

STRATEGIC DEVELOPMENT COMMITTEE

Thursday 10 July 2008 at 7.30pm

UPDATE REPORT OF HEAD OF DEVELOPMENT DECISIONS

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Agenda Item No.	Reference No.	Location	Proposal
7.1	PA/08/00305	Site at Former Bishop Challoner Girls Secondary School Site and Ropewalk Gardens, Christian Street	Demolition of existing buildings on site and redevelopment to provide 214 residential units including affordable housing, in two buildings ranging between 4 to 14 storeys in height, together with the provision of a replacement community centre to include a new community cafe; public open space extending to 4,546 m ² incorporating a new public square, sports pitch provision and an extension to Ropewalk Gardens; car parking; landscaping and associated infrastructure works (Amended application)
7.2	PA/07/03277	Former Safeway Store, 2 Gladstone Place	Demolition of the existing buildings occupying the site and redevelopment to provide five buildings of between four and ten storeys accommodating 2,687sqm retail floorspace and 208 residential units (comprising 2 x studio, 81 x 1 bed; 76 x 2 bed; 39 x 3 bed; 4 x 4 bed; 6 x 5 bed), 104 parking spaces and landscaped, public, communal and private amenity space.
7.3	PA/08/00504	The London Arena (Phase II), Limeharbour	Amendment to the approved application, reference PA/06/2068, permitted on 3rd October 2007 involving revised designs, layout and land uses, removing Office (B1) uses and providing 6 additional hotel rooms (143 in total), 195 serviced apartments, 54 additional residential units (1111 in total), additional retail floorspace, a health club and additional open space.
7.4	PA/08/00775	25 Churchill Place	Erection of a 23 storey office building

Agenda Item number:	7.1
Reference number:	PA/08/00305
Location:	Site At Former Bishop Challoner Girls Secondary School Site And Ropewalk Gardens, Christian Street, London
Proposal:	Demolition of existing buildings on site and redevelopment to provide 214 residential units including affordable housing, in two buildings ranging between 4 to 14 storeys in height, together with the provision of a replacement community centre to include a new community cafe; public open space extending to 4,546 m ² incorporating a new public square, sports pitch provision and an extension to Ropewalk Gardens; car parking; landscaping and associated infrastructure works (Amended application)

1. Further objections received

- 1.1 One (1) additional objection has been received.
- 1.2 The following issues have been previously considered in the case officer report:
 - Loss of part of Ropewalk Gardens for the sports pitch

2. Additional consultation responses

LBTH phone survey

- 2.1 A phone survey was undertaken on 1st July 2008 in respect of the development, in particular, the open space, the new housing and community centre. The survey results are summarised as follows:
 - 79.2% of respondents were positive and felt the new open space was an improvement on the existing;
 - 72.5% of respondents were positive and felt the new housing would be beneficial to the community;
 - 78.5% of respondents were positive and thought the new community centre will better meet the needs of the local community
- 2.2 Of the remaining responses that were negative, their comments are summarised as follows:
 - Responses to open space provision were based on concern about anti-social behaviour and building on existing areas of open space;
 - Responses to new housing were based on concerns about overcrowding, provision of facilities, and the opinion that a greater proportion of affordable housing should be provided. Also, that it should be built by LBTH and not a private company;
 - Responses to the community centre were based on the opinion that the existing centre was not popular. Also, a concern that the new centre could not support the amount of people in the local area.
- 2.3 (Officer comment: The acceptability of the open space provision, the new housing and community centre has been discussed in the case officer report)

Highways

- 2.4 The Highways team note that approximately 5 parking spaces would be affected by the stopping up of Golding Street. However, the officer has been to the site and confirms that there is sufficient on-street parking available in the adjacent streets to absorb the loss of any parking as a result of the Stopping Up Order.
- 2.5 (Officer comment: In the absence of any significant parking impact and in light of the regeneration benefits of the scheme as discussed in the officer report, which include the enhancement of Ropewalk Gardens, the loss of car parking is not considered a significant issue to warrant refusal.)

3. Report Changes

- 3.1 The references to Code Level 4 Sustainable Homes in paragraphs 4.2, 6.21, and 8.7 should be changed to read Code Level 3.

4. Recommendation

- 4.1 There is no change in the report recommendation.

Agenda Item number:	7.2
Reference number:	PA/07/3277
Location:	Former Safeway Store, 2 Gladstone Place, London
Proposal:	Demolition of the existing buildings occupying the site and its redevelopment to provide five buildings of between four and ten storeys in height accommodating 2,687sqm retail floorspace (Class A1) and 208 residential units (comprising 2 x studio, 81 x 1 bed; 76 x 2 bed; 39 x 3 bed; 4 x 4 bed; 6 x 5 bed), 104 parking spaces and landscaped public, communal and private amenity space.

1. Further objections received

1.1 Two (2) additional objections have been received.

1.2 The following issues raised in the objections have already been considered in the case officer's report:

- Safety and Security
- Daylight/Sunlight
- Air Quality

1.3 Further to this, the case officer's report noted that an objector was seeking an unconditional agreement for lease of the main retail unit as a supermarket, to be obtained before commencement of development. The officer advised that lease agreements cannot be secured by planning condition.

1.4 The objector advised that they were concerned that the retail space could remain empty without this condition. In response to the planning report, the objector is requesting a condition be imposed if planning permission is granted to ensure that no residential units are occupied until the supermarket is operational.

1.5 In response, the applicant has confirmed that there is now a legal agreement in place with Tesco's, binding the supermarket to occupy the unit upon its completion. As such, the applicant has agreed to a section 106 clause that will ensure the delivery of the supermarket.

2. Report Changes

2.1 Please note that the location of item 7.2 should read "Former Safeway Store, 2 Gladstone Place, London, E3" and not Roman Place in the report. The scheme is referred to as "Roman Place" by the applicant.

3. Recommendation

3.3 In accordance with section 3.3(B) of the case officer's report, an additional section 106 clause is required to ensure the delivery of the supermarket.

3.4 There is no change in the report recommendation.

Agenda Item number:	7.3
Reference number:	PA/08/00504
Location:	The London Arena (Phase II), Limeharbour, London, E14 9TH
Proposal:	Amendment to the approved application, reference PA/06/2068, permitted on 3rd October 2007 involving revised designs, layout and land uses, removing Office (B1) uses and providing 6 additional hotel rooms (143 in total), 195 serviced apartments, 54 additional residential units (1111 in total), additional retail floorspace, a health club and additional open space.

1. Minor corrections.

- I - Paragraph 8.35 details the density of the development as follows:

“The proposed development would have a density within phase two of 434 units per hectare or 1128 habitable rooms per hectare. For the development of the formal London Arena site as a whole the proposal would result in a density of 405 units per hectare or 1030.7 habitable rooms per hectare.”

The applicant has clarified details of density confirming that the development has a density of 430 units per hectare and 1153 habitable rooms per hectare. In terms of density across the entire site this would result in a density of 400 units per hectare and 1016 habitable rooms per hectare.

- II - The penultimate sentence in paragraph 8.85 states *“...the existing consented scheme would also have habitable rooms of building 9 and building 2 facing each other.”*

The statement incorrectly identifies building 9 where it should refer to building 1 (the main tower).

- III - Paragraph 8.99 details the child yield of the development as 136 children. The applicant has provided corrected figures and the child yield is 139 children as required by the Unitary Development Plan 1998.

2. Conclusion

- I - The minor corrections to the density figures do not change the conclusions of the report and do not impact on the recommendation
- II - The building was incorrectly identified within the report however, the conclusions of the report would remain unchanged and do not impact on the recommendation

III - The minor changes to the child yield would not change the conclusions and the do not impact on the recommendation

3. Recommendation

The minor amendments to the report would not alter the conclusions reached and therefore the recommendation of the main report to approve planning permission subject to conditions and a legal agreement remains unchanged.

Agenda Item number:	7.4
Reference number:	PA/08/00775
Location:	25 Churchill Place, London E14
Proposal:	Erection of a 23 storey office building (Use Class B1) incorporating car parking, servicing and plant at basement level, together with associated infrastructure, landscaping and other works incidental to the application

1. Updated Energy Assessment Statement

- 1.1 Following concerns from the Council's Energy Efficiency Officer and the Greater London Authority regarding the content of the submitted Energy Assessment Statement of Intent, the applicant has submitted an updated Energy Assessment Statement which seeks to address these concerns.
- 1.2 The updated statement has been reviewed by the Council's Energy Efficiency Officer, who has reported no objections subject to the attachment of the following two conditions to the planning permission:
1. Submission of full details of renewable energy technologies
 2. Submission of full details of sustainable design and construction measures

Officer Comment: These conditions will amend the existing conditions 4 and 5, as detailed within paragraph 3.3 of the committee report.

2. Additional consultation responses

Highways

- 2.1 The Council's Highways Department have raised no objections to the proposal, subject to the cycle parking level being increased to 322 spaces in accordance with London Plan standards.

Officer Comment: As detailed at paragraph 3.3 of the committee report, condition 15 requires the provision of 322 cycle parking spaces, which are to be retained for the life of the development. The condition also requires the provision of cycle spaces to be regularly reviewed as part of the Travel Plan associated with the site.

Environmental Health – Noise & Vibration

- 2.2 The Council's Environmental Health Department have raised no objections to the proposal, subject to a condition requiring details of the acoustic treatment of any mechanical ventilation equipment and outlets to be submitted for approval.

Officer Comment: The above requirement will be incorporated into condition 3, as detailed within paragraph 3.3 of the committee report.

3. Report Changes

- 3.1 The officer comment at paragraph 6.14 refers to the applicant providing additional information regarding the proposed level of cycle parking. This additional information can be found within point (1) of the officers comments at paragraph 6.22 of the committee report.

4. Section 106 Agreement Changes

- 4.1 The Council's Planning Contribution Overview Panel (PCOP) have reviewed the financial contributions associated with the proposed development. In particular, PCOP have specifically raised concerns with regard to contributions toward the construction of Crossrail; payments amounting to £250 million have already been secured through Canary Wharf and Wood Wharf developments. As such, it is considered that the s106 payments would be better utilised amongst other identified transport needs, and the allocated sum of £655,217 divided between those accordingly.
- 4.2 Further to the above, Transport for London have not requested a payment toward the DLR three-carriage capacity enhancement works, as detailed within the committee report. As such, the sum of £655,217 identified for Transport Infrastructure will be allocated to Canary Wharf underground station improvements.

4. Recommendation

- 4.1 The recommendation to approve is amended as follows:
- 4.2 The s106 financial contributions, as detailed at paragraphs 3.1 and 8.25, now omits the contribution towards the construction of Crossrail and reads as follows:

Financial Contributions

- a) Provide **£307,249** towards the provision/conversion of pitches to AstroTurf in accordance with the Council's Sports Pitch Strategy
- b) Provide **£546,014** towards open space and public realm improvements
- c) Provide **£655,217** towards transport infrastructure, specifically:
 - i. Canary Wharf Underground station improvements
- d) Provide **£342,415** towards social & community and employment & training initiatives, these being:
 - i. *Sustainable transport initiatives*; improvements to facilitate walking, cycling and sustainable transport modes, including improvements in accordance with the Cycle Route Implementation Plan
 - ii. *Heritage and culture*; improvements to preserve and enhance the history and character of the Docklands/Isle of Dogs area
 - iii. *Idea Store*; Contribution to mitigate the increased demand upon the existing Idea Store, particularly upon the IT infrastructure and the free wireless service
 - iv. *Access to Employment*; A contribution towards the Skillsmatch Service
 - v. *Isle of Dogs Community Foundation*; A contribution towards social and community facilities
- e) Any other planning obligation(s) considered necessary by the Corporate Director Development & Renewal

(Total s106 contribution of **£1,850,895**)

- 4.3 In light of the comments of the Council's Energy Efficiency Officer regarding the revised Energy Assessment Statement, condition 5 is renamed "Sustainable Design and Construction", which includes the submission of a BREEAM Offices Assessment.