 storeys

15.1m (approx.)
5 storeys

18m (approx.)
6 storeys

21m (approx.)
+2.5m for pitch of roof
7 storeys

12.2m (approx.)
4 storeys

3.3m (approx.)
1st floor podium

18m (approx.)
6 storeys

15.1m (approx.)
5 storeys

12.2m (approx.)
4 storeys

6 storeys

5 storeys

7 storeys

9 storeys

5 storeys

6 storeys

8 storeys

14.6m (approx.)
5 storeys

17.8m (approx.)
6 storeys

23.5m (approx.)
8 storeys

17.8m (approx.)
6 storeys

20.7m (approx.)
7 storeys

17.1m (approx.)
5 storeys

23.5m (approx.)
+2m for pitch of roof
8 storeys

20.7m (approx.)
7 storeys

26m (approx.)
+2m for pitch of roof
9 storeys

23.5m (approx.)
+2m for pitch of roof
8 storeys

21m (approx.)
7 storeys

18m (approx.)
6 storeys

15.1m (approx.)
5 storeys

12.2m (approx.)
4 storeys

9 storeys

11 storeys

10 storeys

4 storeys

14.6m (approx.)
5 storeys

23.4m (approx.)
8 storeys

26m (approx.)
9 storeys

grade 38m (approx.)
+3.3 for pitch of roof
13 storeys

26m (approx.)
9 storeys

20.5m (approx.)
7 storeys

17.5m (approx.)
6 storeys

Proposed building heights
9/13/07

Agenda Item number:	7.3
Reference number:	PA/05/1866
Location:	St Georges estate
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.

1. AMENDMENTS

- 1.1 There are some minor changes to some of the figures reported in the committee report. These include the following:
- 1.2 Paragraph 3.1B should read the following: " total of 32 new affordable units"
- 1.3 Paragraph 3. A should be omitted as the application is not GLA referable.
- 1.4 Paragraph 4.2 should read the following: " It is proposed to refurbish the existing 498 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. And the density of estate currently is 415 rising to 561 hab rooms per ha"
- 1.5 The last sentence in paragraph 8.3 should read the following: "The scheme delivers a target level of cross subsidy of £10.155m
- 1.6 In paragraph 8.4 the:
- first bullet point should read: "refurbishment of 498 existing units".
 - second bullet point should read: "provision of an additional 18 affordable housing units
 - third bullet point should read: "introduction of 14 new intermediate units".
- 1.7 There have been some minor changes to the figures to the table in paragraph 8.19. The table should now read the follows):

Total new scheme (including existing and new build = 691 units
(changed figures are underlined)

Units	Social	Intermediate	Private	Total
Bedsits	11	0	13	24
1 bed	77	1	82	160
2 bed	<u>154</u>	13	151	<u>318</u>
3 bed	55	0	103	158
4 bed	<u>9</u>	0	<u>16</u>	<u>25</u>
5 bed	5	0	1	6
Total	<u>311</u>	14	<u>366</u>	<u>691</u>

- 1.8 The second sentence in paragraph 8.29 should read: 'the proposal does not make provision for family units in the intermediate tenure and 11.2% in the private tenure'
- 1.9 In paragraph 8.30, the latter part of the first sentence should read: "the proposal makes provision for 27% family accommodation (189/691) against the Councils target of 30%".
- 1.10 The first sentence in paragraph 8.36 should read: " The site currently contains 498 residential units".
- 1.11 The second sentence in paragraph 8.40 should read: "the net proposed density is 561 hrph, which is acceptable",
- 1.12 The second and third sentence in paragraph 8.42 : "the proposed density is 572 hrph which exceeds the density matrix guidance. The existing density is 419 hr/hectare"
- 1.13 The last sentence in paragraph 8.44 "the proposal has none of these impacts"
- 1.14 In paragraph 8.52 site 9 should read as 2 storey's (not 1 storey) and site 11 should read as 9 storey's
- 1.15 The second sentence in paragraph 8.61 should read: "the podiums is to be extended to create a further 1, 597m2 of amenity space as hard and soft landscaping".
- 1.16 Paragraph 8.98 should read the following: " 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 distance is 15.9 metres. The proposal is therefore not considered to result in undue loss of privacy. Given the urban context of the site, the Council believes that a distance of 15.9 meters is acceptable and broadly complies with the recommended distance of 18 meters.

Conditions

- 1.17 In Section 3.4, conditions 3, 5, 9, 10, 15, 18 & 22 are not required and are therefore deleted.
- 1.18 Since the publication of the report, the following conditions are to be included:
- Foul and surface drainage systems
 - Storage facilities for oil, fuels or chemicals
 - Surface water source control measures
- 1.19 In paragraph 3.4 (2): the sentence should read: " Details of the following required: material, CCTV, external landscaping including semi mature trees"

Additional Section 106 contribution

- 1.19 A contribution of 10.155 million to secure the upgrade of existing upgrade units to decent home standards

2. ADDITIONAL INFORMATION

Environmental Agency

- 2.1 EA have no objection to the proposed development subject to conditions

English Heritage

- 2.2 According to Councils records, comments from English Heritage were not received. However as the site is located in an area of archaeological importance, the applicant will be required to undertake an Archaeology investigation study.

Additional objections

- 2.3 The proposal will result in the loss of 2 trees as a result of the development on site 1.

(Officers response: The Council has not placed a tree preservation order on the two trees in question. Given that the trees are not protected and the proposal site is not located within a conservation area, the applicant does not require planning permission to remove the trees. Nevertheless, to mitigate against the loss of these trees, the proposal includes extensive improved landscape works to the overall site. There will be additional tree and shrub planting on:

- The podium
- Noble Court
- Swedenborg gardens communal garden square
- Brockmer House Communal green and frontage
- Betts House

The applicant will be required to plant mature and semi mature trees at the above sites and particularly within the vicinity of site 1.

- 2.4 The proposal will impact on the setting of the grade II listed St. Paul's school and other grade ii listed buildings in the area.

Officers comments: The Council does not believe that the proposal will have a negative impact on the setting buildings. On the contrary, the proposal will enhance the character and appearance of the area and will not adversely impact or encroach upon the setting of the nearby listed buildings).

- 2.5 The construction and operation of the development expected to increase traffic in the local area.

(Officers comment: Construction is for a limited period only. As noted in the committee report, there are no new car parking spaces proposed. In addition, there will be a reduction in the number of existing car parking spaces from 207 to 195 spaces.)

2.6 Loss of light to the meeting room to the strangers rest mission building will be encroached upon.

(Officers comment: As the meeting room is not a habitable room, it is unnecessary to undertake BRE tests on this room. Given the urban context of the site, a refusal based on the loss of daylight to this window could not be sustained).

2.7 Little or no space within the development is provided for motor vehicles

Officers comment: There are no additional car parking spaces proposed which will help alleviate any problems associated with development and its impact on congestion)

2.8 The construction could severely affect the use of the church buildings during the regular services

(Officers comment: The construction period will be for a limit time only. Limit hours of power /hammer driven poling/breaking bout to between 10.00 hours to limit 16.00 hours Monday to Friday. In addition, the hours of construction can be limited to between 8.00 hours to 18.00 hours, Monday to Friday to 13.00 hours on Saturdays)

Letter of support

2.9 One letter of support written 'on behalf of the St Georges Estate Board' was received which stated: " This application represents a once in a lifetime opportunity to completely transform both the estate and the surrounding neighbourhood".

3.0: RECOMMENDATION

3.1: 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.

ADD a condition on details of foul and surface drainage systems

ADD a condition on details of Storage facilities for oil, fuels or chemicals

ADD a condition on details of surface water source control measures

ADD a condition on further landscaping details (including planting of mature and semi mature trees)

AMEND the S106 agreement to include a contribution of 10.155 million to secure the upgrade of existing upgrade units to decent home standards

Agenda Item number:	7.4
Reference number:	PA/08/274
Location:	2 Trafalgar Way
Proposal:	Redevelopment of the site to provide a residential-led mixed use scheme including two towers of 29 storey and 35 storeys, and comprising 395 residential units, re-provision of drive-through restaurant, retail / financial and professional service units, a creche, gymnasium, associated amenity space including a children's play area atop a podium level and car parking (Revised description as shown above with a reduction in 2 units from a total of 397).

1. Report corrections

- 1.1 In section 1 'Application Details' of the report, the proposal description should refer to 395 residential units. Note that the rest of the report including calculations of density, affordable and family housing for example is based on 395 residential units.
- 1.2 In section 3 'Recommendation', point 3.1(B)(f) is amended to read as follows:
- 1.3 *"(f) Provide for a car club, car-free agreement, Travel Plan, TV/DLR radio reception monitoring and impact mitigation, employment training initiatives."*
- 1.4 In the heading for paragraph 6.20, the reference *"(Archaeology)"* is deleted. English Heritage (the Statutory Consultee) was consulted on the planning application and the Environmental Statement. However, there was no requirement to separately consult the archaeology section. This is due to the site not being in an area of archaeological importance or potential in the Council's adopted Unitary Development Plan (1998) or the Interim Planning Guidance (2007). Additionally, an archaeological assessment by Mills Whip consultancy has not revealed the presence of any archaeological remains on site. Notwithstanding, an appropriately worded condition and informative are recommended for approval of a watching brief prior to commencement of works on site.
- 1.5 In section 5 'Policy Framework' under 'The Mayors Spatial development Strategy for Greater London...', reference to document 'Mayor of London Open Space SPG' is deleted.
- 1.6 In paragraph 8.34 the following sentence is deleted:
- 1.7 *"The Mayor's Open Space SPG also sets criteria for calculating open space"*

3. Recommendation

A review of the list of conditions identified in the committee report has been undertaken and it is considered that some conditions should be removed whilst others added

As such, my recommendation is amended as follows:

Conditions

- 2.1 In section 3 'Recommendation' the conditions 13, 14, 15, 16 and 26 were not required by any internal/external consultees and are therefore deleted:
- 2.2 The following new condition is added:
- 2.3 "(13) Submission of a flood warning system and evacuation plan as required by the Environment Agency"

Informatives

- 2.4 Further to this section or the report informatives 14, 16 and 19 were included in error, are not required and are therefore deleted.
- 2.5 The following informatives are added:
- 2.6 "(3) Drainage system design to consider shallow groundwater flows as required by the Environment Agency"
- 2.7 "(4) A water abstraction licence required where necessary under the water resources Act 1991 as required by the Environment Agency"
- 2.8 "(5) Framework and guidance in respect of contamination investigation and remediation as required by the Environment Agency."
- 2.9 "(6) Water attenuation to consider 1 in 100 year storm event and 30% allowance for climate change."
- 2.10 "(7) Consult with Port of London Authority to consider using The Thames for transportation of building materials."
- 2.11 "(23) British Waterways approval required for discharge into waterways."
- 2.12 "(24) British Waterways commercial agreement required for any overhanging or encroaching development"
- 2.13 "(25) British waterways engineer to be contacted to ensure works comply with guidance where their assets are potentially affected."
- 2.14 "(26) British waterways commercial agreement required before the commencement of development."
- 2.15 Informative 5 is modified as follows:
- 2.16 "(10) Consult natural England in respect of condition 23 and for any stage of the development requiring a Natural England Development Licence."