

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

20th October 2016

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/16/00757	99 Mansell Street & 31-33 Prescott Street, London E1	Mixed-use development in a part 6, part 8 and part 9 storeys block with lower ground floor comprising 57 serviced apartments (Use Class C1) on the upper floors and 1,115sqm of office floorspace (Use Class B1) at basement, ground and first floor and a 103 sqm of flexible retail/financial services/ restaurant/ cafe/ drinking establishment floorspace (Use Class A1, A2, A3, A4 and A5) at ground floor level.

1.0 ADDITIONAL REPRESENTATION

- 1.1 Since the completion of the report, two additional representations have been received, maintaining an objection to the scheme on the basis of:
- Loss of light to Londinium Towers
 - Overlooking to Londinium Towers
 - Detrimental impact upon the surrounding historical buildings.

2.0 CLARIFICATION

- 2.1 The table at paragraph 7.9 identifies where there are reductions in winter sunlight at Londinium Towers, however it incorrectly refers to these as 'failures' against the BRE guidance. Regardless of the percentage reduction in winter sunlight, it remains a 'pass' against the test if the winter sunlight hours remain at a minimum of 5% of the annual winter sunlight. In the case of the 30 windows which show a reduction in winter sunlight, all of these remain above 5% of the annual sunlight hours, as such, these are not failures against the BRE guidance.
- 2.2 The same can be said for the annual sunlight hours, if the centre of the window tested maintains at least 25% of the annual probable sunlight hours, regardless of the reduction, then this is a 'pass' with regards to the BRE guidelines. At paragraph 7.8 the report highlights that two windows within Londinium Towers show reductions in sunlight of between 23-24%, however as the overall level of sunlight remains well in excess of the 25% minimum, the residual levels of sunlight remain good.
- 2.3 So to clarify, there are no failures against the BRE guidelines with regards to sunlight levels received by Londinium Towers.

3.0 RECOMMENDATION

- 3.1 Officers' original recommendation to APPROVE planning permission remains unchanged.

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/14/02928	116-118 Chrisp Street	Demolition of public house (Use Class A4) and former Tyre and Exhaust Centre building (Use Class B1/B2) and erection of mixed-use development comprising part 5, part 12, part 15 storey block of 63 flats (Use class C3) with ground floor commercial unit (flexible use - Use Classes A1/A2/A3/A4), and associated cycle and refuse storage facilities, amenity areas and electricity sub-station. Formation of new vehicular and pedestrian accesses onto Chrisp Street.

2.0 ADDITIONAL REPRESENTATION

2.1 On receiving amendments to the scheme the Council re-consulted neighbours for a two week period from Tuesday 4th October 2016. In this time, two additional representations have been received, maintaining an objection to the scheme on the basis of:

- Overdevelopment of the site.
- Height, bulk and massing of the proposal.
- Density of the proposal, particularly in terms of the daylight and sunlight impact.
- Loss of the public house.
- Under provision of child play space and community space.
- Quality of the design and the separate entrances for the affordable units.
- Loss of sunlight/daylight
- Loss of privacy

2.0 CLARIFICATION

2.1 The description of development in the Committee report and in the re-consultation was incorrect and should have read “part 5, **part 12**, part 15 storeys” rather than “part 5, **part 13**, part 15 storeys”.

3.0 RECOMMENDATION

3.1 Officers’ original recommendation to APPROVE planning permission remains unchanged.

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.3	PA/16/00899 + PA/16/00900	The Quay Club, Bank Street, Canary Wharf, London, E14	Demolition of the existing concrete slab and associated infrastructure; alterations to Bank Street including the removal of existing coping stones above the existing Banana Wall to enable the installation of proposed utilities services and future deck; the installation of new piles in the Bank Street; and the erection of a five storey building on the existing marine piles for use as a members club (Use Class Sui Generis) and other associated works incidental to the development.

1.0 CLARIFICATION

- 1.1 The applicant has submitted a further note entitled 'File Note' dated '20/10/2016' which clarifies the position regarding the surface water drainage from terraces/balconies. This clarifies that the issue of potential pollution from surface water drainage from terraces/balconies only applies to the ground floor as opposed to all terraces/balconies draining into the dock as noted in previously submitted documents. It should be noted that both the Canal and River Trust and the Council's position is unchanged as a result of this document and that this element of the proposal is still supported subject to the inclusion of a compliance condition.
- 1.2 Paragraph 2.4 within the executive summary states that the proposal results in the loss of water space. For the avoidance of doubt it should be noted that the 353sqm of 'lost water space' as a result of this application has been calculated on the loss of surface water space (through its coverage) as opposed to the complete removal of the water space.
- 1.3 Paragraph 3.1 within the recommendation states that the development will incur a monitoring fee of £2,000. This figure should be £3,500 as opposed to £2,000.
- 1.4 Paragraph 3.1 within the recommendation states that the development should provide 8 apprenticeships for local residents during the construction phase. This figure should be 5 as opposed to 8.
- 1.5 Paragraph 4.18 within the relevant planning history includes application PA/16/02742. It should be noted that this application was withdrawn by the applicant on 10/10/2016.
- 1.6 Paragraphs 8.15-8.21 within the material planning considerations refer to the 'infilling' of Middle Dock. It should be noted that the proposed development involves the 'coverage' of the Middle Dock as opposed to its 'infilling' as the existing water below the proposed deck will remain.
- 1.7 Paragraph 8.43 includes the underlining of the words 'substantial harm' on line 8. It should be noted that this is a typographic error and the words 'substantial harm' should not in fact be underlined.

2.0 RECOMMENDATION

- 2.1 Officers' original recommendation to APPROVE planning permission and listed building consent remains unchanged.