

<b>Committee:</b> Development	<b>Date:</b> 28 <sup>th</sup> September 2016	<b>Classification:</b> Unrestricted	<b>Agenda Item Number:</b>
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<b>Report of:</b> Director of Development and Renewal	<b>Title:</b> Applications for Planning Permission
<b>Case Officer:</b> Chris Stacey-Kinchin	<b>Ref No:</b> PA/15/03433
	<b>Ward:</b> Mile End

## 1.0 APPLICATION DETAILS

**Location:** Harley House and Campion House, Frances Wharf, London

**Existing Use:** Class C3 (Residential) at upper levels, Class A1 (Retail) at ground floor

**Proposal:** Roof extensions at 7th floor and 9th floor levels to provide 6 new residential units along with the reconfiguration of 1 existing unit

**Drawings and documents:** 3389.6.OS  
3389.S.1  
3389.S.2  
3389.S.3  
3389.S.4  
3389.S.5  
3389.S.6  
3389.S.7  
3389.S.8  
3389.S.9  
3389.S.10  
3389.S.11  
3389.S.12  
3389.P.10, Rev A  
3389.P.20, Rev A  
3389.P.30, Rev B  
3389.P.40, Rev B  
3389.P.50, Rev B  
3389.P.60, Rev B  
3389.P.70, Rev A  
3389.P.80, Rev B  
3389.P.90, Rev B  
3389.P.100  
3389.P.110, Rev B

3389.P.120, Rev B  
3389.P.130, Rev A  
3D Images  
3389/Planning/DAS, Nov 2015  
Planning Statement, Nov 2015  
3389/RT/Planning, 28/01/2016  
Energy Statement V2.0, 15/07/2015  
43462/IM, 04/08/2015  
50739/IM/EB, 29/06/2016  
10865-NEA-01, 29/02/2016

**Applicant:** Frances Wharf LLP

**Ownership:** Frances Wharf LLP  
A2 Dominion  
Individual Leaseholders

**Historic Building:** None

**Conservation Area:** Site is adjacent to Limehouse Cut Conservation Area

## **2.0 EXECUTIVE SUMMARY**

- 2.1 This application is reported to the Development Committee as the proposal has attracted a total of 26 letters in objection from nearby residents.
- 2.2 This application has been considered against the Council's approved planning policies contained in the London Borough of Tower Hamlets adopted Core Strategy (2010) and Managing Development Document (2013) as well as the London Plan 2016 and the National Planning Policy Framework and all other material considerations.
- 2.3 The proposal is for the extension of the existing building at 7<sup>th</sup> and 9<sup>th</sup> floor levels to provide an additional 6 residential units (3 x market units and 3 x intermediate units) along with the reconfiguration of 1 existing residential unit (from a 3 bed to a 2 bed unit). It is also proposed to reconfigure the existing 7<sup>th</sup> floor external communal amenity space and re-provide it across both the 7<sup>th</sup> and 8<sup>th</sup> floor levels, and provide new child play space at ground floor level.
- 2.4 The addition of 6 new residential units along with the reconfiguration of 1 existing residential unit on this site can be considered to be acceptable and accords with Policy 3.3 of the London Plan (2016), Policy SP02 of the Core Strategy 2010 and Policy DM3 of the Managing Development Document 2013.
- 2.5 The proposed mix and standard of the additional residential accommodation being proposed and the associated amendments being proposed to the communal external amenity space provision and child play space on site is considered to be acceptable. The proposal therefore accords with Policies 3.3, 3.4, 3.5, 3.6, 3.8, 3.12, 7.2 of the London Plan (2016), Policy SP02 of the Core Strategy 2010 and Policies DM3 and DM4 of the Managing Development Document 2013.

- 2.6 Subject to safeguarding conditions, it is considered that the development would not have an unacceptable impact on the amenity of adjoining residents in terms of noise, overlooking, natural light and construction impacts in accordance with Policy SP10 of the Core Strategy 2010 and Policy DM25 of the Managing Development Document 2013.
- 2.6 The proposed design of the extensions to the existing building at 7<sup>th</sup> and 9<sup>th</sup> floor levels are considered acceptable as they complement the existing building by matching the material palette and architectural detailing of the existing building below. The proposal therefore accords with Policies 7.4 and 7.6 of the London Plan (2016), Policies SP10 of the Core Strategy 2010 and Policies DM24 and DM27 of the Managing Development Document 2013.
- 2.7 Subject to the management of the impacts through the use of conditions, the proposed development would not unacceptably impact on the public transport network or the highway. This would accord with Policies 6.3, 6.9 and 6.13 of the London Plan (2016), Policy SP09 of the Core Strategy 2010 and Policies DM20 and DM22 of the Managing Development Document 2013.
- 2.8 The refuse provision on site is generally considered to be acceptable in accordance with Policy 5.17 of the London Plan (2016), Policy SP05 of the Core Strategy 2010 and Policy DM14 of the Managing Development Document 2013.
- 2.9 Subject to conditions, it is considered that the proposed development is acceptable with regard to energy and sustainability considerations. This would accord with Policies 5.2, 5.3 and 5.7 of the London Plan (2016), Policy SP11 of the Core Strategy 2010 and Policy DM29 of the Managing Development Document 2013.

### 3.0 RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** planning permission subject to:
- a) That the Corporate Director of Development & Renewal is delegated authority to recommend the following conditions and informatives in relation to the following matters:
  - b) A unilateral undertaking to secure the proposed affordable housing offer

### 3.2 Conditions on planning permission

1. Time limit
2. Development to be built in accordance with the approved plans (*compliance*)
3. Proposed materials to match existing and details of proposed materials to be submitted for approval (*pre-commencement*)
4. Construction management plan (*pre-commencement*)
5. Risk assessment and method statement (*pre-commencement*)
6. Programme of works and mitigation for lift works (*pre-commencement*)
7. Full details of the proposed PV array and compliance with approved energy strategy (*pre-commencement*)
8. Details of new communal amenity space and child play space (*pre-commencement*)
9. Details of obscuring glazing to 7<sup>th</sup> floor corridor (*pre-commencement*)
10. Permit free agreement (*pre-occupation*)
11. Cycle parking (*compliance*)
12. Proposed glazing to comply with recommendations in noise report (*compliance*)
13. Refuse (*compliance*)

14. Hours of construction works (*compliance*)

### 3.3 **Informatives on planning permission**

1. Canal and River Trust code of practice for works

## 4.0 **LOCATION AND PROPOSAL DETAILS**

### **Site and Surroundings**

- 4.1 The application site is the Frances Wharf development on Burdett Road which is a 5-10 storey 'stepped' residential block which features 101 residential units along with a 'Tesco Express' retail store at ground floor level, and is focused around a small private courtyard. The Frances Wharf development comprises of Harley House and Champion House which both benefit from their own entrance cores, with the former sitting adjacent to the Limehouse Cut Canal and the latter sitting adjacent to Thomas Road. It should be noted that the original development permitted (PA/05/01337) at Frances Wharf contained 90 residential units, and subsequently an additional 11 units have been approved and provided on site through alterations to the existing building (see relevant planning history section below).
- 4.2 The building is clad in a variety of materials, namely white render, red brick, timber cladding and grey cladding panels, and also features a number of protruding balconies with glazed upstands. It should be noted that the upper portions of the building, which are slightly set back from the main portion of the building below and comprise of parts of the 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> floors fronting Burdett Road are clad entirely in white render which 'caps off' the top of the building.
- 4.3 The subject site is located on the east side of Burdett Road directly to the north of the Limehouse Cut Canal, which sits in the adjacent Limehouse Cut conservation area, and to the south of Thomas Road. On the opposite side of Burdett Road sits a retail superstore housed in a single storey structure with associated car parking, whilst to the north of the site (on the opposite side of Thomas Road) sits a large residential block rising to 11 storeys at its southern end. To the south of the site (on the opposite side of Limehouse Cut) sits a vacant piece of land known as 307 Burdett Road, however it should be noted that this site does currently benefit from planning permission for the erection of an 11 storey residential block. Directly to the east of the site sits a small business park comprising of two 3 storey blocks along with associated parking in the centre of the site.
- 4.5 The site does not sit within a flood zone or an archaeology priority area and does not feature any trees within its curtilage. The site has a PTAL rating of 4 indicating a good level of public transport accessibility and is located within controlled parking zone B2 which is in operation between 8:30am to 5:30pm Monday to Friday with residents parking bays.

### **Proposal**

- 4.7 The applicant seeks full planning permission to extend the existing building at 7<sup>th</sup> floor and erect an additional level to provide an additional 6 residential units along with the reconfiguration of 1 existing residential unit (from a 3 bed to a 2 bed unit). It is also proposed to reconfigure the existing 7<sup>th</sup> floor external communal amenity space and re-provide it across both the 7<sup>th</sup> and 8<sup>th</sup> floor levels, and provide new child play space at ground floor level.

- 4.8 The proposed development will provide a total of 411sqm of additional residential (class C3) floor space, comprising of 3 x 1 bed units, 2 x 2 bed units and 1 x 4 bed unit. The applicant proposes to provide to deliver the 3 x 1 bed units as 'shared ownership' units, whereas the 2 x 2 bed units and 1 x 4 bed unit are to be delivered as market units.
- 4.9 In order to service the proposed extensions at 7<sup>th</sup> and 9<sup>th</sup> floor levels the applicant intends to extend the lift and stair cores of both Harley and Campion House by 1 storey. It is also proposed to provide additional refuse and cycle parking facilities to accommodate the additional residential units being proposed.

### **Relevant Planning History**

#### *Application Site:*

- 4.12 PA/04/01682 – Demolition of existing building and relocation of sub-station and redevelopment of the site by a 9 storey mixed use building to create 107 residential units and 1,930 sq.m of offices with associated landscaping. (Application withdrawn 08/08/2005)
- 4.13 PA/05/01337 – Demolition of existing building and erection of a 4 to 9 storey mixed use building with basement to create 90 residential units (30 x one-bedroom, 40 x two-bedroom, 20 three-bedroom) and 947 sq.m of offices (Use Class B1) at basement and ground floor level. Creation of a public walkway and associated landscaping. (Permission granted 07/06/2007)
- 4.14 PA/09/02132 – Conversion of two, 2 bedroom duplex apartments to four units (1 x Studio, and 3 x 2 Bed) including the addition of a balcony within a residential apartment block permitted under reference PA/05/1337. (Permission granted 25/03/2010)
- 4.15 PA/09/02423 – Variations to legal agreement dated 7th June 2007 associated with planning permission reference PA/05/01337. (Permission granted 25/03/2010)
- 4.16 PA/12/01961 – Conversion of redundant spaces associated with unused B1 commercial units into 1no. (comprising 1 x 1 bedroom 2 person) duplex. Residential unit will be within the existing development. Development will be on the Lower Ground Floor and Ground Floor levels. (Permission granted 26/09/2012)
- 4.17 PA/12/01962 – Conversion of redundant spaces associated with unused B1 commercial units into 1 no. (comprising 1 x 3 bedroom 5 person) duplex. Residential unit will be within the existing development. Development will be on the Ground Floor and Mezzanine Levels. (Permission granted 10/09/2012)
- 4.18 PA/12/02000 – Change of use and conversion of vacant B1 commercial units into 4no. (comprising 4 x 2 bedroom 3 person) flats. Residential units will be within the existing development. Development will be in the Lower Ground Floor and Ground Floor. (Permission granted 26/09/2012)
- 4.19 PA/12/03364 – Extension and upgrade of concierge and entrance area, to include improved an enlarged concierge and lobby, storage and a self-contained flat in the mezzanine. Development will be on the Ground Floor and Mezzanine Levels, and will be situated within the entrance to the development off Burdett Road. (Permission granted 14/02/2013)

- 4.20 PA/12/03366 – Change of use and conversion of vacant B1 commercial units into 2no. (comprising 2 x 2 bedroom 3 person) duplex units. Residential units will be within the existing development. Development will be on the Ground Floor and Mezzanine Levels. (Permission granted 25/02/2013)
- 4.21 PA/13/01529 – Application for a non-material amendment for the following alterations following grant of planning permission (PA/12/3364), dated 14.02.13: (Permission granted 18/07/2013)
- 4.22 PA/14/01495 – Alteration and enlargement of site 5 (unit 6) from a 2 bedroom apartment to a 3 bedroom apartment, to include the set back of the existing entrance door, conversion of existing plant room into a bedroom and the provision of a balcony at first floor level. (Permission granted 28/07/2014)
- 4.23 PA/15/02258 – Roof extensions at 7th floor and 9th floor levels to provide 6 new residential units of use class C3 along with reconfiguration of 1 existing unit. (Application withdrawn 05/11/2015)

*Neighbouring Site (307 Burdett Road):*

- 4.24 PA/08/01796 – Redevelopment of site involving the erection of a part 6 and part 11 storey building and lower ground floor level adjacent to Limehouse Cut to provide 56 residential units, 658 square metres of commercial space (Use Classes A1/A3/A4) at ground and lower ground floor level, cycle parking, amenity space and other associated works. (Application withdrawn 11/12/2008)
- 4.25 PA/09/00214 – Redevelopment of the site involving the erection of a part 6 and part 11 storey building and lower ground floor level adjacent to Limehouse cut to provide 56 residential units, 658 square metres of commercial floorspace (Use Classes A1/A3 and A4) at ground and lower ground floor level, cycle parking, amenity space and other associated works. (Permission refused 06/01/2010 and allowed by appeal APP/E5900/A/10/2131760/NWF 17/05/2011)
- 4.26 PA/13/01656 – Minor Material Amendments to Planning Permission ref: PA/09/214 dated 17 May 2011 for the redevelopment of the site involving the erection of a part 6 and part 11 storey building and lower ground floor level adjacent to Limehouse cut to provide 56 residential units, 658 square metres of commercial floorspace (Use Classes A1/A3 and A4) at ground and lower ground floor level, cycle parking, amenity space and other associated works.  
Proposed amendments:
  1. internal rearrangement of the consented building resulting in a reduction in units to 42
  2. internal rearrangement to amend the proposed employment floorspace at ground floor to provide child play space for the residential units. (Permission granted 10/06/2014)
- 4.27 PA/13/01764 – Application for a non-material amendment following a grant of planning permission. Erection of a part 6 and part 11 storey building and lower ground floor level adjacent to limehouse cut to provide 42 residential units, with associated child playspace at ground level, cycle parking, amenity space and other associated works. (Application withdrawn 05/08/2013)
- 4.28 PA/14/00153 – Application for a Non-material Amendment to vary the wording of condition no. 3 (landscaping scheme), no. 5 (wheelchair adaptable units), no. 6

(renewable energy), no. 8 (elevation drawings), and no. 12 (floor levels) of planning permission dated 17/05/2011, ref: PA/09/00214. (Permission granted 20/02/2014)

- 4.29 PA/14/00332 – Application for a Non-Material amendment to condition 7 (risk assessment and method statement) of Planning Permission PA/09/00214, dated 17/05/2011 to amend the trigger for submission of the details required by this condition. (Permission granted 07/03/2014)
- 4.30 PA/14/00386 – Application for a Non-Material amendment to condition 9 (contaminated land site investigation) of Planning Permission PA/09/00214, dated 17/05/2011 to amend the trigger for submission of the details required by this condition. (Permission granted 10/03/2014)
- 4.31 PA/15/01397 – Application for non-material amendments for planning permission PA/13/1656 dated 10/06/2014:
- Reconfiguration of plant areas, removal and relocation of louvers on the east elevation
  - Introduction of a new pedestrian access on Dod Street and reconfiguration of the fenestration;
  - Re-arrangement of bicycle racks, 36 cycle spaces are proposed at ground floor level with a further 60 spaces on lower ground floor level
  - The removal of the vertical ladders to the external envelope to reduce security risk
  - Minimal increase in parapet heights to facilitate (where possible) a clear 2.5 metre floor to ceiling height as well as increased balustrade height to 1.5 metres to the 6th floor roof terrace
  - Revisions to the ground floor residential and child play space entrance to meet disable access requirements
  - First floor roof terrace extended over the plant located at ground floor to provide residents with additional amenity
  - Garden store on the 6th floor has been redesigned to house additional plant located adjacent to the stair core
  - Revisions to the proposed material palette (Permission granted 08/04/2016)
- 4.32 PA/16/01385 - Non-material amendment (S96A) following grant of Minor Material Amendment application (S73) approved under PA/13/01656 dated 10/06/2014. Amendments sought: Revision to wording of Condition 14 to allow the development to be implemented in accordance with the CLP documents approved under PA/14/00324 and addendum prepared by Steer Davies Gleave dated January 2016. (Permission granted 17/06/2016)

## **5.0 POLICY FRAMEWORK**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that the determination of these applications must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.2 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

### 5.3 **Government Planning Policy**

National Planning Policy Framework 2012  
National Planning Practice Guidance 2016

### 5.4 **London Plan (Consolidated with Alterations since 2011) 2016**

3.3 – Increasing housing supply  
3.4 – Optimising housing potential  
3.5 – Quality and design of housing developments  
3.6 – Children and young people’s play and informal recreation  
3.8 – Housing choice  
3.12 – Negotiating affordable housing on individual private residential and mixed use schemes  
5.2 – Minimising carbon dioxide emissions  
5.3 – Sustainable design and construction  
5.17 – Waste capacity  
6.3 – Assessing effects of development on transport capacity  
6.9 – Cycling  
6.13 – Parking  
7.1 – Lifetime neighbourhoods  
7.2 – An inclusive environment  
7.4 – Local character  
7.6 – Architecture  
7.15 – Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes  
7.30 – London’s canals and other rivers and waterspaces

### 5.5 **Core Strategy 2010**

SP02 – Urban living for everyone  
SP04 – Creating a green and blue grid  
SP05 – Dealing with waste  
SP09 – Creating attractive and safe streets and spaces  
SP10 – Creating distinct and durable places  
SP11 – Working towards a zero-carbon borough  
SP12 – Delivering placemaking

### 5.6 **Managing Development Document 2013**

DM3 – Delivering homes  
DM4 – Housing standards and amenity space  
DM12 – Water spaces  
DM14 – Managing waste  
DM20 – Supporting a sustainable transport network  
DM21 – Sustainable transportation of freight  
DM22 – Parking  
DM24 – Place-sensitive design  
DM25 – Amenity  
DM27 – Heritage and the historic environment  
DM29 – Achieving a zero carbon borough and addressing climate change

### 5.7 **Supplementary Planning Documents**

London Plan Housing Supplementary Planning Guidance (2016)

Limehouse Cut Conservation Area (adopted August 2011) character appraisal and management guidelines

## **6.0 CONSULTATION RESPONSE**

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

6.2 The following were consulted regarding the application:

### **LBTH Access Officer**

6.3 No comments received.

### **LBTH Affordable Housing Officer**

6.4 The proposed affordable housing offer is welcomed.

### **Canal and River Trust**

6.5 The daylight and sunlight assessment included with the submission does not make any reference to the Limehouse Cut, and any additional overshadowing that may be caused by the extension, the CRT would request that this be considered. As the development would bring more people to the canal side the CRT would request that a contribution be made towards the improvement of the canal environment. If the Council is minded to grant planning permission, it is requested that a condition requiring a risk assessment and method statement is imposed.

### **Crime Prevention Officer**

6.6 No comments received.

### **LBTH Design and Conservation**

6.7 No objections to the amended design.

### **LBTH Energy Efficiency Unit**

6.8 No comments received.

### **LBTH Environmental Health – Noise & Vibration**

6.9 An acoustic report which outlines how the facades of the proposed development have been designed to meet the daytime and night time internal acoustic standards set out in BS8233:2014 should be submitted.

### **Transport for London**

6.10 TFL have no objections to the proposed development and welcome the inclusion of 9 cycle parking spaces which meets the relevant standards. Conditions should be imposed upon the proposed development which exempt future residents from applying for local car parking permits and require the submission of a Construction Management Plan.

## **Thames Water**

- 6.11 No objections.

## **LBTH Transportation & Highways**

- 6.12 The proposed development should be secured as car free by way of a S.106 agreement. Officers welcome the addition of cycle parking for the residents of the proposed residential units, and these should be provided in line with FALP standards. The bike store should be safely and conveniently accessible for residents.

## **LBTH Waste Policy & Development**

- 6.13 The proposed development should provide waste storage in line with the shortly to be adopted waste capacity guidelines in order to future proof the development.

## **7.0 LOCAL REPRESENTATION**

- 7.1 A total of 143 letters were sent to neighbours and interested parties. A site notice was also displayed on site and the application was advertised in 'East End Life'.

- 7.2 The number of representations received in response to notification of the application is as follows:

No of individual responses:                      Objecting: 26  
Supporting: 0

No of petition responses:                      Objecting: 0  
Supporting: 0

- 7.3 The following issues were raised in objection to the proposal:

- The construction of the additional residential units will result in considerable disruption for residents, including noise, dirt and dust. Residents have already been subjected to disruption by previous developments on this site.
- The lift shaft of Harley House will be out of action during construction which will adversely impact upon those who rely on this lift, including those with mobility issues. Residents of Harley House currently do not have access to use the lift in Champion House as an alternative and will therefore be forced to climb up to 8 flights of stairs.
- The proposed development will adversely impact upon the privacy and security of existing residents.
- The proposed development will result in the loss of daylight and sunlight for some residents. The submitted daylight and sunlight assessment is insufficient as it does not assess all of the flats within the existing development.
- The existing facilities on site such as the bin store cannot cope with additional residents.
- The proposed development will make parking in the surrounding area harder and will adversely impact upon traffic congestion in the locality.

- The proposed development is of poor design as it is inconsistent with the existing building, creates a 'top heavy' building and does not respect the local context.
- The proposed development represents an overdevelopment of the site, and will result in an overcrowded building.
- A further 6 'luxury' apartments will not contribute towards the housing crisis, affordable housing solutions are required instead.

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

8.1 This application has been assessed against all relevant policies under the following report headings:

1. Land Use
2. Housing
3. Amenity
4. Design
5. Transportation and Highways
6. Refuse
7. Energy and Sustainability

### **Land Use**

- 8.2 The application proposes to provide 6 new residential units (class C3) and reconfigure 1 existing residential unit (class C3) at 7<sup>th</sup> and 9<sup>th</sup> floor levels.
- 8.3 Policy 3.3 of the London Plan (2016) seeks to ensure that sufficient new housing is brought forward in order to meet demand, in accordance with table 3.1 in the London Plan which sets Borough housing targets.
- 8.4 The Council's Core Strategy policy SP02 seeks to deliver 43,275 new homes (equating to 2,885 per year) from 2010 to 2025 in line with the housing targets set out in the London Plan. This will be achieved by supporting new developments which provide housing including infill developments where they meet an identified need and contribute towards creating sustainable communities.
- 8.5 The Council's Managing Development Document policy DM3 supports development which delivers new homes and provides further guidance on how development can help to deliver new homes to meet the full range of needs of existing and future residents of the Borough.
- 8.6 The proposed development seeks to deliver an additional 6 residential units on this site (3 x 1 bed units, 2 x 2 bed units and 1 x 4 bed unit) along with the reconfiguration of 1 existing residential unit (from a 3 bed to a 2 bed unit). This will result in the creation of an additional 411sqm of residential (C3) floor space across the 7<sup>th</sup> and 9<sup>th</sup> levels of the building. Given the fact that this site already features predominantly residential (C3) uses and is located in an area which is predominantly residential, officers are supportive of the principle of the proposed land use.
- 8.7 Considering the above, officers conclude that the proposed development can be supported in land use terms, in accordance with the relevant policies as set out above.

## Housing

- 8.8 The application proposes to provide 6 new residential units and reconfigure 1 existing residential unit (from a 3 bed to a 2 bed unit) at 7<sup>th</sup> and 9<sup>th</sup> floor levels, reorganise the existing external communal amenity space at roof level and provide new child play space at ground floor level.
- 8.9 Policy 3.3 of the London Plan (2016) seeks to ensure that sufficient new housing is brought forward in order to meet demand, whilst policy 3.4 seeks to ensure that development optimises housing output for different types of location. Policy 3.5 seeks to ensure that new residential accommodation is of the highest quality and policy 3.6 seeks to ensure that provision is made within new developments for play and informal recreation. Policy 3.8 seeks to ensure that new residential developments provide a genuine choice of homes that are affordable and policy 3.12 seeks to ensure that local authorities seeks the maximum reasonable amount of affordable housing in all new developments. Policy 7.2 seeks to ensure that development demonstrates how it has incorporated the principles of inclusive design, including the specific needs of older and disabled people.
- 8.10 The Council's Core Strategy policy SP02 seeks to ensure that new housing assists in the creation of sustainable places by optimising the use of the land, delivers the maximum reasonable amount of affordable housing, and is appropriate, high-quality, accessible, well-designed and sustainable. This will be achieved by setting housing design standards, requiring new developments to be compliant with up to date building regulation standards, and ensuring that an adequate level of private and communal amenity space is provided within proposed developments, along with child play space.
- 8.11 The Council's Managing Development Document policy DM3 seeks to ensure that development maximises affordable housing and provides a balance of housing types, including family homes. Policy DM4 seeks to ensure that all housing developments include an adequate provision of internal space in order to provide an appropriate living environment, along with sufficient levels of both private and communal external amenity space in accordance with the London Plan Housing SPG, and also seeks to secure 10% of new housing as either accessible or 'easily adaptable'.
- 8.12 It should be noted that 11 additional market units (1 x studio unit, 1 x 1 bed unit, 7 x 2 bed units and 2 x 3 bed units) have been constructed on this site since the grant of planning permission (PA/05/01337) for the original development of 90 units (see relevant planning history). As the original S.106 agreement specified that the 35% affordable housing provision should be calculated in the form of gross floor space, the above subsequent applications did not qualify for affordable housing contributions as they involved the reorganisation of the existing building and thus did not result in the creation of any additional gross floor space. It should be noted that it is no longer the Council's policy to calculate affordable housing provision in the form of gross floor space.
- 8.13 Whilst the proposed development does result in the creation of new floor space, it should be noted that as the existing development is complete and occupied, officers do not consider that the proposed development can reasonably be considered to be 'incremental development', and are instead treating it as a standalone application (albeit on the same site and physically connected to the existing building). As such the existing provisions relating to affordable housing within the S.106 of the original consent (PA/05/01337) do not apply to this application, and as the proposal only seeks to create an additional 6 residential units, no affordable housing provision is

formally required by policy. Notwithstanding the above however, the applicant has put forward an offer of 3 x 1 bed intermediate units, which equates to 35% of the proposed development by habitable rooms, and this is welcomed by officers. The existing registered provider on site (A2 Dominion) has expressed an interest in these additional units, and this provision will be secured through a Unilateral Undertaking (UU).

- 8.14 The proposed development involves the creation of 3 x 1 bed units, 2 x 2 bed units and 1 x 4 bed unit. This represents an overall mix of 50% 1 bed units, 33% 2 bed units and 17% 4 bed units which officers consider to be broadly acceptable. It should be noted that the 3 x 1 bed units are to be of intermediate tenure, whilst the 2 x 2 bed units and 1 x 4 bed unit are to be of market tenure.
- 8.15 The application site is considered to be in an ‘urban’ location due to the fact that it is greater than 800m walking distance from Canary Wharf major centre (in accordance with table 3.2 in the London Plan), and also has a PTAL rating of 4 (good).

	London Plan Density	Existing Development	Proposed Development
<b>Units/ha</b>	260	459	486
<b>Hab Rooms/ha</b>	700	1327	1400

The above table outlines that the proposed development will have a minimal impact upon the overall density of the existing development. Whilst both the existing and proposed developments do exceed the London Plan density matrix, officers do not consider that the proposed development displays symptoms of ‘overdevelopment’, and the quality of the residential units and their associated amenity spaces is further discussed below.

- 8.16 Officers have assessed the 6 new residential units along with the reconfigured 1 existing residential unit (from a 3 bed to a 2 bed unit) at 7<sup>th</sup> and 9<sup>th</sup> floor levels, and can confirm that they either meet or exceed the housing standards as set out within table 3.3 of the London Plan, in terms of both their internal floor space and the level of private external amenity space that they provide.
- 8.17 As the proposal seeks the creation of under 10 units there is no formal requirement for the development to provide any additional fully wheelchair accessible units in line with Part M4(3) of the Building Regulations. The inclusion of wheelchair turning circles on the plans demonstrates however that accessibility to all of the new units has been considered as part of the design which is welcomed by officers.
- 8.18 The existing development currently provides a communal terrace at 7<sup>th</sup> floor level accessed via the Campion House core for the use of existing residents, and this space measures a total of 316sqm. As part of the proposed development the existing communal amenity space is to be reorganised resulting in a net loss of 33sqm (circa 10%), however it is still substantially above the minimum communal amenity space requirements. It should also be noted that 50sqm of the reorganised communal amenity space is to be provided in the form of child play space at ground floor level, and that none of the existing communal amenity space features any child play space. Given the fact that child play space is now to be provided on site for the first time and that the reorganised communal amenity space is still substantially above the minimum communal amenity space requirements officers are content with the implications of the development on the communal amenity space within the development. Full details of the reorganised communal amenity space and the proposed child play space will be secured by condition.

- 8.19 Considering the above, and subject to the necessary conditions, officers conclude that the proposed development is acceptable in housing terms, and therefore can be seen to be in accordance with the relevant policies as set out above.

### **Amenity**

- 8.20 Officers have assessed the amenity implications of the proposal, including the proposed physical extensions to the building and the impact of the construction phase of the proposal.
- 8.21 According to paragraph 17 of the NPPF local planning authorities should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 8.22 The Council's Core Strategy policy SP10 (4) states that the Council will ensure that all development protects the amenity of surrounding building occupiers.
- 8.23 The Council's Managing Development Document policy DM25 states that development should seek to protect, and where possible improve, the amenity of surrounding existing and future residents and building occupants by not creating unacceptable levels of noise, vibration, artificial light, odour, fume or dust pollution during the construction and life of the development.
- 8.24 The applicant has submitted a daylight and sunlight assessment which outlines the impacts of the proposed development on existing residents and the levels of daylight and sunlight which will be afforded to future occupiers of the additional units. All habitable rooms which face into the existing courtyard of the building have been tested along with a number of windows on the adjacent Argyle Court development and affected windows on the Burdett Road facing elevation of the building. Out of the 98 windows tested, all but 2 experience daylight reductions which are considered acceptable in line with BRE guidance. The two windows which do experience reductions in their daylight which are greater than the recommended levels suggested by BRE do so as a result of a new balcony which is to be placed above them, however it should be noted that their resultant daylight levels will still remain above the minimum recommended levels contained within the BRE guidance, and therefore on balance officers consider that the proposal is acceptable in terms of its daylight impacts on existing residents. No gardens or amenity spaces, as defined in the BRE guidance, are located close enough to the proposed development to be adversely affected by overshadowing from the proposal, and as the Limehouse Cut sits to the south of the proposed development officers do not consider as though the proposal will cause any significant additional overshadowing of this space. Due to the siting of the new residential units officers are content that all of these units will receive adequate levels of daylight and sunlight and this has been confirmed within the daylight and sunlight report.
- 8.25 A number of objectors have raised concerns that the construction of additional units on top of the existing building will result in considerable disruption for residents and will also result in the Harley House lift being out of action during construction works. In order to address the concerns of the objectors the applicant has outlined various measures that will be undertaken during the construction process to minimise disruption to existing residents including: locating equipment, site offices and worksites away from neighbouring properties where reasonable practical; ensuring that standard construction working hours are not exceeded; the use of site hoardings or portable acoustic enclosures/screens; and the use of quieter alternative methods of construction where reasonably practical. Whilst officers appreciate that the above

measures will not completely remove all disturbances to existing residents, through a robust construction management plan which would be secured by condition in the event that permission is granted, officers consider that the proposed works can be undertaken in an acceptable manner where disruption to existing residents is kept to a minimum. With respect to the disruption caused by extending the existing Harley House lift the applicant has confirmed in writing that the majority of the necessary works to the existing lift core can, in the main, be undertaken whilst the existing lift is still operating on the floors below, therefore causing minimal disruption to existing users of the Harley House lift. A condition requiring further details of the programme of works to the Harley House lift prepared by a lift manufacturer will be secured in the event that planning permission is granted to ensure that any disruption to existing residents is kept to a minimum and suitable mitigation measures are put in place during any periods of disruption.

- 8.26 With respect to issues surrounding overlooking, outlook and sense of enclosure for existing residents, officers consider the proposal to be broadly acceptable. At 7<sup>th</sup> floor level the existing unit in the north east corner of Harley House which is most affected by the proposals will still receive a good level of outlook, despite the proposed new additions at this level, and will also still retain a good level of privacy, as the large private external amenity space and the associated planting around it (which will act as a buffer zone) will prevent others from being able to look directly into the unit itself. It should be noted that this unit currently features a similar situation to what is being proposed in the sense that its private amenity space will directly abut a communal amenity space. A condition will be placed on the glazing to the adjacent hallway to ensure that it is obscured so users of this route do not look directly into the adjacent private amenity space. At 8<sup>th</sup> floor level the proposal additional communal amenity space is separated from the nearby existing units by 9m to ensure that existing residents still retain an acceptable level of privacy and this arrangement is considered acceptable by officers. Officers do not consider that the addition of a new 9<sup>th</sup> floor level raises any further amenity issues with regard to overlooking, outlook and sense of enclosure as such units will be located directly above existing units.
- 8.27 With respect to the proposed new residential units the applicant has submitted a noise survey to determine what measures are required to be undertaken to ensure that the proposed new residential units provide a suitable level of amenity for their future occupiers. This survey has stipulated the necessary specification for all new glazing to ensure that the new residential units meet the relevant British standards with respect to noise levels, and a compliance condition stating that new glazing shall meet the specification recommended within this report shall be imposed in the event that planning permission is granted.
- 8.28 Considering the above, officers conclude that the proposed development is acceptable in amenity terms, and therefore can be seen to be in accordance with the relevant policies as set out above.

### **Design**

- 8.29 The application proposes to extend the existing building at 7<sup>th</sup> floor and erect an additional level to provide an additional 6 residential units. No other external alterations to the lower portions of the existing building are proposed.
- 8.30 Policies 7.4 and 7.6 of the London Plan (2016) seek to ensure that proposed buildings are of a high architectural quality and relate well to their surroundings.

- 8.31 The Council's Core Strategy policy SP10 seeks to ensure that proposals promote good design principles to create buildings, spaces and places that are high-quality, sustainable, accessible, attractive, durable and well-integrated with their surrounds.
- 8.32 The Council's Managing Development Document policies DM24 and DM27 seeks to ensure that development is designed to the highest quality standards, incorporating principles of good design. Development is also required to protect and enhance the borough's heritage assets, their setting and their significance as key elements of developing the sense of place of the borough's distinctive 'Places'.
- 8.33 The existing building steps up in height and is part 5, 6, 7, 8 and 10 storeys in height (inclusive of both ground and mezzanine levels). The proposed extensions involve the erection of a 7<sup>th</sup> floor level in the north west corner of the building (above Campion House) along with the erection of a 9<sup>th</sup> floor level above the southern portion of the building (Harley House). The proposal also involves the extension of the existing stair and lift cores by a further level. An 11 storey building sits to the north of the site (Argyll Point) and permission exists for a part 6 and part 11 storey building to the south of the site (307 Burdett Road) on the south side of the Limehouse Cut.
- 8.34 Given both the context of the site, where taller buildings exist (or are approved) to both the site's north and south sides, and the fact that the proposed additional floor will only raise the existing overall height of the building by 2.75m from 30m to 32.75m, officers consider the principle of raising the height of this building acceptable in this instance. As the proposed development seeks to extend the building at both 7<sup>th</sup> and 9<sup>th</sup> floor levels, the 'stepped' form of the building will be retained, and the resultant form of the building with the proposed extensions will appear similar to the building as it is currently stands, albeit with the addition of a further 2.75m in height. Officers have also considered the impacts of the proposal on the adjacent Limehouse Cut conservation area and are content that the proposed development will not have an adverse impact upon the conservation area.
- 8.35 Concerns have been raised by some objectors that the proposed development will result in a 'top heavy' building, however officers consider that in this instance the existing building can accommodate an additional storey without appearing 'top heavy'. It should be noted that the existing building currently features a clearly defined 'top, middle and bottom' to it (highlighted by changes in materials). Both Campion House and Harley House feature single storey 'tops' and double storey 'bottoms', whilst Campion House has a 5 storey 'middle', and Harley House has a 7 storey 'middle'. Due to the fact that the building currently features a double storey 'bottom' and a considerable 'middle' (5/7 storeys), officers consider that a double storey 'top' (as a result of the 7<sup>th</sup> and 9<sup>th</sup> storey extensions) would appear proportionate to the remainder of the building and would neither upset the existing architectural language and order of the building nor result in the building appearing 'top heavy'.
- 8.36 In order to ensure that the proposed extensions at 7<sup>th</sup> and 9<sup>th</sup> floor levels complement and relate to the existing building in an acceptable manner, the same material palette, design details and pattern of openings have been carried through from the existing floors below. Officers consider that this approach is acceptable as it ensures that the additional extensions to the building do not appear incongruous, and instead appear as though they form a portion of the original building as opposed to a later addition.
- 8.37 The layout of the proposed 7<sup>th</sup> floor extension involves the creation of a new internal glazed corridor which will link Campion House to Harley House running directly to the east of the 3 x 1 bed units which it serves. This corridor also provides access to the

7<sup>th</sup> and 8<sup>th</sup> floor external terraces and provides passive surveillance opportunities for the adjacent communal amenity space which is welcomed. The layout of the proposed 9<sup>th</sup> floor extension largely follows the layout of the levels below and features a central hallway which allows residents of the proposed additional residential units to access both the lift and stairs. Officers consider that the proposed layouts of the extensions at 7<sup>th</sup> and 9<sup>th</sup> floor levels are acceptable.

- 8.38 The proposed development involves the reorganisation of the existing communal amenity space at 7<sup>th</sup> floor level and re-provides it across both 7<sup>th</sup> and 8<sup>th</sup> floor levels (in addition to new child play space at ground floor level). The proposed landscaping to these new terraces will feature both hard and soft landscaping which is welcomed as the existing terrace only features hard standing and has no landscaping to it. Full details of both the hard and soft landscaping treatments to the proposed new terraces at 7<sup>th</sup> and 8<sup>th</sup> floor levels will be secured via condition.
- 8.39 Considering the above, officers conclude that the proposed development is acceptable in design terms, and can therefore be seen to be in accordance with the relevant policies as set out above.

### **Transportation and Highways**

- 8.40 The application proposes to provide additional cycle parking spaces within the existing basement bike store for the use of future residents of the proposed 6 additional residential units.
- 8.41 Policy 6.3 of the London Plan (2016) states that development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed and that development should not adversely affect safety on the transport network. Policy 6.9 states that developments should provide secure, integrated, convenient and accessible cycle parking facilities in line with the minimum cycle parking standards which are set out in a table which forms a part of policy 6.13.
- 8.42 The Council's Core Strategy policy SP09 (3) seeks to ensure that all new development does not have an adverse impact upon the capacity of the road network.
- 8.43 The Council's Managing Development Document policy DM20 (2) states that development must be able to demonstrate that it is properly integrated with the transport network and has no unacceptable impacts on the capacity and safety of the transport network. Policy DM22 (1 & 4) both state that development will be required to comply with the Council's minimum parking standards in order to ensure suitable provision for cyclists, however it should be noted that these standards have now been superseded by the parking standards set out within the recently adopted London Plan (2016), which this application is being assessed against.
- 8.44 It is proposed to provide an additional 9 cycle parking spaces (in the form of 'Sheffield' stands) in the existing secure bike store at basement level (which is accessed via a lift) for the 6 additional units. Such provision is in line with the current FALP cycle parking standards which require 1 cycle parking space per 1 bed unit, and 2 cycle parking spaces per 2 or larger bed unit and is welcomed. Officers have viewed inside the existing bike store during the site visit and are content that there is sufficient space to provide the additional 9 cycle parking spaces required for the additional units. LBTH Highways officers are also content with the proposed cycle parking provision.

- 8.45 In addition to the provision of adequate cycle parking spaces, officers will impose a condition which requires the applicant to enter into a S.106 agreement in order to prevent future occupiers of the proposed development obtaining parking permits thus securing the development as car free. This will ensure that the development will not exacerbate the existing strain on car parking spaces in the surrounding area nor adversely impact upon traffic congestion in the locality.
- 8.46 In order to understand the potential impacts upon the highway network during the construction phase of the proposal and how they will be mitigated against, the submission of a Construction Management Plan will be conditioned.
- 8.47 Considering the above, and subject to the necessary conditions, officers conclude that the proposed development is acceptable in highways terms, and therefore can be seen to be in accordance with the relevant policies as set out above.

### **Refuse**

- 8.48 The development currently benefits from an existing bin store at ground floor level adjacent to Thomas Road. In order to accommodate the uplift in residential units the applicant proposes to place an additional 2 x refuse bins and 1 x recycling container within the existing bin store.
- 8.49 Policy 5.17 of the London Plan (2016) states that all developments should plan for waste management, and should minimise waste and achieve a high level of performance with respect to reuse and recycling.
- 8.50 The Council's Core Strategy policy SP05 (1) states that the Council will ensure that development implements the waste management hierarchy of reduce, reuse and recycle by ensuring that building users reduce and manage their waste effectively.
- 8.51 The Council's Managing Development Document policy DM14 (2) states that development should demonstrate how it will provide appropriate storage facilities for residual waste and recycling as a component element to implement the waste management hierarchy of reduce, reuse and recycle.
- 8.52 In line with the shortly to be adopted waste capacity guidelines, the proposed 6 residential units will require 665 litres of refuse storage and 450 litres of recyclable storage.
- 8.53 The existing refuse bins and recycling containers within the bin store at ground floor level adjacent to Thomas Road are currently subject to overflowing, however the applicant has demonstrated that there is space within the existing refuse store to accommodate further bins, and officers can confirm that this is the case after visiting the store during a site visit.
- 8.54 In order to cater for the proposed 6 additional residential units and help to alleviate the issue of overflowing bins the applicant proposes to install 2 x 1100 litre refuse bins and 1 x 660 litre recycling container within the existing bin store. As this offer exceeds the waste capacity guidelines for the proposed 6 units by a factor of 2.5, officers are supportive of this element of the proposal.
- 8.55 A condition requiring the installation of the additional bins prior to the occupation of the additional 6 residential units will be imposed in order to secure the proposed refuse provision.

- 8.56 Considering the above, and subject to the necessary conditions, officers conclude that the proposed development is acceptable in refuse terms, and therefore can be seen to be in accordance with the relevant policies as set out above.

### **Energy and Sustainability**

- 8.57 Policies 5.2, 5.3 and 5.7 of the London Plan (2016) seek to ensure that development proposals make the fullest contribution to minimising carbon dioxide emissions, demonstrate that sustainable design standards are integral to the proposal and integrate on-site renewable energy generation, where feasible.
- 8.58 The Council's Core Strategy SP11 seeks to ensure that carbon emission are reduced in non-domestic buildings by supporting non-domestic developments that promote the use of renewable energy technologies and reducing the carbon emissions of all public buildings in the Borough.
- 8.59 The Council's Managing Development Document policy DM29 states that all development will be required to be accompanied by an Energy Assessment to demonstrate its compliance with the Borough's carbon reduction targets and will also need to demonstrate that climate change mitigation measures are maximised within development.
- 8.60 The applicant has submitted an Energy Statement which outlines the measures that are being taken to ensure that the proposed development has been designed with sustainability measures in mind. This document states that the proposed development achieves a 54% CO<sub>2</sub> reduction over the baseline Building Regulations through both energy efficiency measures and the incorporation of renewable energy technologies (in this instance a PV array on the roof) which exceeds the policy expectation of a 45% CO<sub>2</sub> reduction over the baseline Building Regulations. To ensure that such measures are carried out conditions will be imposed in the event that planning permission is granted to ensure that the development is carried out in line with the submitted Energy Statement and that further information on the design of the proposed PV array is submitted for approval.
- 8.61 Considering the above, and subject to the necessary conditions, officers conclude that the proposed development is acceptable in energy and sustainability terms, and therefore can be seen to be in accordance with the relevant policies as set out above.

## **9.0 HUMAN RIGHTS CONSIDERATIONS**

- 9.1 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. In the determination of a planning application the following are particularly highlighted to Members:
- 9.2 Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. "Convention" here means the European Convention on Human Rights, certain parts of which were incorporated into English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant, including:-
- Entitlement to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law in the determination of a

person's civil and political rights (Convention Article 6). This includes property rights and can include opportunities to be heard in the consultation process;

- Rights to respect for private and family life and home. Such rights may be restricted if the infringement is legitimate and fair and proportionate in the public interest (Convention Article 8); and
- Peaceful enjoyment of possessions (including property). This does not impair the right to enforce such laws as the State deems necessary to control the use of property in accordance with the general interest (First Protocol, Article 1). The European Court has recognised that "regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole".

9.3 This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as local planning authority.

9.4 Both public and private interests are to be taken into account in the exercise of the Council's planning authority's powers and duties. Any interference with a Convention right must be necessary and proportionate.

9.5 Members must, therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

9.6 As set out above, it is necessary, having regard to the Human Rights Act 1998, to take into account any interference with private property rights protected by the European Convention on Human Rights and ensure that the interference is proportionate and in the public interest.

## **10.0 EQUALITIES ACT CONSIDERATIONS**

10.1 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs, gender and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and the Committee must be mindful of this duty inter alia when determining all planning applications. In particular the Committee must pay due regard to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

## **11.0 FINANCIAL CONSIDERATIONS**

### Localism Act (amendment to S70(2) of the TCPA 1990)

11.1 Section 70(1) of the Town and Country Planning Act 1990 (as amended) entitles the relevant authority to grant planning permission on application to it. Section 70(2) requires that the authority shall have regard to:

- The provisions of the development plan, so far as material to the application;
- Any local finance considerations, so far as material to the application; and,
- Any other material consideration.

11.2 Section 70(4) defines “local finance consideration” as:

- A grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
- Sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.

11.3 In this context “grants” might include New Homes Bonus.

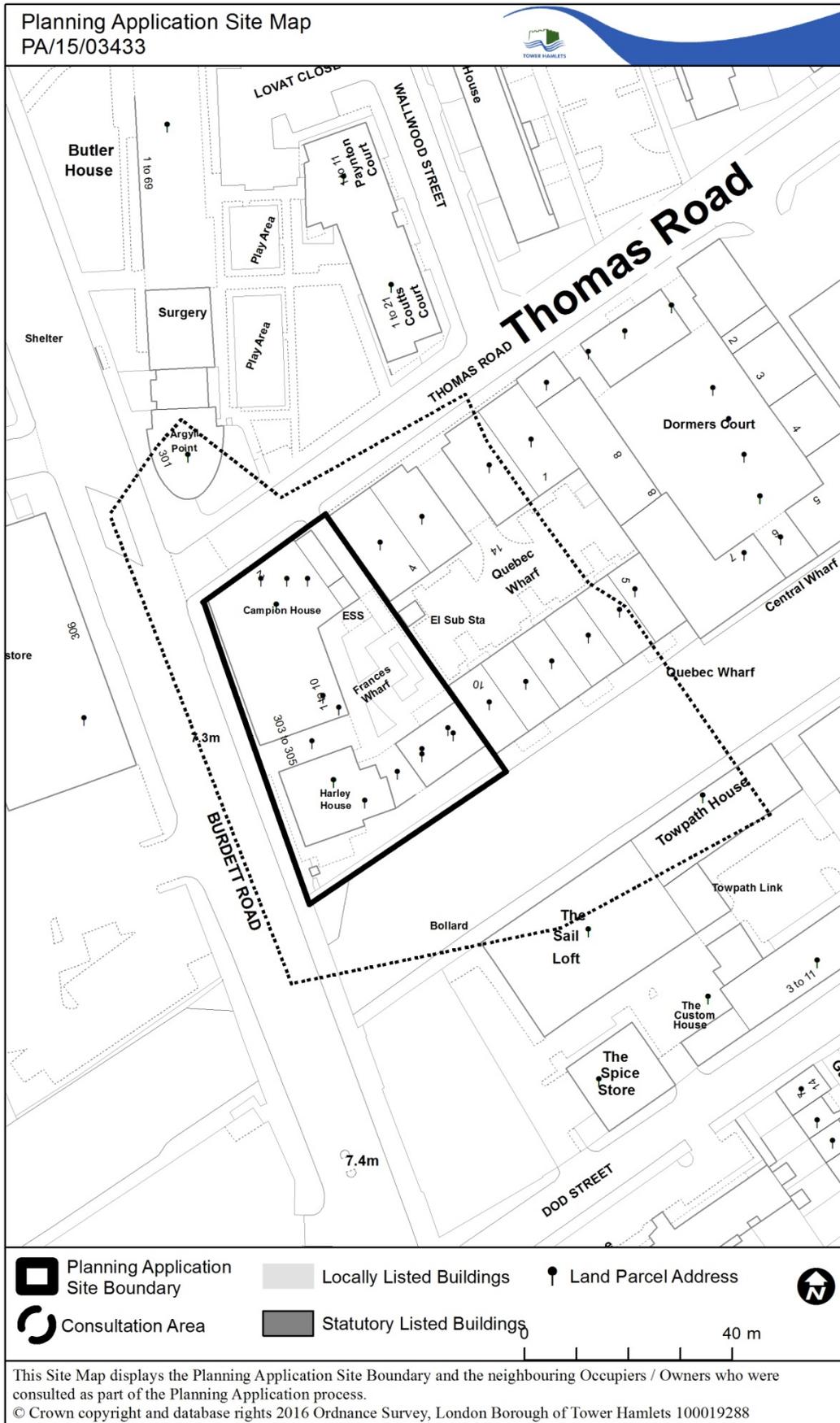
11.4 As regards Community Infrastructure Levy considerations, Members are reminded that that the London mayoral CIL became operational from 1 April 2012.

11.5 The Borough’s Community Infrastructure Levy came into force from 1st April 2015.

## **12.0 CONCLUSION**

12.1 All other relevant policies and considerations have been taken into account. Planning permission should be GRANTED for the reasons set out in the MATERIAL PLANNING CONSIDERATIONS section of this report.

13.0 SITE MAP

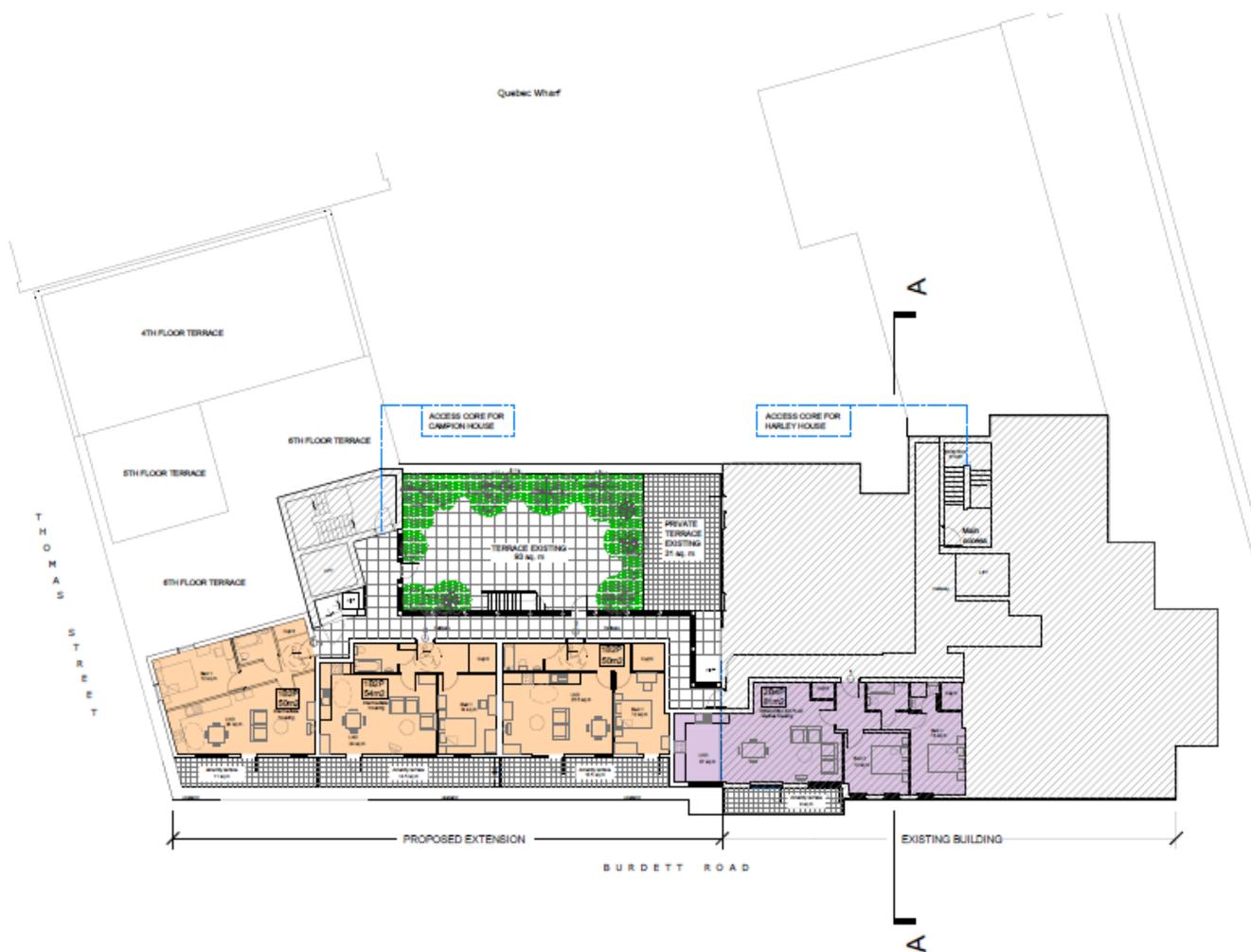


**APPENDIX 1 – PROPOSED PLANS**

**View of proposed development from Burdett Road**



# Proposed 7<sup>th</sup> floor plan



7th Floor Proposed, 1:200 (A3)

A3  
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**P30**<sup>B</sup>

**PLANNING**

Notes:  
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**LEGEND**

- Existing Structure
- Market housing: 2 bed flat.
- Intermediate housing: 1 bed flat.
- Market housing: 4 bed flat.

B Flat 455, layouts amended 09/2016  
 A General amendments 01/2016  
 Rev Details: Date:  
 Project Title:  
**Harley House and Campion House, Frances Wharf, Burdett Road, London, E14**

Drawing Title:  
Proposed Seventh Floor Plan

Drawing no: 3380.P.30 Revision: B  
 Scale: 1:200 @ A3 Date: 07.08.2014  
 Drawn: Checked By:

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# Proposed 9<sup>th</sup> floor plan



9th Floor Proposed, 1:200 (A3)



**P50<sup>B</sup>**

**PLANNING**

**Notes:**  
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Legend	
	Existing Structure
	Market housing, 2 bed flat.
	Intermediate housing, 1 bed flat.
	Market housing, 4 bed flat.

B. 7th floor terrace amended 03/16

A. Amended layouts and balconies 01/16

Rev Details: Date:

Project Title:  
 Harley House and Camplon House, Frances Wharf, Burdett Road, London, E14

Drawing Title:  
 Proposed Ninth Floor Plan  
 3no. Penthouse Units

Drawing no: 3389.P.50 Revision: B

Scale: 1:200 @ A3 Date: 07.08.2014

Drawn: Checked By:

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