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**Application for Planning Permission**[click here for case file](#)

<b>Reference</b>	PA/19/00256
<b>Site</b>	96-98 Bromley High Street, London, E3 3EG
<b>Ward</b>	Bromley North
<b>Proposal</b>	The redevelopment of 96-98 Bromley High Street, comprising the demolition of the existing building (two storey residential building) (use class C3) to construct a four storey residential building containing 4 x two bedroom units, 2 x one bedroom units and 1 x three bedroom unit with associated cycle parking spaces, private amenity space and other associated works.
<b>Summary Recommendation</b>	Grant planning permission with conditions
<b>Applicant</b>	Point Home Ltd
<b>Architect/agent</b>	Studio Jayga
<b>Case Officer</b>	Stephen Whalley
<b>Key dates</b>	<ul style="list-style-type: none"><li>- Application registered as valid on 01/02/2019</li><li>- Amendments received on 13/05/2019</li><li>- Public consultation finished on 04/03/2019</li><li>- Case deferred by Development Committee 10/10/2019</li></ul>

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**EXECUTIVE SUMMARY**

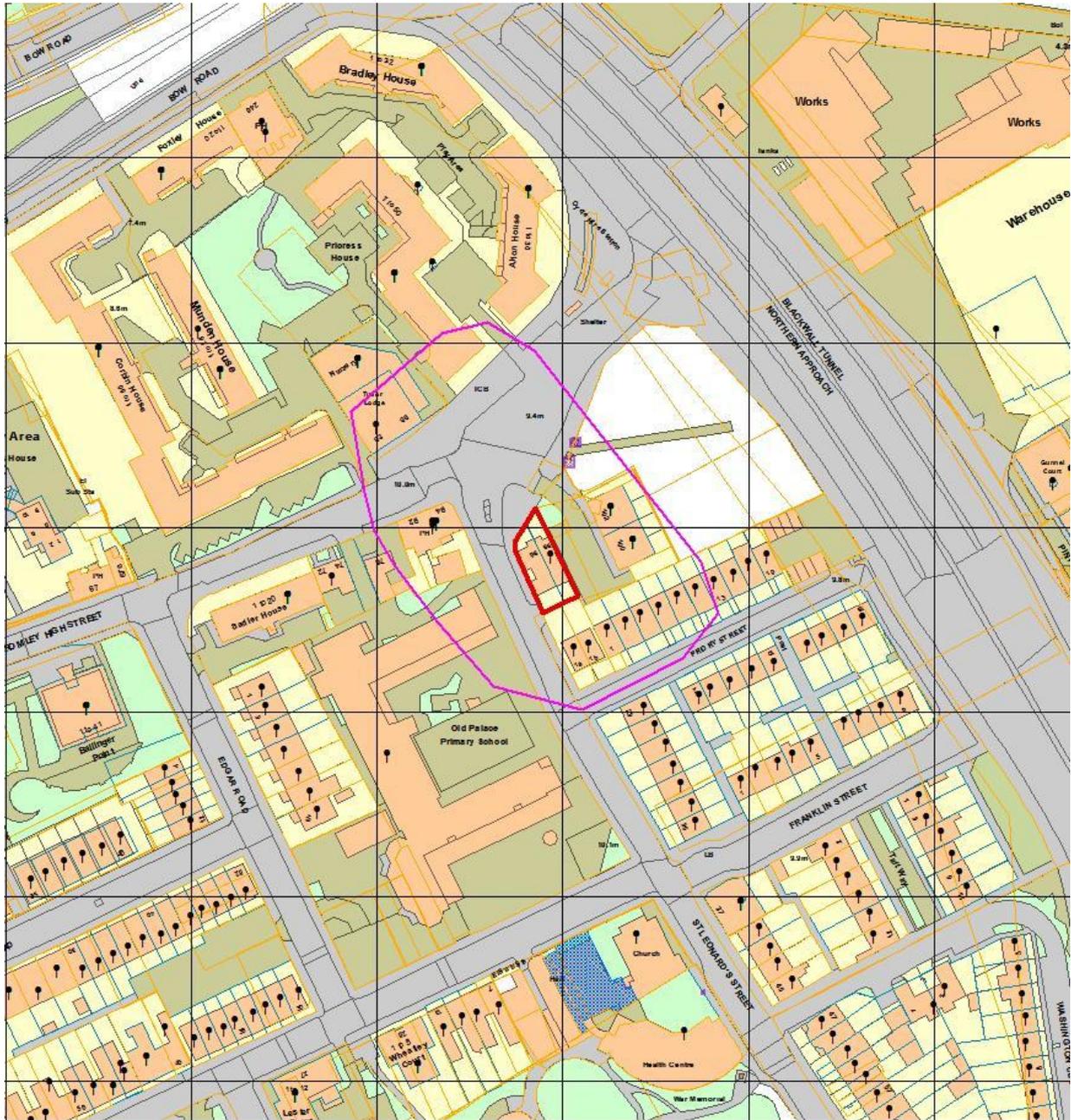
The proposal is for the demolition of the existing two storey residential dwelling and the erection of a four storey residential development comprising 7 new residential units.

Officers have considered the particular circumstances of this application against the provisions of the development plan policies and other material considerations as set out in this report and recommend approval of planning permission.

The proposed redevelopment would optimise the development potential of the site and would be acceptable in terms of height, scale, design and appearance, delivering quality homes in a sustainable location. The proposed units would all have access to amenity space and meet or exceed the minimum space requirements.

Whilst the daylight to a number of neighbours would be adversely affected, the retained daylight levels would remain good for an urban location. The scheme would not result in significant adverse impacts on outlook, privacy or sense of enclosure. The quality of accommodation provided, along with the provision of external amenity space would create an acceptable living environment for the future occupiers of the site.

# SITE PLAN



## Legend:

Site boundary: red line

Consultation boundary: pink line

## **1. SITE AND SURROUNDINGS**

- 1.1 The site currently comprises a two storey residential dwelling with a front driveway and rear garden. The site sits at the junction of St Leonard's Street and Bromley High Street and the sweeping junction creates a sense of open space within the locality. The site is bounded by Bromley High Street to the north, a small two storey terrace comprising 4 dwellings at 100-102 Bromley High Street to the east, the rear gardens of 1A and 1B Priory Street to the south, and St Leonard's Street to the west.
- 1.2 The site lies within a predominantly residential area with a mix of dwelling types and architectural styles. Surrounding the junction sit number of 3 to 5 storey residential buildings and to the south east of the site is an area characterised by two storey dwellings on St Leonard's Street, Priory Street and Franklin Street.
- 1.3 To the south west of the site sits Old Palace Primary School, a mixed entry school catering to 414 pupils aged 4 to 11.
- 1.4 The application site sits within an area of archaeological interest. The application site does not sit within close proximity to any listed buildings, nor does it fall within a conservation area.

## **2. PROPOSAL**

- 2.1 The proposal is for the demolition of the existing two storey residential dwelling and the erection of a four storey residential development comprising 4x two bedroom units, 2x one bedroom units, and 1x three bedroom unit with associated cycle parking, private amenity and other associated works.
- 2.2 The proposed ground floor consists of the three bedroom unit with private garden to the rear along with refuse store, cycle store and plant room; the first and second floors consist of 2x two bedroom units with private balconies facing St Leonard's Street and Bromley High Street and Oriel windows fronting the rear of properties along Priory Street; and the third floor consists of 2x one bedroom units with private balconies. The development would be accessed and serviced from Bromley High Street.

## **3. RELEVANT PLANNING HISTORY**

- 3.1 PA/14/01097 - Redevelopment of 96-98 Bromley High Street, comprising the demolition of the existing building (two storey residential building) (use class C3) to construct 1a four storey residential building containing 4x two bedroom units, 1x three bedroom units and 1x four bedroom unit with associated car parking and cycle parking spaces, private amenity space and other associated works. – Withdrawn by applicant 18/06/2014
- 3.2 PA/14/02821 - Additional 2X1 bed flats on the existing 2 storey building with rear extensions. – Withdrawn by applicant 28/01/2015
- 3.3 PA/18/01232 - The redevelopment of 96-98 Bromley High Street, comprising the demolition of the existing building (two storey residential building) (use class C3) to construct a four storey residential building containing 4 x two bedroom units, 2 x one bedroom units and 1 x three bedroom unit with associated cycle parking spaces, private amenity space and other associated works. – Withdrawn by applicant 31/07/2018

## **4. PUBLICITY AND ENGAGEMENT**

- 4.1 Following the receipt of the application, the Council notified 92 nearby owners/occupiers by post.

4.2 A total of 11 representations, from 10 members of the public, were received in objection, including one petition with 39 individual signatories. A representation in objection was also received from one LBTH Council Member.

4.3 The issues raised in the objection letters are as follows:

- Significant increase in noise for existing local residents
- Increase in overlooking, loss of privacy and loss of light
- Increased parking stress, parking is already an issue in the area
- Excessive number of recent applications to redevelop the site
- Disruption during construction
- The existing quiet nature of the location would be disrupted which could cause financial problems for those who work from home
- The proposed dwelling would alter the prevailing low-rise character of the area
- The increase in residents from the new development could lead to additional social order issues
- The proposed development is over-development, the bulk and massing are inappropriate and not in keeping with the existing local context
- Current resident of the site being displaced
- The distance to existing properties is not accurately reported

4.4 With regard to the final point above, the distance to neighbouring properties has been amended at paragraph 7.26 of this report.

4.5 The petition raises concerns that the proposed development would result in a significant increase in noise to existing residents, an increase in overlooking and a reduction in access to daylight/sunlight. The development would also likely lead to increased parking stress in the local area.

4.6 Impact on property prices was also raised in representations; however, it is not a material planning consideration.

## **5. CONSULTATION RESPONSES**

### **Internal Consultees**

#### LBTH Waste

5.1 The bin capacity proposed by the applicant is acceptable subject to a condition in relation to the final details of the storage area to be approved by the Council.

#### LBTH Highways

5.2 No comments received.

#### LBTH Environmental Health (Contaminated Land)

5.3 No objection subject to standard conditions.

### **External Consultees**

#### Historic England – Archaeology

5.4 The development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. A two stage archaeological condition could provide acceptable safeguard.

## 6. RELEVANT PLANNING POLICIES AND DOCUMENTS

6.1 Legislation requires that decisions on planning applications must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise.

6.2 In this case the Development Plan comprises:

- The London Plan 2016 (LP)
- Tower Hamlets Core Strategy 2010 (SP)
- Tower Hamlets Managing Development Document 2013 (DM)

6.3 The Planning Inspectorate has on 20/09/2019 confirmed the soundness of the emerging Tower Hamlets Local Plan 2031: Managing Growth and Sharing the Benefits. The policies contained therein now carry very substantial weight, pending formal adoption of the document by the Council.

6.4 The weight carried by the emerging policies within the emerging new London Plan is currently generally moderate as the document has been subject to examination in public and main modifications were published on 15/07/2019. Policies which have not been subject to substantial objections are considered to have substantial weight.

6.5 The key development plan policies relevant to the proposal are:

Housing SP02, DM3, DM4  
(unit mix, housing quality)

Design LP7.1-7.8, SP09, SP10, SP12, DM23, DM24  
(layout, massing, materials, public realm)

Amenity LP7.6, LP7.15, SP03, SP10, DM25  
(privacy, outlook, daylight and sunlight, construction impacts)

Transport LP6.1, LP6.3, LP6.9, LP6.10, LP6.13, SP05, SP09, DM14,  
DM20, DM21, DM22  
(sustainable transport, highway safety, car and cycle parking, waste, servicing)

6.6 In addition, the emerging policies relevant to the proposal are:

Housing S.H1, D.H2, D.H3  
(unit mix, housing quality)

Design S,DH1, S.DH2, S.G1, D.DH2  
(layout, massing, materials, public realm)

Amenity S.DH1, D.DH8  
(privacy, outlook, daylight and sunlight, construction impacts)

Transport D.MW3, D.TR2, D.TR3, D.TR4, S.TR1

(sustainable transport, highway safety, car and cycle parking, waste, servicing)

6.7 Other policy and guidance documents relevant to the proposal are:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (updated 2019)
- LP Housing SPG (updated 2017)

## **7. PLANNING ASSESSMENT**

7.1 The key issues raised by the proposed development are:

- i. Land Use
- ii. Housing
- iii. Design
- iv. Heritage
- v. Neighbour Amenity
- vi. Transport
- vii. Environment

### **Land Use and General Principles**

7.2 The application site is currently in use as a single residential dwelling; as a result residential land use at this location has been established.

7.3 The existing residential dwelling was originally constructed in the mid 1990's, is of little architectural interest, and does not significantly contribute to the character and appearance of the area. In addition the property sits in a relatively large plot, detached and some distance from other dwellings along Bromley High Street, St Leonard's Road and Priors Street. As a result the principle of redevelopment is considered acceptable, the land is currently underutilised and an intensification of residential development at this location would be appropriate.

7.4 The proposed development would act to increase the supply of housing in a sustainable location within the Lower Lea Valley Opportunity Area, one of the identified areas in the east of the borough where the majority of new housing development is to be focused.

7.5 As a result of the above the principle of demolition and redevelopment in regards to land use is considered acceptable.

### **Housing**

#### Housing Mix

7.6 The development proposes a unit mix broadly in accordance with the breakdown of unit types outlined in adopted and emerging policy documents as demonstrated in the table below:

Type of Housing	Proposed Units	Proposed Units (%)	Adopted Policy Requirement (%)	Emerging Policy Requirement (%)
1 Bedroom	2	28.6%	50%	30%
2 Bedroom	4	57.1%	30%	50%
3 Bedroom	1	14.2%	20%	20%
4+ Bedroom	0	0		

7.7 In addition, the proposed development would result in the loss of an existing four bedroom dwelling; this dwelling is replaced however, by the new 3-bed unit, and as such there is no loss of family accommodation on site.

Quality of Residential Accommodation

7.8 All proposed dwellings accord with required internal minimum space standards and minimum external amenity space standards.

7.9 The daylight for the new rooms to be created within the development has been assessed using the ADF method of calculation. All rooms would have levels of ADF above the minimum recommended for their room use and would therefore have adequate levels of light. In addition, with regard to sunlight, all rooms that face within 90° of due south would have levels of annual and winter sunlight above the minimum recommended levels and their required standard is met.

7.10 As a result of the above, the proposed development would provide a high standard of accommodation in line with policy requirements.

**Design**

7.11 Development Plan policies call for high-quality designed schemes that reflect local context and character and provide attractive, safe and accessible places.

Scale, height and mass

7.12 Whilst it is acknowledged that the scale and massing of the proposed development is an increase on current condition, this increase is acceptable. The site is located at a street junction and the proposed increase in height from two to four storeys would provide an appropriate transition from the two storey dwellings to the south to the larger three, four and five storey developments surrounding the junction to the north and west. The building form is considered an improvement on the existing building, better responding to the street network and repairing the gap in the streetscene created by the existing detached house. The acceptability of the height and massing is also aided by the division of the massing into a 3 storey brick base and a 4<sup>th</sup> storey set-back 'roof extension' element. The parapet height of the brick base would broadly correspond to the height of the former public house at the corner of Bromley High Street and St Leonard's Street and to the flank elevation of the Old Palace school, appropriately framing the street.

Appearance & Materials

7.13 The proposal is considered to be well designed and utilises materials that are of good quality and appropriate within the existing urban fabric of the area. The submission has undergone a number of design iterations since the previously withdrawn scheme, including changes to

materials and design to improve activation along the ground floor front elevation, and these have led to improvements with the scheme to a level that officers find acceptable.

- 7.14 The proposed buff brick and metal cladding detailing is acceptable. These are visually distinctive materials and would provide a modern look which would be appropriate for a new building in this area. The anthracite grey metal cladding at third floor would create an appearance of a subordinate roof extension, subservient to the three storey brick element below.
- 7.15 The application has been amended since submission to enhance architectural interest on the front elevation and increase activation. An inset brick panel is proposed with alternative bricks protruding from the elevation to increase interest, along with expanded metal mesh door to the proposed bin store which both act to improve the appearance of this façade. In addition a soldier brick course is proposed to increase architectural detailing at third floor level.

#### Design Conclusions

- 7.16 In conclusion, the layout, building height, scale and bulk and detailed design of the development is considered acceptable and in accordance with policy.

#### **Heritage**

- 7.17 Development Plan policies call for development affecting heritage assets to conserve their significance.
- 7.18 Whilst the property does not fall within a conservation area or in close proximity to any listed buildings, the site does fall in close proximity to an historic priory and burial ground to the north east which could result in archaeological impacts from the proposed development.
- 7.19 The application site lies within a designated area of archaeological interest, and as a result an Archaeological Evaluation Report accompanies the application.
- 7.20 Historic England Archaeology (GLAAS) have reviewed the submitted report and have advised that archaeological work at the site has encountered post-mediaeval remains including a vaulted structure that may be connected with the use of the site as a cemetery, or which may be a former cellar, no remains of mediaeval date were encountered.
- 7.21 GLAAS have advised that the development could cause harm to archaeological remains and a field evaluation is needed to determinate appropriate mitigation. Although the NPPF envisages such evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that GLAAS consider a two-stage archaeological condition would provide an acceptable safeguard.
- 7.22 This would take the form of an initial stage 1 written scheme of investigation undertaken prior to the commencement of development, which would identify any assets of archaeological interest. Should any such areas be identified then a stage 2 written scheme shall also be submitted and approved by the local authority. This would include a statement of significant and research objectives, the programme and methodology if site investigation and recording and the nomination of competent person(s) to undertake the agreed works. This would also include a programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material.
- 7.23 This pre-commencement condition is considered necessary to safeguard the archaeological interest on this site. Approval of the written scheme of investigation before works begin on site would provide clarity on what investigations are required, and their timing in relation to the

development programme. With this secured by condition, the application is considered acceptable from a heritage perspective.

### **Neighbour Amenity**

- 7.24 Development Plan policies seek to protect neighbour amenity safeguarding privacy, not creating allowing unacceptable levels of noise and ensuring acceptable daylight and sunlight conditions.

#### Privacy & Outlook

- 7.25 Officers are satisfied that the proposed development has been sensitively designed to ensure acceptable separation distances would exist between the proposed new building and existing facing buildings on neighbouring sites. The properties at 100-102 Bromley High Street to the east of the application site sit 12.9m from the proposed building, whilst the principal elevations of the properties at 1A and 1B Priory Street sit 12.5m from the rear elevation of the proposed building, the distance from the ground floor extension at 1A Priory Street to the proposed building would be 6.5m. Although this is less than the 18m separation distances which is generally sought on developments it is not uncommon for there to be a closer relationship particularly where the proposal involves an infill within an existing street. Specific design interventions are also employed to limit overlooking and privacy intrusion.
- 7.26 With regard to 100-102 Bromley High Street, the majority of the windows within the development facing these properties would be kitchen and bathroom windows as well as the communal stair core. Given that these rooms are already served by other windows a condition has been added ensuring that these windows were obscure glazed in order to limit the potential for overlooking and protect neighbouring privacy,
- 7.27 With regard to 1A and 1B Priory Street, there are no concerns with loss of privacy at ground floor level and any impacts in terms of outlook are considered acceptable. With regard to first and second floor, the design has been amended since initial submission to consist of an Oriol window design with obscured glazing to the front to ensure that there is no unacceptable loss of privacy or overlooking from this location whilst retaining acceptable levels of daylight to the kitchen/dining/living areas of the new residential units. At third floor level there is an additional set back of 1m to the proposed windows, which are secondary windows to the kitchen/dining/living are of the 1b/1p flat on this level.
- 7.28 All balconies are located towards the public highway, and none face any existing dwellings. In addition balcony screening is utilised to prevent access to any areas that may give rise to privacy concerns.
- 7.29 Subject to conditions, given the use, location, separation distance of surrounding facing residential properties and the tight urban grain on this part of the borough, it is considered that the proposal would not unduly result in a detrimental impact upon the amenity of the residents if the surrounding properties in terms of privacy, loss of outlook and sense of enclosure.
- 7.30 Overall, it is considered that the proposed development is suitably designed to ensure privacy is preserved, a level of outlook is maintained and there would be no increased sense of enclosure to surrounding residential properties.

#### Daylight and Sunlight

- 7.31 Guidance relating to daylight and sunlight is contained in the Building Research Establishment (BRE) handbook 'Site Layout Planning for Daylight and Sunlight' (2011).

- 7.32 A number of residential properties surround the site which can be impacted by the development, these have been tested as part of the application, and the results have been independently reviewed on behalf of the Council, these are discussed below.
- 7.33 For calculating daylight to neighbouring residential properties affected by the proposed development, the primary assessment is the vertical sky component (VSC) method of assessment together with the no sky line (NSL) assessment where internal room layouts are known or can reasonably be assumed. These tests measure whether buildings maintain most of the daylight they currently receive.
- 7.34 BRE guidance in relation to VSC requires an assessment of the amount of daylight striking the face of a window. The VSC should be at least 27%, or should not be reduced by more than 20% of the former value, to ensure sufficient light is still reaching windows. The NSL calculation takes into account the distribution of daylight within the room, and again, figures should not exhibit a reduction beyond 20% of the former value.
- 7.35 The following properties have been tested for Daylight and Sunlight based on land use and proximity to the site:

- 100a St Leonard's Street
- 100b St Leonard's Street
- 102a St Leonard's Street
- 102b St Leonard's Street
- 1A Priory Street
- 1B Priory Street
- 94 Bromley High Street

- 7.36 The properties which fail to meet BRE guidelines are identified as 100a, 100b, 102a and 102b St Leonard's Street.

*100a St Leonard's Street*

- 7.37 The four windows to this single residential property would experience a reduction in VSC of up to 28% from existing. The NSL shows that the rooms are well lit at present and they would experience reductions of more than 50% from existing. The NSL reductions range between 51% to 33% of the room area. Therefore, the BRE standards are not met for all windows in respect of both methods of assessment.

- 7.38 Whilst the above would indicate that the impacts on this property would be considered minor to major adverse, the retained levels of VSC of between 19.9% and 23.8% are at a level that is considered to be good for an urban location. The NSL reductions are particularly large to this property but rooms are left around 50% lit which is considered acceptable for an inner city location.

*100b St. Leonard's Street*

- 7.39 The two windows to this property meet the BRE guidelines. One out of the two rooms tested for NSL falls slightly below the BRE guidelines of a 20% reduction, seeing its light reduce by 21%. This is negligible impact and the daylight to this property is considered acceptable.

*102a St Leonard's Street*

- 7.40 The two windows to this property would experience a reduction in VSC of up to 30% from existing. The NSL shows that the rooms are well lit at present and they would experience reductions of up to 52% from existing. The NSL would reduce to below 50% of the room area. Therefore, the BRE standards are not met for all windows in respect of both methods of assessment.
- 7.41 Whilst the above would indicate that the impacts on this property would be considered moderate to major adverse, the retained levels of VSC of between 22.5% and 19.2% are at a level that is considered to be good for an urban location. The NSL reductions are very large but this needs to be weighed against the rooms being nearly fully lit in the existing condition.

*102b St Leonard's Street*

- 7.42 The four windows to this property would experience a reduction in VSC of up to 32% from existing. The NSL shows that the rooms are well lit at present and they would experience reductions of up to 62% from existing. The NSL would reduce to below 38% of the room area in the worst case. Therefore, the BRE standards are not met for all windows in respect of both methods of assessment.
- 7.43 Whilst the above would indicate that the impacts on this property would be considered moderate to major adverse, the retained levels of VSC of between 22.1% and 19% are at a level that is considered to be good for an urban location. The NSL experience large reductions with each room receiving a major adverse impact.

Sunlight

- 7.44 The BRE report recommends that for existing buildings, sunlight should be assessed for all main living rooms of dwellings and conservatories, if they have a window facing within 90 degrees of due south. If the centre of the window can receive more than one quarter of annual probable sunlight hours (APSH), including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March, then the rooms should still receive enough sunlight. If the available sunlight hours are both less than the amount above and less than 0.8 times their former value then the occupants of the existing building would notice the loss of sunlight.
- 7.45 The required sunlight standards are met for all properties assessed and the scheme proposal therefore complies with planning policy in this respect.

Conclusion

- 7.46 The proposed development would cause a minor to major adverse daylight impact to the occupiers of 100a, 102a and 102b St Leonard's Street. The main cause for the major adverse classifications is due to the NSL results having reductions in excess of 40%; the highest reduction being 62% and the lowest 34%. It should be noted, however, that the most affected rooms currently receive levels of light which are particularly generous in an inner city context. An example of this is room R2/10 which is lit to 97% in the existing condition. These high levels of light in the existing condition exacerbate the scale of light loss.
- 7.47 The VSC results for those properties indicate that whilst the light loss would be noticeable the retained daylight would be good for an inner city context, with the retained VSC at 19% to 23.8%.
- 7.48 If optimum development potential of the site is to be realised, impacts beyond those recommended by the BRE guidelines are to be expected; especially as this is a relatively underdeveloped site in the existing condition which results in particularly good current levels of light to neighbouring properties. Whilst substantial, the loss of daylight would not be such as to unacceptably affect the living conditions of neighbouring residents.

## Noise & Vibration

- 7.49 Objections have been received with regard to potential increase in noise from future residents of the proposed building. It should be noted that the proposed balconies of the new residential units face onto the public highway rather than towards existing residential dwellings, this a feature that is not discordant with the local area and the location would act to mitigate any potential increase in noise from these new external amenity spaces.
- 7.50 Given the above and that there is a policy requirement for residential private amenity space; it is not considered that the additional amenity spaces (for private use of occupants of the flats) would cause an unacceptable impact on amenity.

## Construction Impacts

- 7.51 Demolition and construction activities are likely to cause some additional noise and disturbance, additional traffic generation and dust. In accordance with relevant Development Plan policies, a number of conditions are recommended to minimise these impacts. These would control working hours and require the approval and implementation of Construction Management Plan.

## **Transport**

- 7.52 Development Plan policies promote sustainable modes of travel and limit car parking to essential user needs. They also seek to secure safe and appropriate servicing.

## Car Parking

- 7.53 The objective of adopted planning policy is to reduce the use of car journeys in areas that are well connected to public transport. The application site sits in an area with a Public Transport Accessibility Level (PTAL) of 5, which is considered to be a very good level of access. In accordance with these policies it is not proposed to provide any parking spaces for the development. In addition, the applicant would be required to enter into a car-free S106 agreement which would restrict the ability of future occupiers of the property to obtain an on-street parking permit. This is considered acceptable.

## Cycle Parking

- 7.54 The application proposes the provision of 12 cycle parking spaces in accordance with adopted policy. 10 spaces would be provided at ground floor level within the communal area of the building for the use of residents of flats above ground floor level. 2 spaces are also proposed to be provided in the private rear garden of the 3b5p unit at ground floor level for the use of occupiers of this dwelling; separate access is provided to the garden from St Leonard's Street.

## **Environment**

### Air Quality

- 7.55 The impact on the local area as a result of the proposed development is considered to be insignificant. With regards to the impacts of construction on air quality, dust and other pollutant emissions from the construction and demolition phases of the construction of the proposed development would see the site designated a "Low Risk Site" and residual effects are not be considered significant. Appendix 5 includes site specific mitigation for a low risk site and the implementation of these measures can be ensured through the condition requiring a Construction Management Plan.

### Waste

- 7.56 The application proposes adequate storage provision for refuse, dry recyclables and compostable waste. This would be provided in a communal waste storage area on the ground floor for the use of residents of flats above ground floor level and a separate waste storage area in the rear garden of the 3b5p unit at ground floor level for the use of occupiers of this dwelling, separate access is provided to the garden from St Leonard's Street.
- 7.57 Whilst it is acknowledged that the waste officer would prefer a single collection for the development, the current waste storage strategy is practical and is acceptable.

#### Landscaping & Biodiversity

- 7.58 The existing site has limited ecological value. There would be no significant impacts on biodiversity as a result of the proposal. The proposal would introduce a brown roof which would make a positive contribution to local biodiversity.

#### Land Contamination

- 7.59 Subject to standard conditions, the proposals are acceptable from a land contamination perspective and that any contamination that is identified can be satisfactorily dealt with.

#### **Human Rights & Equalities**

- 7.60 The proposal does not raise any unique human rights or equalities implications. The balance between individual rights and the wider public interest has been carefully considered and officers consider it to be acceptable.
- 7.61 The proposed development would not result in adverse impacts upon equality or social cohesion.

### **8. RECOMMENDATION**

- 8.1 Conditional planning permission is GRANTED subject to below conditions.

#### **8.2 Planning Conditions**

##### Compliance

1. 3 years deadline for commencement of development.
2. Development in accordance with approved plans.
3. Restrictions on demolition and construction activities:
  - a. All works in accordance with Tower Hamlets Code of Construction Practice;
  - b. Standard hours of construction and demolition;
  - c. Air quality standards for construction machinery;
  - d. Ground-borne vibration limits; and
  - e. Noise pollution limits.
4. Delivery and retention of waste storage facilities.
5. Delivery and retention of cycle storage facilities.
6. Noise insulation standards for new residential units.
7. Delivery and retention of obscure glazing to neighbour facing windows.

### Pre-commencement

8. Construction Environmental Management Plan:
  - a. Site manager's contact details and complain procedure;
  - b. Dust and dirt control measures
  - c. Measures to maintain the site in tidy condition, disposal of waste
  - d. Recycling/disposition of waste from demolition and excavation
  - e. Safe ingress and egress for construction vehicles;
  - f. Parking of vehicles for site operatives and visitors;
  - g. Location and size of site offices, welfare and toilet facilities;
  - h. Erection and maintenance of security hoardings;
  - i. Measures to ensure that pedestrian and cycle access past the site is safe and not unduly obstructed; and
  - j. Measures to minimise risks to pedestrians and cyclists, including but not restricted to accreditation of the Fleet Operator Recognition Scheme (FORS) and use of banksmen for supervision of vehicular ingress and egress
9. Details of external facing materials and architectural detailing.
10. Land Contamination Remediation Scheme (subject to post completion verification).
11. Archaeology Written Scheme of Investigation (in consultation with Historic England).

### Prior to occupation

12. 'Car Free' on-street parking permit restrictions (bar Blue Badge holders and Permit Transfer Scheme)

## **8.3 Informatives**

1. Permission subject to legal agreement.
2. Development is CIL liable.
3. Written schemes of Investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

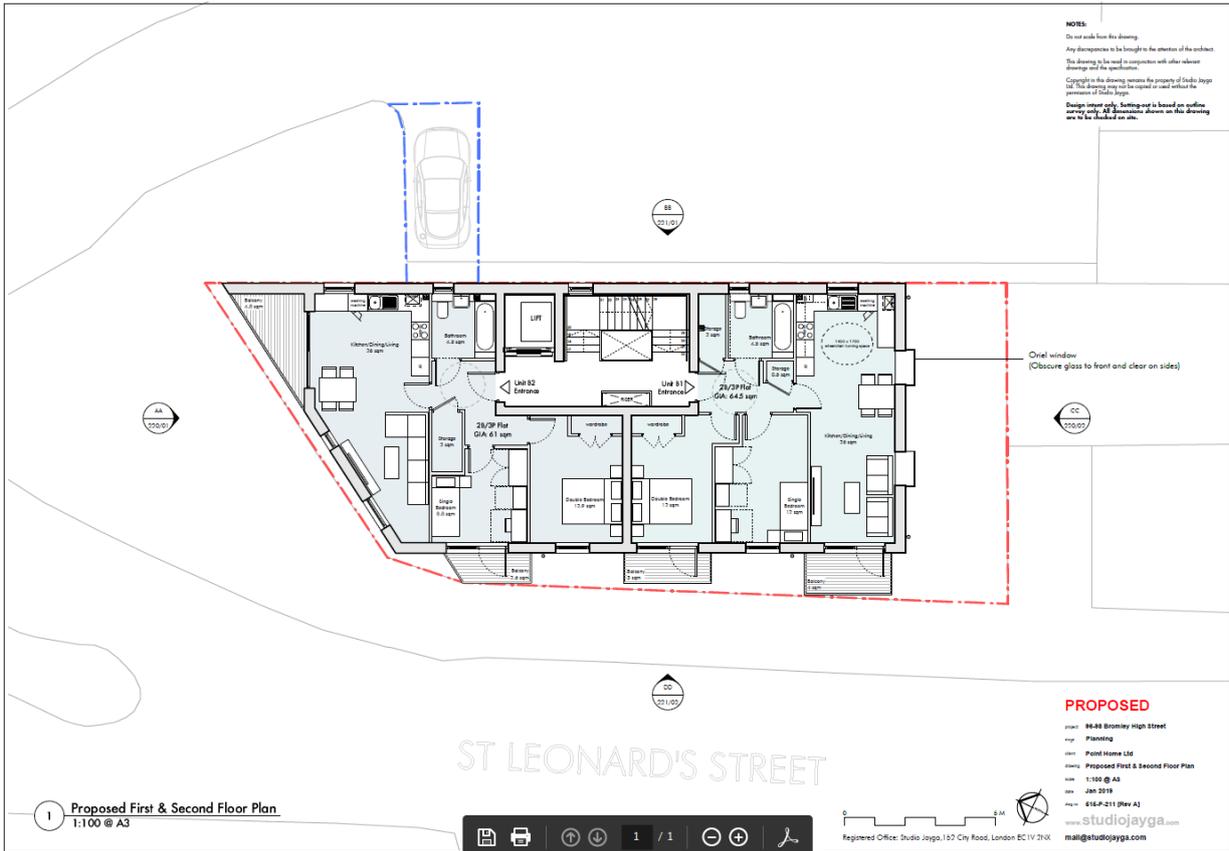
## **APPENDIX 1**

### **Drawings**

515-E-100  
616-E-100  
616-E-110  
616-E-112  
616-E-113  
616-E-160  
616-P-200 Rev B  
616-P-210 Rev B  
616-P-211 Rev A  
616-P-212 Rev A  
616-P-213 Rev A  
616-P-260 Rev A  
616-P-261 Rev A  
616-P-251 Rev A  
515-P-252 Rev A  
515-P-300 Rev A  
515-P-500  
515-P-501  
515-P-502  
515-P-503  
515-P-504  
616-P-301 Rev A



**NOTES:**  
 Do not scale from this drawing.  
 Any discrepancies in the lengths in the elevation of the building.  
 This drawing to be used in conjunction with other relevant drawings and the specification.  
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 Design intent only. Setting-out is based on an outline survey only. All dimensions shown on this drawing are to be checked on site.



1 Proposed First & Second Floor Plan  
 1:100 @ A3

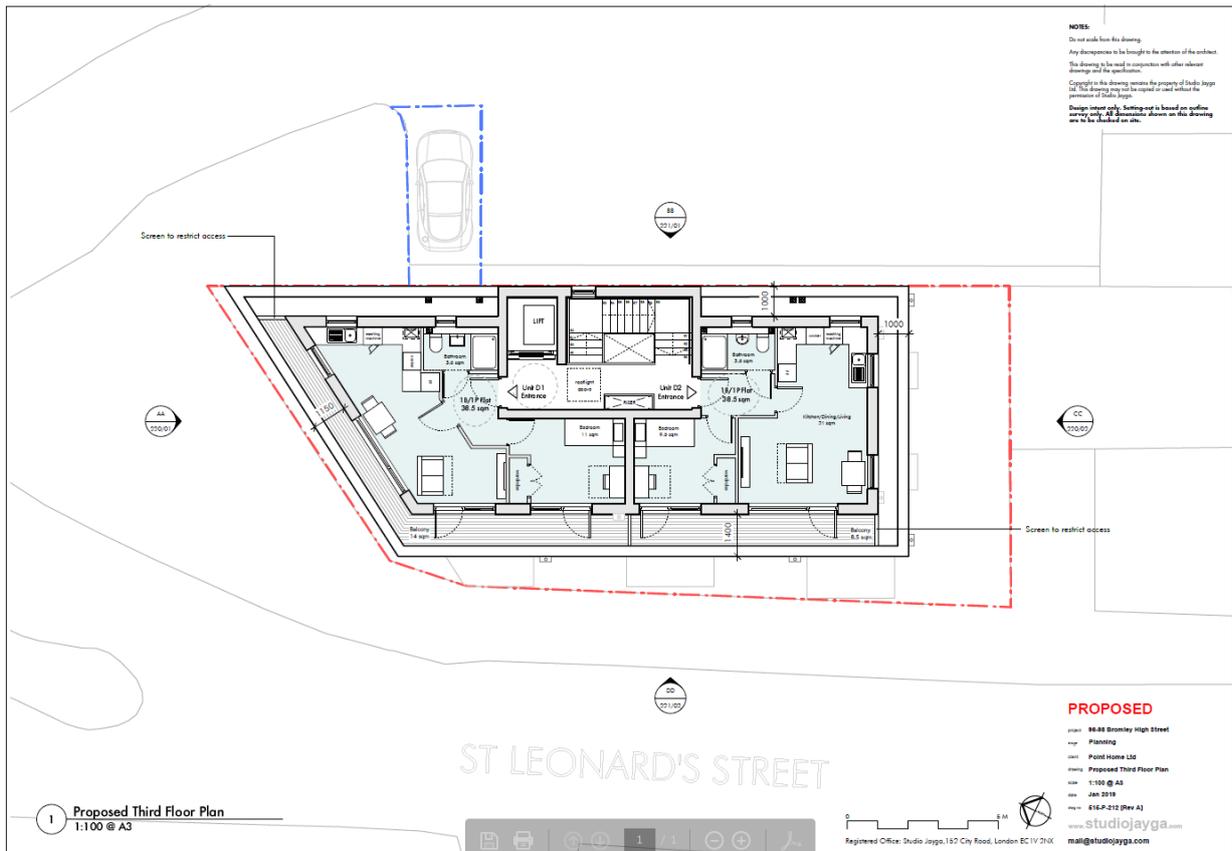
**PROPOSED**  
 86-88 Bromley High Street  
 Planning  
 Form Home Use  
 Proposed First & Second Floor Plan  
 1:100 @ A3  
 Jan 2019  
 016-2-211 (Rev A1)  
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ST LEONARD'S STREET

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**Figure 3 – Proposed third floor plan**



**Figure 4 – Proposed roof plan**

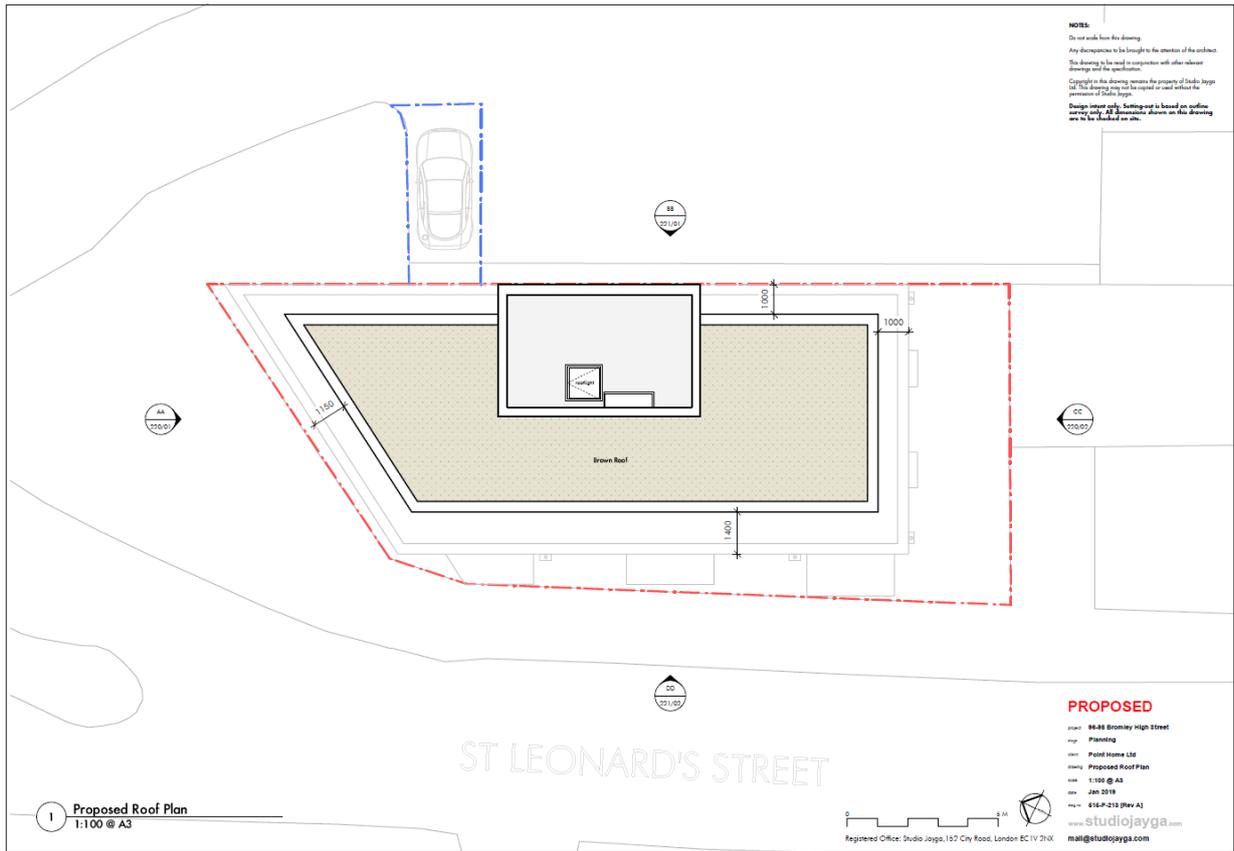


Figure 5 – Proposed elevation AA & DD



Figure 6 – Proposed elevation BB & CC

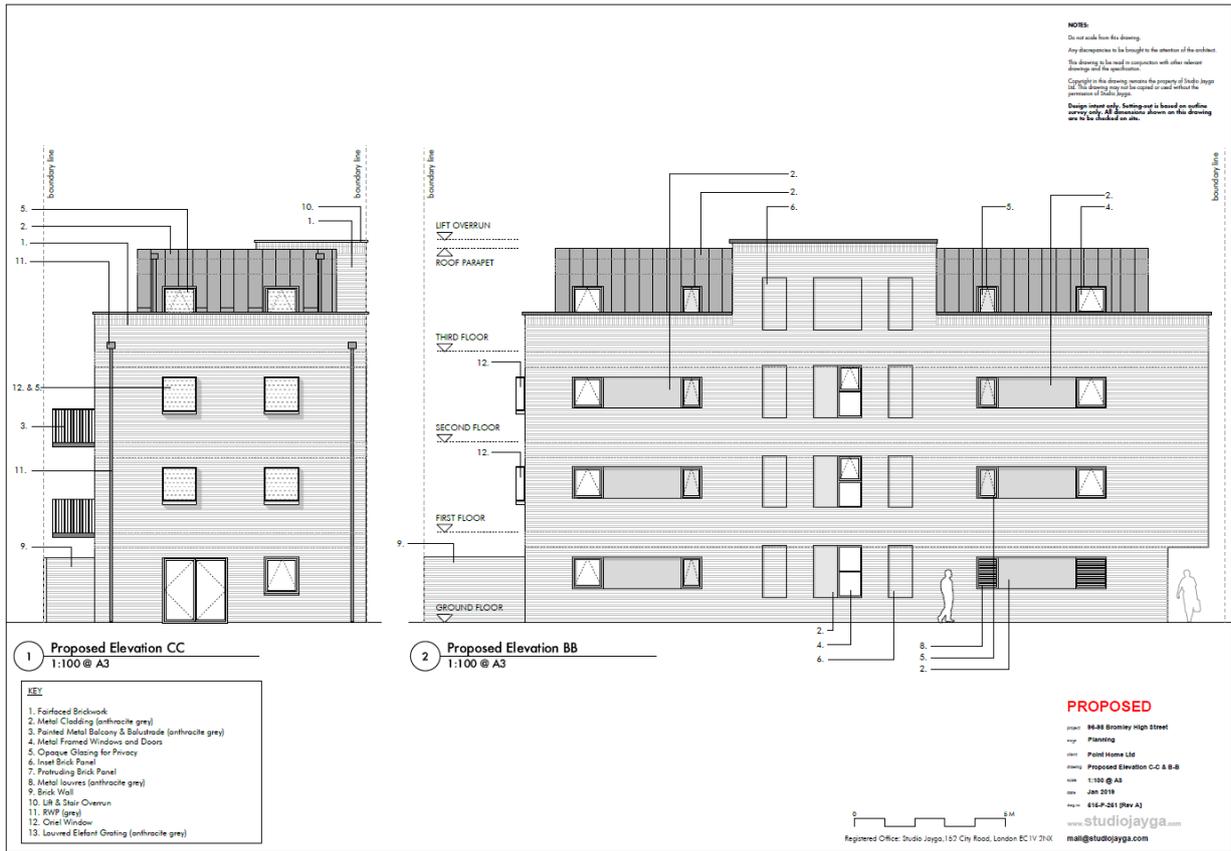


Figure 7 – CGI looking south



**Figure 8 – CGI looking north**



**NOTES:**  
Do not scale from this drawing.  
Any discrepancies to be brought to the attention of the architect.  
This drawing is to be read in conjunction with other relevant drawings and the specification.  
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Design intent only. Setting-out is based on existing survey only. All dimensions shown on this drawing are to be checked on site.

1 CGI - View looking north  
NTS @ A3

**PROPOSED**

plot: 86-88 Bromley High Street  
type: Planning  
client: Point Home Ltd  
drawing: CGI - View looking north  
ref: NTS @ A3  
date: Jan 2019  
ref: 616-A-001 (Rev A1)  
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