

Committee: Development	Date: 27 August 2008	Classification: Unrestricted	Agenda Item No:
Report of: Corporate Director of Development and Renewal		Title: Planning Application for Decision	
Case Officer: Amy Cooper		Ref No: PA/08/1088, PA/08/1089 & PA/08/1090	
		Ward(s): Bow East	

1. APPLICATION DETAILS

Location: 94 Fairfield Road, London, E3 2QP.

Existing Use: General Industrial (Use Class B2)

Proposal: **PA/08/1088** (Planning Permission)
Demolition of all existing structures on the site (excluding Pelican Cottage) and the erection of 86 new dwellings (11 x studio, 25 x 1 bedroom, 29 x 2 bedroom, 18 x 3 bedroom, 2 x 4 bedroom & 1 x 5 bedroom), including affordable housing, in a building extending to between 2 to 9 storeys in height, together with the provision of associated access, basement plant room, landscaping and infrastructure works. Alterations and partial demolition in connection with the refurbishment of Pelican Cottage.

PA/08/1089 (Listed Building Consent)
Alterations and partial demolition in connection with the refurbishment of Pelican Cottage.

PA/08/1090 (Conservation Area Consent)
Demolition of existing structures on the site (excluding Pelican Cottage).

Drawing No's: Drawing No. 993-0099 G; Drawing No. 993-0100 L ; Drawing No. 993-0101 C ; Drawing No. 993-0102 G ; Drawing No. 993-0103 B ; Drawing No. 993-0104 G ; Drawing No. 993-0105 B ; Drawing No. 993-0106 G ; Drawing No. 993-0107 B ; Drawing No. 993-0108 B ; Drawing No. 993-0109 ; Drawing No. 993-0122 ; Drawing No. 993-0130 C; Drawing No. 993-0140 ; Drawing No. 993-0200 H; Drawing No. 993-0201 G ; Drawing No. 993-0210 B ; Drawing No. 993-0211 D ; Drawing No. 993-0212 C ; Drawing No. 993-0213 ; Drawing No. 993-0214 A; Drawing No. 993-0250 E; Drawing No. SK080730-1.

Planning Statement, dated May 2008;
Transport Statement, dated May 2008;
Daylight/Sunlight Assessment, dated 29 May 2008;
Acoustic Assessment Report 2944/AAR, dated 15 November 2007;

LOCAL GOVERNMENT ACT 2000 (Section 97) LIST OF BACKGROUND PAPERS USED IN THE DRAFTING OF THIS REPORT

Brief Description of background papers:	Tick if copy supplied for register	Name and telephone no. of holder:
Application, plans, adopted UDP. draft LDF and London Plan		Eileen McGrath 020 7364 5321

Energy and Sustainability Statement, issue 6 dated 27 May 2008;
Draft Community Green Travel Plan, dated May 2008;
Air Quality Assessment, dated May 2008;
Conservation Area and Listed Building Assessment, dated May 2008;
Archaeological Desk Base Assessment, dated May 2008;
Toolkit Viability Report, dated June 2008;
Remediation Strategy, Version 1.1, dated May 2008.

Applicant: Bellway Homes (Thames Gateway North)
Owner: Bellway Homes (Thames Gateway North)
Historic Building: Pelican Cottage located on the southwest corner of the site – Grade II Listed
Conservation Area: Fairfield Road

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

2.1 The local planning authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan, Interim Guidance, associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:

(1) The proposal is in line with the Mayor and Council's policy, as well as government guidance which seek to maximise the development potential of sites. As such, the development complies with policy 4B.3 of the London Plan and HSG1 of the Council's Interim Planning Guidance (October 2007).

(2) The loss of the employment use on site is acceptable because the site is unsuitable for continued industrial use due to its location, accessibility, size and condition. As such, the proposal is in line with employment policies 3B.2, 3B.3 and 3B.11 of the London Plan (Consolidated with Alterations since 2004), and policies CP11, CP19 and EE2 of the Council's Interim Planning Guidance (2007), which consider appropriate locations for industrial employment uses.

(3) Provision of 35% affordable housing based on habitable rooms accords with the required provision, with 24.4% family-sized housing across all tenures (market, social rent, and shared ownership) is in line with policy aspirations, and will contribute significantly towards addressing housing need in the borough and accords with policies CP21 and CP22 of the Interim Planning Guidance 2007, which seek to ensure adequate levels of affordable housing within the Borough.

(4) The density of the scheme would not result in the overdevelopment of the site and any of the symptoms that are typically associated with overdevelopment. As such, the scheme is in line with policy 3A.3 of the London Plan (Consolidated with Alterations since 2004) and policies DEV1 and DEV2 of the Council's Unitary Development Plan 1998 and policies CP5, DEV1 and DEV2 of Council's Interim Planning Guidance (2007), which seek to provide an acceptable standard of accommodation.

(5) The quantity and quality of housing amenity space and public open space is considered to be acceptable and in line with PPS3, policy 4B.3 of the London Plan (Consolidated with Alterations since 2004), policy HSG16 of the Council's Unitary Development Plan 1998 and policy OSN2 the Council's Interim Planning Guidance (2007) which seeks to improve amenity and liveability for residents without adversely impacting upon the existing open space

(6) The developments' height, scale, bulk and design is acceptable and in line with policies 4B.1 and 4B.5 of the London Plan, policies DEV1 and DEV2 of the Council's Unitary Development Plan 1998 and policies DEV1, DEV2 and CON1 of the Council's Interim

Planning Guidance (2007), which seek to ensure buildings are of a high quality design and suitably located in relation to listed buildings.

(7) The safety and security of the scheme is acceptable in accordance with policy DEV1 of the Council's Unitary Development Plan 1998 and policy DEV4 of the Council's Interim Planning Guidance (2007), which requires all developments to consider the safety and security of development, without compromising the achievement of good design and inclusive environments.

(8) Transport matters, including parking, access and servicing, are acceptable and in line with London Plan (Consolidated with Alterations since 2004) policies 3C.1 and 3C.23, policies T16 and T19 of the Council's Unitary Development Plan 1998 and policies DEV18 and DEV19 of the Council's Interim Planning Guidance (2007), which seek to ensure developments minimise parking and promote sustainable transport options.

(9) Sustainability matters, including energy, are acceptable in that the scheme will provide a 20.1% reduction in carbon emissions. This is in line with London Plan (Consolidated with Alterations since 2004) policies 4A.4 and 4A.7 and policies DEV5 to DEV9 of the Council's Interim Planning Guidance (2007), which seek to promote sustainable development practices.

(10) Contributions have been secured towards the provision of health care and education facilities, and, open space in line with Government Circular 05/05, policy DEV4 of the Council's Unitary Development Plan 1998 and policy IMP1 of the Council's Interim Planning Guidance (2007), which seek to secure contributions toward infrastructure and services required to facilitate proposed development

(11) The building to be demolished has little or no positive contribution to the character and appearance of the surrounding Fairfield Road Conservation Area and for this reason would adhere to Saved Policy DEV28 of the Unitary Development Plan (1998) and Policy CON2 of the Interim Planning Guidance: Core Strategy and Development Control Development Plan (October 2007). These policies seek to ensure that the setting and the character of Conservation Areas is not harmed by inappropriate demolition of buildings in the Borough.

3. RECOMMENDATION

3.1 Full Planning Permission ref: PA/08/1088

That the Committee resolve to **GRANT** planning permission subject to:

A The prior completion of a **legal agreement** to secure the following planning obligations:

- A contribution of **£132,762** to mitigate the demand of the additional population on education facilities;
- A contribution of **£119,603** to mitigate the demand of the additional population on health care facilities;
- Affordable Housing provision at **35%** of habitable rooms with a 75/25 split between affordable rented/shared ownership to be provided on site;
- A contribution of **£54,044** to mitigate the demand of the additional population on open space facilities;
- Completion of a 'Car Free' agreement to restrict occupants applying for

residential parking permits;

- The submission and approval of a Travel Plan, to promote sustainable means of transport;
- Commitment towards utilising employment initiatives in order to maximise the employment of local residents in and post construction phase;
- The provision and maintenance of a Car Club space within the development;
- Developer to adhere to the code of construction practise.

3.2 B. That the Corporate Director Development & Renewal has delegated power to negotiate the legal agreement indicated above.

3.3 C. That the Corporate Director Development & Renewal has delegated power to impose conditions and informatives on the planning permission to secure the following matters:

Conditions:

- 1) Time limit for Full Planning Permission
- 2) Submission of material samples
- 3) Details of lighting within the site
- 4) Detailed Landscape plan
- 5) Hours of construction limits
- 6) Piling hours of operation limits
- 7) Renewables
- 8) Contaminated Land
- 9) Archaeological programme
- 10) Refuse and recycling
- 11) Construction management plan
- 12) Lifetime homes and 10% wheelchair accessible
- 13) Electric car charging point
- 14) Code for sustainable homes
- 15) Details of insulation of the ventilation system and any associated plant required
- 16) Air quality management
- 17) Secure by Design
- 18) Highway works
- 19) Any other condition(s) considered necessary by the Head of Development Decisions

Informatives

- 1) Subject to S106 agreement
- 2) Contact Highways Department
- 3) 278 works surrounding the site
- 4) Wheel-washing facilities
- 5) Section 72 works
- 6) To be read in conjunction with PA/08/1090 and PA/08/1089

3.4 That, if by 29 August 2008 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions is delegated power to refuse planning permission.

3.5 Conservation Area Consent ref:PA/08/1090

That the Committee resolve to GRANT Conservation Area Consent subject to:

Conditions:

- 1) Time Limit
- 2) Works in accordance with approved plans
- 3) Hours of demolition

Informative:

- 1) To be read in conjunction with PA/08/1088 and PA/08/1089

3.6 Listed Building Consent ref:PA/08/1089

That the Committee resolve to GRANT Listed Building Consent subject to:

Conditions:

- 1) Time Limit
- 2) Submission of detailed drawings
- 3) Submission of samples

Informative:

- 1) To be read in conjunction with PA/08/1090 and PA/08/1088

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The application proposes the redevelopment of 94 Fairfield Road, located at the northern tip of Fairfield Road, and bound by Tredegar Road to the North, Douro Street to the South, and Wick lane to the East. This would involve the demolition of all existing structures on the site (excluding Pelican Cottage) and the erection of a building extending to between 2 to 9 storeys, comprising 86 new residential units.
- 4.2 The proposal includes landscaping, public-open space, two disabled parking spaces, one car club parking space, and cycle parking spaces in three designated areas.
- 4.3 In detail the application proposes:
 - The erection of a 2 to 9 storey building, raising from 2 storeys on the Western elevation attached to Pelican Cottage, up to 9 storeys on the Eastern boundary, facing onto Wicks Lane and Tredegar Road.
 - Eighty six (86) residential units comprising 11 studio, 25 one bedroom, 29 two bedroom, 18 three bedroom, 2 four bedroom and 1 five bedroom unit.
 - Twenty-four (24) of the units to be affordable housing (35% of proposed habitable rooms).
 - Sixteen (16) of the affordable units are available for social rent and eight (8) for shared ownership. This equates to a 75:25 split between these two tenures by habitable room.

- Nine (9) wheelchair adaptable units are proposed.
- All eighty-six units (86) units proposed to accord with Lifetime Homes standards.
- Three (3) car-parking spaces are proposed on the Eastern site boundary, two of which being for disabled use, and the third for a permanent car club space. Ninety six (96) cycle parking spaces are provided within three cycle stores at ground floor level.
- A total of 1,536.4 square metres of amenity space. Of which 304sqm is private amenity, 821.9sqm shared amenity space, 437.5sqm public open space, and 79.5sqm play space.
- A communal heating system powered by a biomass boiler at basement level
- Allocated space at ground floor level for refuse and recycling facilities

Site and Surroundings

- 4.4 The subject site covers an area of 0.25 hectares and is broadly rectangular in shape. It lies at the northern edge of the Fairfield Road Conservation Area, and includes within its boundaries the Grade II Listed Pelican Cottage. Another derelict building is located on the northern boundary of the site, although this is not included within the Listing. The site also falls within an Archaeology Priority Zone.
- 4.5 At present the site is accessed from Fairfield Road via a mini roundabout and its last use was as a scrap metal processing yard with associated office and storage buildings.
- 4.6 The area surrounding the site comprises predominantly residential use. Immediately to the North of the site is the 'Heart of Bow' development on Tredegar Road, a flatted development which extends up to 10 stories in height. To the South are 2 storey Grade II Listed terraced properties on Douro Street.
- 4.7 The site has good access to public transport with a PTAL of 4. Bus and rail services are within walking distance of the site, providing links to Stratford and central London. Bow Church DLR station is located approximately 700 metres to the south of the site and Bow Road underground station is approximately 100 metres from the site.

Planning History

- 4.8 PA/06/1921 & PA/06/1930 – On 2 February 2006 a full planning application together with listed building consent was registered for the erection of a 2 – 7 storey building to accommodate 64 residential units, together with partial demolition and refurbishment of Pelican Cottage. The full planning application was withdrawn, however the listed building consent was granted on 22 December 2006.
- 4.9 PA/07/3114 & 07/3116 – On 24 January 2008 a full planning application together with listed building consent was submitted for the erection of a 2 – 9 storey building to accommodate 87 new dwellings, together with alterations and refurbishment to Pelican Cottage. Both of these applications were withdrawn.

5. POLICY FRAMEWORK

- 5.1 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:

Unitary Development Plan 1998 (as saved September 2007)

Proposals: N/A

Policies:	DEV1	Design Requirements
	DEV2	Environmental Requirements
	DEV4	Planning Obligations
	DEV12	Provision Of Landscaping in Development
	DEV28	Demolition in Conservation Areas
	DEV43	Protection of Archaeological Heritage
	DEV44	Preservation of Archaeological Remains
	DEV50	Noise
	DEV51	Contaminated Soil
	EMP1	Promoting economic growth and employment opportunities
	HSG7	Dwelling Mix and Type
	HSG13	Internal Space Standards
	HSG15	Development Affecting Residential Amenity
	HSG16	Housing Amenity Space
	OS9	Children’s Playspace

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

Proposals: N/A

Core Strategies:	CP1	Creating Sustainable Communities
	CP2	Equality of Opportunity
	CP3	Sustainable Environment
	CP4	Good Design
	CP11	Sites in Employment Use
	CP19	New Housing Provision
	CP20	Sustainable Residential Density
	CP21	Dwelling Mix and Type
	CP22	Affordable Housing
	CP24	Special Needs and Specialist Housing
	CP25	Housing and Amenity Space
	CP29	Improving Education Skills
	CP30	Improving open-spaces
	CP38	Energy Efficiency and Production of Renewable Energy
	CP49	Historic Environment
Policies:	DEV1	Amenity
	DEV2	Character and Design
	DEV3	Accessibility and Inclusive Design
	DEV4	Safety and Security
	DEV5	Sustainable Design
	DEV6	Energy Efficiency
	DEV7	Water Quality and Conservation
	DEV9	Sustainable Construction Materials
	DEV10	Disturbance from Noise Pollution
	DEV12	Management of Demolition and Construction
	DEV13	Landscaping and Tree Preservation
	DEV17	Transport Assessments
	DEV18	Travel Plans
	DEV19	Parking for Motor Vehicles
	DEV22	Contaminated Land

EE2	Redevelopment/Change of Use of Employment Sites
HSG1	Determining Residential Density
HSG2	Housing Mix
HSG3	Affordable Housing
HSG4	Ratio of Social Rent to Intermediate Housing
HSG7	Housing Amenity Space
HSG9	Accessible and Adaptable Homes
HSG10	Calculating Affordable Housing
CON1	Listed Buildings
CON4	Archaeology and Ancient Monuments

Supplementary Planning Guidance/Documents

Residential Space Standards
 Archaeology and Development
 Designing Out Crime Parts and 2

Spatial Development Strategy for Greater London (London Plan) 2004

Polices	2A.1	Sustainability Criteria
	2A.4	Areas for Regeneration
	3A.1	Increasing London's Supply of Housing
	3A.4	Housing Choice
	3A.7	Affordable Housing Targets
	3A.8	Negotiating Affordable Housing in Individual Private Residential and Mixed use Schemes
	3A.15	Protection and Enhancement of Social Infrastructure and Community Facilities
	3A.21	Education Facilities
	3A.23	Community Strategies
	3A.25	Social and Economic Impact Assessments
	3B.1	Developing London's Economy
	3C.2	Matching Development with Transport Capacity
	3C.22	Parking Strategy
	3D.10	Open Space Provision in UDPs
	4A.7	Energy Efficiency and Renewable Energy
	4A.8	Energy Assessment
	4A.9	Providing for Renewable Energy
	4A.14	Reducing Noise
	4A.16	Bringing Contaminated Land into Beneficial Use
	4B.1	Design Principles for a Compact City
	4B.3	Maximising the Potential of Sites
	4B.4	Enhancing the Quality of the Public Realm
	4B.5	Creating an Inclusive Environment
	4B.6	Sustainable Design and Construction
	5C.1	The Strategic Priorities for East London

Government Planning Policy Guidance/Statements

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG15	Planning and the Historic Environment

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

A better place for living safely
 A better place for living well
 A better place for creating and sharing prosperity

6. CONSULTATION RESPONSE

6.1 The views of officers within the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below. The following were consulted regarding the application:

LBTH Highways

6.2 Following amendments, no adverse comments raised. Site considered appropriate for car-free development, providing two x disabled spaces, and one x car club space, and the relocation of entrance to the site to the southern boundary is supported.

6.3 Section 72 works requested for the adoption of approximately 0.5 metres along the frontage of the development, to increase the footpath width to 2 metres.

6.4 Section 278 works for alterations to areas of public highway, including the removal of any existing crossovers and accesses into the site, and their reinstatement to the existing kerb level. The site also requires areas of maintenance to the footway surrounding the site

6.5 Existing entrance to the site located on the western boundary to be moved to the south eastern boundary, accessible from Douro Street. This arrangement is supported as it is likely to improve conditions of highway safety within the vicinity of the site.

LBTH Education

6.6 No adverse comments made. A financial contribution of **£135,762**, calculated on the basis of the proposed mix. The contribution will be pooled with others to fund the Local Authority's strategic provision of school places.

LBTH Energy Efficiency Unit

6.7 No adverse comments raised. Conditions recommended, as outlined from section 8.100 of this report.

LBTH Contaminated Land Officer, Environmental Health

6.8 Site investigation to date has found significant contamination, and additional remediation works are necessary. Conditions attached accordingly.

LBTH Air Quality Management

6.9 No objection to the scheme in principle. However condition securing additional information recommended.

LBTH Parks and Open Space

6.10 No adverse comments made. However an off-site improvements contribution of **£54,044** has been negotiated.

LBTH Biodiversity

6.11 No adverse comments made.

LBTH PCT

6.12 No adverse comments made. A financial contribution of **£119,603** has been negotiated, in order to accommodate additional pressure on the health service.

Crime Prevention Officer (Metropolitan Police)

6.13 Overall supports revised scheme. Some concern regarding brick wall to the west of the site, which could be used for people to sit on.

Olympic Delivery Authority

6.14 No adverse comments made. However, noted the Metropolitan Police should be consulted – as above.

TfL (Statutory Consultee)

- 6.15 No adverse comments received. TfL did however recommend that 2 disabled parking spaces be introduced into the scheme as opposed to the one initially proposed. It was also noted that the applicant should submit a Construction Logistics Plan to TfL prior to works commencing on site.

English Heritage (Archaeology) (Statutory Consultee)

- 6.16 No adverse comments made. There is likely to be important archaeological remains on the site, thus suggested conditions attached to secure a programme of archaeological work.

English Heritage (Historic Buildings) (Statutory Consultee)

- 6.17 The revised scheme is considered an improvement on the original submission. It was however recommended more be done with relation to the modelling of the block adjacent to Pelican Cottage. Detailed discussions and revisions have subsequently taken place regarding this aspect of the scheme, and the revised proposal is now considered appropriate.

Crossrail

- 6.18 No objection.

7. LOCAL REPRESENTATION

- 7.1 A total of 378 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application has also been publicised in East End Life and on site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No. of individual responses: 7 Against: 7 In Support: Nil

- 7.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:

- Over-development.
- Social housing element will increase in crime and vandalism.
- Highway Safety – Blind spot on Tredegar Road heading West; Footpath on Tredegar Road not wide enough; Increase in vehicles visiting the site.
- Loss of light and outlook from Cuthbert Bell Tower, Christopher Bell Tower and Fabian Bell Tower (within the Heart of Bow development to the north of the subject site).
- Effect on public and wider services in the area.
- Out of character with surrounding area.

8. MATERIAL PLANNING CONSIDERATIONS

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

1. Land-use
2. Density
3. Siting, Design and Appearance
4. Impact on character of Conservation Area and Listed Buildings
5. Housing
6. Amenity for future occupiers
7. Impact on amenity of neighbours
8. Highways Impacts

9. Sustainability and Energy

Land-use

- 8.2 The application site has no specific designations in the adopted Unitary Development Plan 1998 or the Interim Planning Guidance 2007.
- 8.3 Policy EMP1 of the Unitary Development Plan 1998, and policy EE2 of the Interim Planning Guidance 1998 note that employment growth will be encouraged through the re-use of derelict land and derelict buildings, and by the re-development and upgrading of sites already in employment uses.
- 8.4 The site being considered was last in use as scrap metal yard (general industrial), and therefore the policies EMP1 of the UDP and EE2 of the Interim Planning Guidance are relevant.
- 8.5 However, the subject site lies within a predominantly residential area, and it is considered a residential use on this site would be more appropriate given the nature of the surrounding area. The implementation of a general industrial use on the site would be likely to have a detrimental effect on the amenities of nearby residential occupiers.
- 8.6 Furthermore, it is considered the site is inappropriate for the re-provision of some commercial space within the proposed scheme, again due to the residential nature of the site.
- 8.7 In view of the above comments and the fact that the site is not designated for industrial uses in the London Plan, UDP or the Interim Planning Guidance, there are no land use reasons that would sustain a reason for refusal in this instance. The scheme is therefore considered compliant with policy EMP1 of the UDP 1998, together with policy EE2 of the Interim Planning Guidance 2007. A residential-led redevelopment of this brownfield site is supported.

Density

- 8.8 Policy 4B.3 'Maximising the Potential of Sites' of The London Plan, policy CP20 'Sustainable Residential Density' and HSG1 'Determining Residential Density' of the Interim Planning Guidance outline the suggested densities for maximising intensity and efficient use of sites.
- 8.9 Given the site has a Public Transport Accessibility Level (PTAL) of 4, the indicative density provisions based on habitable rooms per hectare are as follows:
- London Plan: 450-700 in an area of accessibility index 4 and 300-450 in area of accessibility index 2-3
 - Interim Planning Guidance: 450-700 hrh in PTAL 4 and 200-450hrh in PTAL 1-3
- 8.10 The density proposed is equivalent to 960 habitable rooms per hectare which is above the indicative density range identified above. However, the density is not considered to be significantly in excess of the range in a PTAL 4 area. The nature of the site with good access to public transport, high quality design and sufficient amenity space as outlined within section 8.46 of this report, lends itself to a high density development. This is reinforced by Interim Planning Guidance Policy CP20 'Sustainable Residential Density' which states:
- "The council will resist any proposed housing development that results in an inefficient use or under-development of a site."*
- 8.11 Furthermore, there are no symptoms of an excessive density such as overdevelopment, loss of amenity or reduced open space associated with the proposal, which would normally indicate a density in excess of that which the site can comfortably accommodate. These

conditions are explained in more detail in the remainder of section 8 of this report.

Siting, Design and Appearance

- 8.12 Policy DEV1 'Design Requirements' of the UDP 1998 indicates the need for development to be sensitive to the area, the capabilities of the site, consideration of street frontages, building lines, roof lines and street patterns, and to provide for safety and security. Within the Interim Planning Guidance CP4 'Good Design' buildings and spaces should be high quality, attractive, safe and well integrated. Policy DEV2 of the Interim Planning Guidance confirms that proposals should seek, amongst other things, contribute to a high quality, attractive environment, respond to context and contribute to vitality.
- 8.13 The design of the proposed scheme is comprised of three main conceptual ideas:
- 8.14 The Western end of the site has been designed to complement Pelican Cottage, with a 2 storey building set below the eaves of the Grade II Listed cottage. This element of the scheme has been articulated to ensure Pelican Cottage remains the dominant feature within the streetscene. The proportion of the cottage is repeated along this façade, with the linking element between the new and old creating a subsidiary element connecting the two structures.
- 8.15 The Southern boundary of the site lies along Douro Street, facing a row of Grade II Listed Victorian terrace houses. A new landscaped area is proposed along this edge to be used as public open space, which achieves an appropriate open frontage onto the existing houses. The built form then rises from West to East, with the façade broken up into horizontal bands formed by balcony boxes. This breaking up of the scale allows the form to step down to the terraced housing along Douro Street. Cantilevered and inset balconies also create shadow patterns to assist in creating the appearance of depth.
- 8.16 The 9 storey element to the East intended to represent a slimline element as a landmark response to its location. It is intended for this element together with the 'Yallops Yard' development to the north (comprised of Cuthbert Bell Tower, Christopher Bell Tower and Fabian Bell Tower) to form a visual gateway into Bow and give a distinct presence to the site. This block is articulated as three elements which vary in height. The southern element on Wick Lane comprises four stories in height and relates to the buildings further along the Lane, together with a recent approval of a four storey building at No.s 1-3 Douro Street to the South (PA/08/878 – granted 1 July 2008 under delegated powers).
- 8.17 The corner section to the North-East creates a join to the northern elevation, and is angled so as to align with Tredegar Bridge, and also increases privacy by turning away from the opposing block.
- 8.18 The Northern elevation proposes a rhythm of forms to break up the building, through the creation of bright red stair towers to provide visual interest along Tredegar Road. Sections of dark grey brickwork respond to the local environment and have upper levels set back to achieve a subsidiary top floor, with roof top amenity space emphasising the horizontal character of the building's form.
- 8.18 This three element conceptual approach is supported. It is considered to break up the bulk and mass of the development within the streetscene, whilst providing a high quality contemporary design.
- 8.19 By staggering the heights of the building from West to East, the built form is congruous with the general pattern of development in the immediate area, rising from two stories adjacent to Pelican Cottage up to nine stories across the road from the 'Heart of Bow' development.
- 8.20 Balconies are provided to flats, which have a steel structure painted in red to match the

feature coloured panels. Glass balustrades are proposed to create a sense of lightness and openness.

- 8.21 The entrances located off Douro Street are surrounded by a soft landscaped area. A linear splayed timber wall running east to west rests in line with Douro Street and forms defensible space for the ground floor flats.
- 8.22 Entrance ramps run north to south and sit adjacent to thick walls clad in shiny aluminium. These walls are intended to define the entrances to the building and break up the amenity space on the ground floor.
- 8.23 The general detailing and siting of the scheme is considered appropriate within the context of the surrounding area.

Neighbour Objections

- 8.24 As noted in Section 7 of this report, the nature of the proposal being out of character with the surrounding area was raised as a reason for objection.
- 8.25 For the reasons stated above, it is considered the proposed scheme will relate well to the surrounding built form.

Materials

- 8.26 Shiny white cladding is proposed to define the 9 storey element as a landmark building. The material is reflective, and proposed to form an external frame which encompasses and surrounds drawing attention to the building. On the outside the frame is proposed in white, however the reveal is red, bringing a contrast in colour to draw attention to the frame and give presence to it's internal edging.
- 8.27 Zinc colour cladding is proposed on both sides of the nine storey element. The northern elevation uses light coloured (blue-grey) pre-weathered zinc, which has set within it a curtain wall and a protruding façade of white render. The South and East elevations use a dark coloured zinc cladding with horizontal standing seams, intended to create texture and cast shadows along the building face.
- 8.28 Blue engineered brick is proposed on the south east corner of the site, designed to complement locally Listed Buildings, The colour and texture of the blue brick is in direct contrast to the taller landmark element, which rests atop the simple form of this element.
- 8.29 Whilst the general materials approach is supported, a sample board has not been submitted. Therefore is recommended a condition requiring samples is attached to any approval of permission.
- 8.30 The treatment adjacent to Pelican Cottage is addressed within the next section of this report.

Impact on Conservation Area and Listed Building

- 8.31 The scheme proposes alterations to the Grade II Listed Building Pelican Cottage, together with the demolition of a disused building on the site. Saved policies DEV1 and DEV37 of the UDP, together with policies DEV2, CON1 and CON2 of the Council's Interim Planning Guidance (2007) seek to ensure need development is appropriate to the special nature of the setting.
- 8.32 Pelican Cottage is a two storey, brick built structure of neo-classical design. Its diminutive scale, architectural character and location at an important junction are typical of a classical 'toll-house' or 'eye catcher' type. The simple plan form is enlivened by stock brick in Flemish bond, stucco detailing, multi-pane sash windows and simple, classical door-case now

concealed by a decorative wrought-iron porch.

- 8.33 Whilst the age of the building alone warrants its inclusion on the statutory list (presumed construction date is between 1831 and 1853), the Cottage has additional importance which underlines its original value, as a landmark building. At an intersection of roads, and forming a vista stop at the northern approach of Tredegar Road, the building has an enhanced, intrinsic value and adds to the distinctiveness, character and legibility of the area.
- 8.34 The amended application has been revised to address the comments raised by the Councils' Design Section, and English Heritage in respect of the impact on the setting of Pelican Cottage.
- 8.35 The single family houses within the scheme now knit in with the fabric of Pelican Cottage, in terms of both scale and proposed materials. This two storey element has a flat roof, to a height just below the eaves of Pelican Cottage. A recessed linking feature attached to Pelican Cottage serves to ensure the new addition is subsidiary to the Listed Building, ensuring that, whilst attached to the new building, the Cottage remains the dominant feature within the streetscene.
- 8.36 A grey render is proposed for the block adjoining Pelican Cottage. Whilst various other materials were considered including a stock brick to match the Listed Building, it was felt a material and colour which would complement the Cottage without competing with it would be preferable. The principle of grey render is considered acceptable, however it is recommended a condition securing the submission of a sample is attached to any permission granted, to allow detailed assessment of the materials.
- 8.37 Conservation Area Consent is sought for the demolition of a brick building which currently sits on the northern boundary of the site. The building has a floor area of approximately 63.8sqm, and is in a state of disrepair. The building itself is not considered to be of any particular merit, and does not contribute greatly to the character and appearance of the Conservation Area. With this in mind, the demolition of this building is considered acceptable.
- 8.38 Listed Building Consent is sought for alterations relating to restoration of original windows and general refurbishments to Pelican Cottage, together with the demolition of an unoriginal WC extension to the rear of the building. Pelican Cottage is currently in a state of disrepair, with the last occupants known to be squatters. A similar application was approved previously under planning ref: PA/06/1930. Design and Conservation officer considers the proposed works acceptable.

Neighbour Objections

- 8.39 As noted in Section 7 of this report, the nature of the proposal being out of character with the surrounding area was raised as a reason for objection.
- 8.40 It is however considered the current setting of Pelican Cottage is compromised by the previous scrap yard use, and the activities are not conducive to the long term future of the building. The proposed new building and alterations to Pelican Cottage are considered sensitive and appropriate, and will serve to preserve the character of the Listed Building and the Fairfield Conservation Area.

Housing

- 8.41 The application proposes 86 residential (Class C3) units in the following mix when split into market, social-rent, shared-ownership tenures:

	Market	Social Rent	Shared
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	Sale		Ownership
Studios	11	0	0
1 Bedroom	18	2	5
2 Bedroom	23	5	1
3 Bedroom	10	6	2
4 Bedroom (4 hab rooms)	0	1	0
4 Bedroom (7 hab rooms)	0	1	0
5 Bedroom	0	1	0
Total Units	62	16	8
Grand Total	86		
Total Affordable Units		24	
Total Habitable Rooms	156	63	21

8.42 This section of the report considers the acceptability of the housing provision proposed in terms of key issues including affordable housing provision, provision of family sized units, wheel chair housing, lifetime homes, floorspace standards and provision of amenity space.

Affordable Housing

8.43 UDP policy requires affordable housing on schemes greater than 10 ten units.

8.44 Based on habitable rooms, Policy CP22 'Affordable Housing' of the Interim Planning Guidance 2007 requires 35% affordable housing provision which this scheme achieves. Based on floor area the schemes provides 31% affordable housing which complies with policy HSG10 'Density of New Housing Development' which requires that the disparity between habitable room (the primary indicator) and floorspace is less than 5%.

8.45 The affordable housing provision is further split into social rented and shared ownership tenures. A split of 80:20 is suggested pursuant to Policy HSG 4 of the Interim Planning Guidance 2007, whilst The London Plan 2004 indicates a region wide requirement of 70:30 split pursuant to Policy 3A.7 'Affordable Housing Targets'. The scheme being considered provides a 75:25 split which is acceptable and considered to be generally in line with policy.

Family Housing

8.46 Family sized housing (+3 bedrooms p255 of the Interim Planning Guidance) is a requirement in all three housing tenures (market, social-rent, shared-ownership) although varying amounts are required in each.

8.47 For intermediate housing policy CP21 of the Interim Planning Guidance requires 25% family provision, and the scheme proposes 25%. In the social-rent housing 45% is required and 56% is provided. In the market housing, 25% is required and 16% is provided.

8.48 It is considered that the overall provision of affordable housing including the provision of family sized units is in line with policy aspirations. It is noted that the scheme provides more affordable housing than required based on habitable rooms and floor area. Furthermore, a financial viability assessment in the form of the GLA's Toolkit has been submitted justifying the financial viability of the mix as proposed. Importantly, the scheme exceeds the amount of family housing otherwise achieved across the borough based on the most recently published LBTH Annual Monitoring Report 2006-7 as shown in the table below. Therefore the scheme is considered to be a positive step towards LBTH achieving key housing targets and better catering for housing need.

8.49 **Table: Family housing provision comparison**

Tenure	% Borough-Wide	% PA/08/1088
Social-rented	17.5	56
Intermediate (Shared ownership)	2.5	25
Market	4.7	16
Total	7.1	24.4

8.50 It is considered that the proposed provision of housing is acceptable. The affordable housing provision of 35% based on habitable rooms and 31% based on floor area exceeds the minimum criteria. The total provision of 24% family housing is in line with policy aspirations and represents a significant improvement upon the overall delivery of family housing in the borough as reported in the most recently published Annual Monitoring Report 2006/7.

Wheelchair Housing and Lifetime Homes

8.51 Policy HSG9 'Density of Family Housing' of the Interim Planning Guidance requires housing to be designed to Lifetime Homes Standards and for 10% of housing to be wheelchair accessible or "easily adaptable".

8.52 Nine units are to be wheelchair accessible, equating to 10% of the housing. The agent has confirmed that all units are to be designed to lifetime homes standards. A condition will secure appropriate levels of wheelchair and lifetime homes housing.

Floor Space

8.53 Policy HSG13 'Conversions and Internal Standards for Residential Space' of the adopted UDP 1998 and Supplementary Planning Guidance (SPG) 'Residential Space' (adopted 1998) set the minimum space standards for residential developments.

8.54 The total floor area of each flat complies with or exceeds the SPG requirements, and the same can be said for the area of individual rooms.

Amenity Space

8.55 Policy HSG 16 'Housing Amenity Space' of the adopted UDP 1998 requires schemes to incorporate adequate provision. The Residential Space SPG 1998 sets the space criteria, as does policy HSG7 'Housing Amenity Space' of the Interim Planning Guidance.

8.56 The application proposes the following amenity space provision:

1,536.4sqm of amenity space overall, which includes:

- 304sqm of private amenity space in the form of private gardens and balconies.
- 821.9sqm of shared amenity space in the form of communal roof terraces
- 437.5sqm of public open space facing onto Douro Street
- 79.5sqm total play space located at ground and 4th floor levels

The Policy requirements are summarised in the tables below

8.57 Residential Space SPG 1998 requirements

Tenure	Proposed	SPG Requirement	Total (m ²)
Family Units	21	50sqm of private space per family unit	1,050
Non-family units	65	50sqm plus an additional 5sqm per 5 non-family units;	115
Child Bed spaces (according to the ES calculations)	26	3sq.m per child bed space	78
Total			1, 243

Interim Planning Guidance

Units	Total	Minimum Standard (sqm)	Required Provision (sqm)
Studio	10	6	60
1 Bed	24	6	144
2 Bed	24	10	240
3 Bed	15	10	150
4 Bed	-	10	-
5 Bed	-	10	-
TOTAL	73		594
Ground Floor Units			
Studio	1	25	25
1 Bed	1	25	25
2 Bed	5	25	125
3 Bed	3	50	150
4 Bed	2	50	100
5 Bed	1	50	50
Total	13		474
Grand Total			1068
Communal amenity		50sqm for the first 10 units, plus a further 5sqm for every additional 5 units	126
Total Housing Amenity Space Requirement			1194

- 8.58 As evident from the tables above, the total amenity space provision of **1534.4sqm** exceeds both UDP and Interim Planning Guidance standards.
- 8.59 Private amenity space for some individual units falls below the recommended minimum levels. However given the proposed overall area is well in excess of the required minimum, the proposed levels are considered acceptable. Further to this, the applicant has agreed to a financial contribution of **£54,044** for off site open space improvements in the local area as a means to mitigate against the apparent shortfall.
- 8.60 Overall the proposed units have sufficient floor area and amenity space provision in surplus of the Council's minimum requirements, and thus would provide a good level of amenity for future occupants.

Amenity for Future Occupiers and Users

- 8.61 The general consideration of amenity for future occupiers and users is identified in Policies 4B.1 'Design Principles for a Compact City', 4B.5 'Creating an Inclusive Environment' and 4B.6 'Sustainable Design and Construction' of The London Plan 2004, Policies DEV1 and CP1 of the Interim Planning Guidance as well as PPS1 and PPS3.
- 8.62 In addition to matters under the 'Housing' section of this report, the following details how the scheme accords with more specific amenity considerations and applicable policies;
- Separation distances in excess of 18m are provided between buildings to mitigate any issues in respect of privacy, overlooking and outlook. However it is noted the separation distance between Pelican Cottage and the proposed 5 bedroom house to the north is approximately 8.5 metres. This relationship is considered acceptable given there will be no directly facing primary bedroom windows, and availability of light is compliant with BRE guidance (refer section 8.63 of below).
 - The provision of secured cycle parking for residents and visitors in accordance with Policy DEV16 'Walking and Cycling Routes and Facilities';
 - The provision of car parking including spaces for people with a disability in accordance with Policy DEV3 'Accessibility and Inclusive Design' and DEV19 'Parking for Motor Vehicles';
 - The consideration of renewable energy and sustainability in the design which to amenity, the details of which are discussed later under 'Sustainability'.
 - Internal floor areas are compliant with SPG: Residential Space.

Daylight and Sunlight

- 8.63 The amenity requirements that need to be satisfied in order for any development to be considered acceptable are specified in the BRE Guidance (1991).
- 8.64 With regards to daylight, this guidance requires an assessment of the amount of visible sky which is achieved by calculating the vertical sky component at the centre of the window. The vertical sky component should exceed 27%, or not exhibit a reduction of 20% on the former value, to ensure sufficient light is still reaching windows. In the event that these figures are not achieved, consideration should be given to other factors including the layout of the dwellings and 'average daylight factor' and 'no sky penetration' for each room.
- 8.65 With regards to sunlight, there is a requirement to assess windows of surrounding properties where the main windows face within 90 degrees of due south. Rooms are considered to receive sufficient sunlight if the window can receive more than 25% of annual probable sunlight hours during winter months.
- 8.66 Pelican Cottage was last used as an office associated with the scrap metal yard, and is proposed to be converted to residential use as part of the scheme being considered. The majority of the rooms in Pelican Cottage do not face the site directly and consequently there is only an oblique restriction to light, such that all pass the Average Daylight Factors test. The two windows that do face the site serve a bedroom and kitchen. The bedroom passes the required Average Daylight Factors test, whilst the kitchen narrowly falls below. However it is noted that the kitchen does not achieve the required Average Daylight Factor in its current condition, and is therefore compliant with general guidance.
- 8.67 The three new houses proposed to the north of Pelican Cottage have also had their daylight and sunlight assessed. Average Daylight Factors tests are exceeded on all windows, and all rooms are therefore compliant with BRE guidance.
- 8.68 A shadow analysis has been conducted on the proposed amenity area within the site. BRE guidance states that a tested space should not have more than 20% of it's area in permanent shadow to be deemed well sunlit. The proposed area within the scheme remains well lit as the only restriction on light are the two storey houses on Douro Street and Pelican

Cottage together with the eastern block of the development.

8.69 Overall, the amenity of future occupiers and users of the scheme is satisfactorily addressed in accordance with Policy.

Neighbour Impacts

8.70 The consideration of potential impacts to neighbours is identified national, regional and local policies previously referred to in this report. It is noted that objections have been received from occupiers of the 'Heart of Bow' development to the north of the site on the grounds of loss of light and outlook.

8.71 Policy DEV1 (Section 9.7) of the Interim Planning Guidance 2007 suggests a minimum separation distance of 18 metres between windows of habitable rooms, in order to ensure levels of privacy and overlooking are not unduly detrimentally affected. A minimum of 18 metres and maximum of 31 metres separation has been proposed between existing residential properties to the North and South, and the building being considered. Therefore it is considered the scheme will not result in an unduly detrimental loss of privacy for neighbouring properties.

8.72 Impacts during construction such as noise, dust, vibration and general disturbance, and vehicular movements are temporary and not a material consideration. Nevertheless it is noted that these will be otherwise mitigated through the management of the construction process and any unreasonable or excessive impacts would be subject to investigation and enforcement action. Further to this, under the section 106 agreement the developer must adhere to the code of construction practise, which would serve to ensure the construction period would not result in an unduly detrimental loss of amenity for neighbouring occupants.

Daylight and Sunlight

8.73 The submitted daylight and sunlight report assessed the effects of the proposed development on the following properties:

- 5 – 37 Douro Street
- Those properties in the 'Heart of Bow' development on Tredegar Road
- The rear facing property on the John Bell Tower East
- Shadow impact on the proposed amenity space in the development adjacent to Douro Street, and on the amenity space to 'Heart of Bow'.

8.74 Following an assessment of the ground floor of the individual dwellings, it was found that a reduction in daylight of more than 20% was evident with regard to the ground floor of No.s 5 – 37 Douro Street. However, having considered the circumstances, it was found that these dwellings achieved levels above the British Standard requirements of 1.5% Average Daylight Factor for living rooms and 50% room coverage by visible sky. In view of this, the assessment concluded that the rooms would remain sufficiently well lit.

8.75 In relation to the first floor, whilst many of the rooms would experience a reduction of more than 20%, the No Skyline and Average Daylight Factors tests were again applied, and showed that all bedrooms meet these standards. The British Standard requirement for bedrooms of 1% would be exceeded, and the No Sky Line cover in the lowest case 50% of the room. Therefore, the assessment concluded that the proposed development would satisfy the relevant daylight tests, and No.s 5 – 37 Douro Street would maintain a good level of internal lighting, in excess of the minimum guidelines set out by the BRE.

8.76 With regards to the 'Heart of Bow' development on Tredegar Road, the Vertical Sky Component for these properties demonstrates that all but three windows on the ground floor and two windows on the first floor will maintain in excess of 80% of their existing daylight. In those instances where the figure drops below 80% the retained percentages are 67.6%, 69.7% and 75.4% at ground floor level, and 73% and 78.6% at first floor. Application of the

Average Daylight Factors tests achieves 2.74% and 2.31% at the ground floor windows, and 2.7% and 4.33% at first floor, thus compliant with general guidance. Full compliance is also achieved in terms of sunlight, with in excess of 25% annual probable sunlight hours retained, and at least 5% of those being in winter. The taller elements of the 'Heart of Bow' scheme are sited some distance from the site, and all pass the Vertical Sky Component test, and would thus continue to receive adequate levels of sunlight and daylight.

- 8.77 The John Bell Tower East has residential flats in the corner of the building facing the site at third floor level and above. The windows facing the site are situated under balconies and consequently see reductions in light in excess of the BRE guidelines. However, as most light is received from high level, the primary constraint on light entering through this window is considered to be the balconies rather than the proposed development. Furthermore, these windows serve living rooms which have other secondary windows facing away from the site, and would thus continue to receive adequate levels of light. Therefore, the Average Daylight Factors are in excess of the BRE Guidelines.
- 8.78 A shadow analysis was conducted on the proposed amenity area within the front of the 'Heart of Bow' development. The analysis found that the amenity space will experience some shadowing between 9.00am and 10.30am at its eastern end, and also late in the afternoon, thus passing the test within the BRE Guidance.
- 8.79 It has therefore been established that the impacts of the proposed development, in terms of daylight and sunlight, will comply with the standards as specified in the BRE guidance. Whilst there are some situations contrary to the Vertical Sky Component test, further, more refined testing techniques including Annual Daylight have demonstrated that all rooms surrounding the development are compliant with the BRE guidance. The assessment concludes that the proposed development will result in an acceptable level of daylight/sunlight to existing properties in the surrounding area.

Neighbour Objection

- 8.80 As noted in Section 7 of this report, objections were received from neighbouring properties regarding a loss of light and outlook from their flats.
- 8.81 The analysis of the daylight and sunlight report above confirms that whilst there will be some loss of light to some flats, this is not considered to be to an unduly detrimental level, and are compliant with BRE guidance. The scheme is therefore considered acceptable in this respect.
- 8.82 A Councillor raised concerns with relation to the social housing element, and potential increase in crime/vandalism within the area. Policy stipulates that a social housing element should be provided in schemes of over 10 units. Further to this, the Metropolitan police have been consulted, and as noted in section 6.13 of this report, they feel the scheme achieves a good level of crime prevention through design. The applicant's have also agreed to a condition securing a Secure by Design Statement.
- 8.83 Further to this, there is no evidence which suggests a social housing element will result in an increase in crime and vandalism in the area.
- 8.84 The scale of development is considered appropriate in the context of the surrounding area. With this in mind, outlook from some neighbouring properties will be obscured should the development be approved. However, given the urban nature of the area it is not considered that levels of outlook will be obscured to an unduly detrimental level.
- 8.85 There are no significant privacy/overlooking impacts and any noise or general disturbance impacts are considered to be reflective of the residential use applicable to and compatible with the surrounding area. No significant impacts are identified in respect of vehicular access

and parking as discussed under sections 8.78 – 8.88 of this report. Any impacts to the capacity of service provision including education, health and transport will be mitigated by the provision of a s106 planning contribution.

Highways

- 8.86 Transport provision and impact is considered in PPG13 'Transport' as well as Policies 2A.1 'Sustainability Criteria', 3A.5 'Large Residential Developments', 3C.1 'Integrating Transport and Development' of The London Plan, Policies ST25, ST28, ST30, EMP10 'Development Elsewhere in the Borough' of the adopted UDP 1998 and Policies CP1 'Creating Sustainable Communities, CP41 'Integrating Development with Transport' CP43 'Better Public Transport', DEV16 'Walking and Cycling Routes and Facilities' of the Interim Planning Guidance.
- 8.87 The application is supported by a Transport Assessment and Draft Community Green Travel Plan as produced by Mayer Brown (May 2008), providing consideration of the policy context, baseline conditions in respect of the local area, public transport and road network. The reports then consider trip generation, as well as consideration of an assessment of the implications in respect of walking/cycling, public transport and the road network. A travel plan is proposed. The report concludes that the site has a good level of accessibility to sustainable modes of transport, such that there is a reduced need to travel by car and facilities are available locally; that parking is consistent with Policy; and trips in different modes (walking, cycling, public transport) can be accommodated by the available infrastructure in the area.
- 8.88 The scheme proposes removing the existing access to the site, which is located on the Eastern boundary adjacent to a mini-roundabout. The access is proposed to be re-located to the South-Eastern boundary accessible from Douro Street. For servicing requirements a turning head is provided on site.
- 8.89 The scheme is proposed to be car free, an approach supported by the Highways Section given the PTAL of 4.
- 8.90 Two disabled car parking spaces are however proposed, in addition to one car club space.
- 8.91 Sufficient cycle parking has been proposed in three designated cycle storage areas.
- 8.92 The Council's Highways Section recommended a Section 72 to include the adoption of approximately 0.5m of land along the frontage of the development, which has been agreed by the applicants.
- 8.93 Section 278 works are also required with relation to works to the public highway including reinstating dropped curbs, and maintenance of footway surrounding the site. Further to this, the Highways section requested a condition securing a scheme of highways improvements necessary to facilitate the development. This has been agreed with the applicants also.
- 8.94 Visibility and pedestrian splays have been provided where necessary and are considered acceptable.
- 8.95 TfL were consulted on the application, and whilst they did not raise objection to the proposal, they did suggest the incorporation of an additional disabled space (to bring the total to two). As noted in section 8.82 above, this has been achieved.

Neighbour Objection

- 8.96 As noted in section 7 of this report, Highway safety was raised as a reason for objection through public consultation. Concern was particularly related to a blind spot on Tredegar Road heading West, width of footpath of Tredegar Road, and an increase in vehicles visiting the site.

- 8.97 As noted above, the scheme is proposed to be car free, apart from two disabled spaces, together with one car club space. Thus, the scheme will not result in a significant increase in vehicles to the site.
- 8.98 The entrance to the site currently located off the mini-roundabout is proposed to be moved to the South-Eastern boundary, and standard pedestrian and vehicular visibility splays have all been achieved in submitted plans. Therefore, it is considered the proposed scheme will not give rise to unsafe highways conditions.
- 9.99 As noted above a s72 agreement to secure 0.5 of land across the frontage of the property in order to widen the footpath and improve pedestrian safety has been agreed by the applicants.
- 8.10 The application is therefore considered acceptable with relation to Highways concerns, subject to the inclusion of appropriate conditions and a s106 Legal Agreement securing a Green Travel Plan.

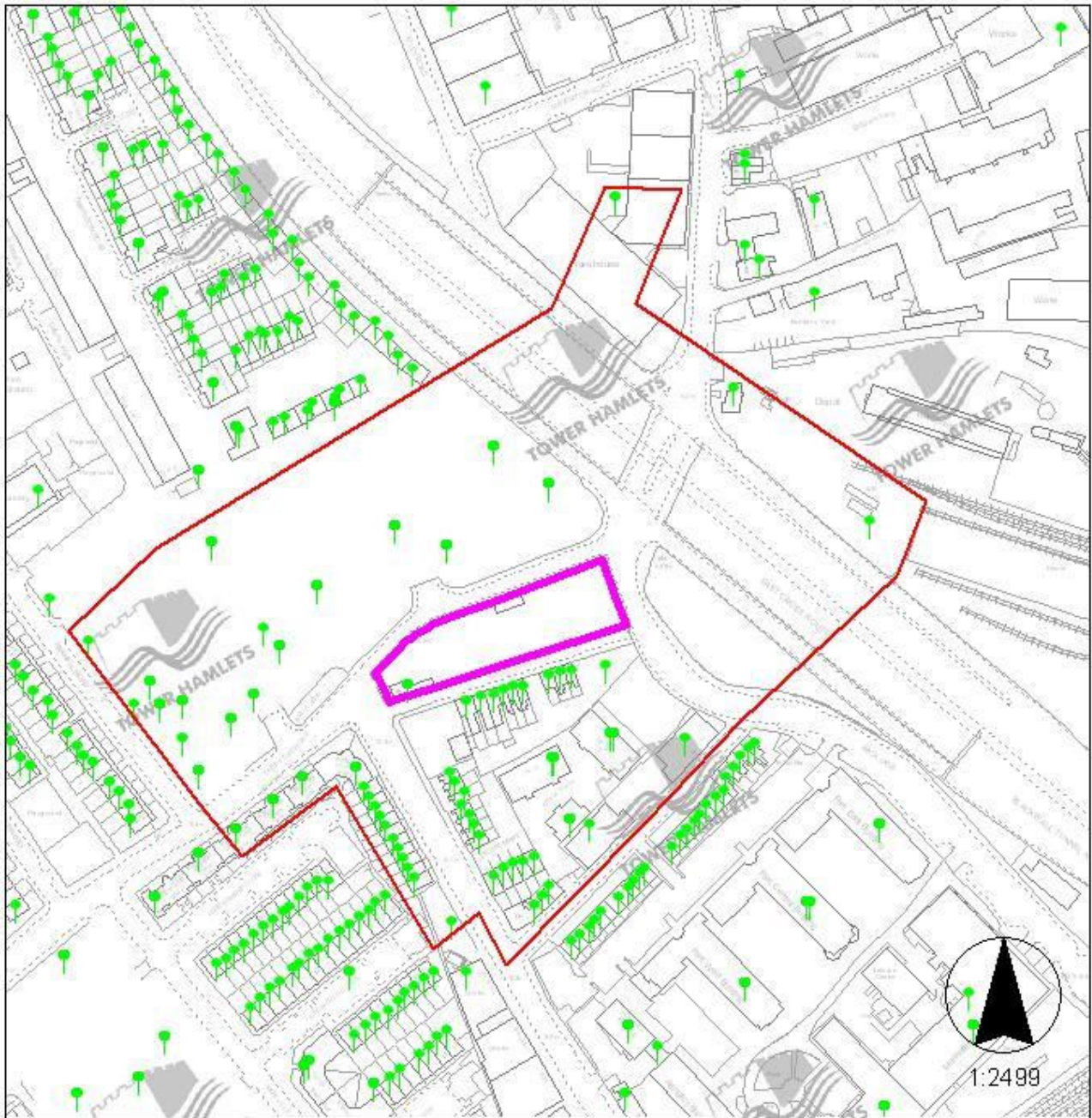
Sustainability and Energy

- 8.10 Local planning policy guidance relating to renewable energy, as contained in the Council's Interim Planning Guidance 2007 requires a minimum 10% carbon reduction through the provision of renewable energy, with the London Plan 2008 requiring a reduction of 20% in line with policy 4A.7.
- 8.10 An Energy and Sustainability Strategy was prepared for this application by Dixon deBoise which considers the potential options of achieving the 20% target figure.
- 8.10 Having considered several renewable options it was determined that biomass heating was the preferred option to achieve the renewable energy target for the site. As such, a biomass boiler is proposed at basement level, accessed for servicing purposes off Douro Street.
- 8.10 The provision of biomass heating via a centralised boiler will provide a carbon reduction of 20.1%, thus compliant with the London Plan. The size of the fuel storage area is sufficient to enable accommodation of one month's supply of fuel, together with a 15 day back up supply. The submitted strategy also identifies suppliers in the local area.
- 8.10 Other sustainability measures to be incorporated into the scheme include reduction in water usage and waste management.
- 8.10 The Council's Energy Officer considers the approach and method assessment to be satisfactory, and has requested conditions be attached to any approval securing further information with relation to efficiency measures and SAP calculations, and also details relating to the Code for Sustainable Homes.

9.0 Conclusions

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

Site Map



Legend

-  Planning Application Site Boundary
-  Consultation Area
-  Land Parcel Address

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 Stationery Office © Crown Copyright. London Borough of Tower Hamlets LA096968