

**LONDON BOROUGH OF TOWER HAMLETS**

**MINUTES OF THE STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 5.30 P.M. ON THURSDAY, 21 MAY 2020**

**ONLINE 'VIRTUAL' MEETING - [HTTPS://TOWERHAMLETS.PUBLIC-I.TV/CORE/PORTAL/HOME](https://towerhamlets.public-i.tv/core/portal/home)**

**Members Present:**

Councillor John Pierce (Chair)  
Councillor Abdul Mukit MBE (Vice-Chair)  
Councillor Kevin Brady  
Councillor Val Whitehead  
Councillor Zenith Rahman  
Councillor Rabina Khan  
Councillor Sabina Akhtar  
Councillor Tarik Khan (Item 5.1)

**Apologies:**

Councillor Tarik Khan (Item 5.2)

**Officers Present:**

Jerry Bell	– (Area Planning Manager (East), Planning Services, Place)
Paul Buckenham	– (Development Manager, Planning Services, Place)
Patrick Harmsworth	– (Senior Planning Officer, Planning Services, Place)
Rachel Mckoy	– (Head of Commercial & Contracts, Legal Services Governance)
James Woolway	– (Planning Officer, Place)
Zoe Folley	– (Committee Officer, Governance)

**1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS AND OTHER INTERESTS**

There were no declarations of interest.

**2. MINUTES OF THE PREVIOUS MEETING(S)**

The minutes of the meeting held on 17<sup>th</sup> March 2020 were agreed and approved as a correct record.

### **3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE**

To RESOLVE that:

- 1) in the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes is delegated to the Corporate Director Place along the broad lines indicated at the meeting; and
- 2) in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate Director Place is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision.
- 3) To NOTE the procedure for hearing objections at meetings of the Strategic Development Committee.

### **4. DEFERRED ITEMS**

There were none.

### **5. PLANNING APPLICATIONS FOR DECISION**

#### **5.1 Islay Wharf, Lochnagar Street, PA/19/01760**

Update report was tabled.

Paul Buckenham (Development Manager) presented the application for the redevelopment of the site for mixed use development comprising two blocks ranging in height between 12 storeys and 21 storeys.

James Woolway (Planning Services) presented the report, describing the nature of the site, within an area undergoing significant change and identified in policy for regeneration.

Consultation had been carried out and three letters of objections had been received and the issues raised were noted.

The following points were noted:

- In land use terms, the provision of a high density development in this location was in keeping with policy.
- The height of the scheme was considered to be acceptable. It would, optimise the use of an underutilised site and contribute towards the viability of the proposals.

- The development would make a positive contribution to the broader area and would contribute to strategic connections, through securing public access along the River Lea and contributing to future bridge connections across to Newham.
- The housing mix and level of affordable housing was broadly acceptable, as set out in the viability assessment. Whilst it represented a departure from policy, the scheme would deliver a generous level of family sized affordable housing. The quality of the accommodation would be high.
- The application fell short of the London Plan threshold level for fast track schemes, as detailed in the report. However, an early and late stage affordable housing review mechanism would be secured in the s106 agreement.
- The development would be of a high quality design and would be 'neighbourhood friendly'. It would have a minimal impact on neighbouring amenity.
- Other benefits of the proposal included: an uplift in employment space, the provision of high quality on site play space, contributions for play space upgrades, landscaping improvements and biodiversity enhancements.
- On highway grounds, the proposal was considered to be acceptable.

Given the benefits of the application, Officers were recommending that the application was granted permission.

#### Committee's questions:

The Committee asked questions about the housing mix, particularly the number of studio flats and four bed units.

In response, the following points were noted:

- Officers provided assurances about the need for the smaller market units in view of the viability issues and the nature of the site. The provision of the studio apartments would also address a housing need in the area. It was considered important to provide three bed affordable housing. Amending the housing mix could have a detrimental impact on the viability of the scheme and the delivery of the affordable housing.
- Regarding the review mechanism, the level of affordable housing could only be revised upwards and not downwards.
- That in order for an application to secure GLA funding, it must meet the New London Plan Policy target for affordable housing on industrial sites.
- Details of the external finishes would be secured by condition to ensure they were of a high quality.
- Whilst Officers were mindful of the measures available for controlling the internal finishes, this issue was not something that was in the remit of Planning Services to control.

In response to questions about the child play space, it was confirmed that:

- Details of the play space provision would be secured by conditions to ensure it would be of a high quality.
- Officers had carried out work with the Council's Parks Service to identify the level of contributions, based on costs for other comparable play space enhancements recently undertaken by Council services.

Regarding the wind mitigation measures, it was noted that testing of the impacts had been carried as set out in the report. Mitigations measures had been secured to minimise any impacts and conditions would be imposed requiring post completion testing.

In response to questions about the design, it was noted that the issue raised had now been addressed or were not considered to be a matter for concern on planning grounds.

Regarding the impact on the neighbouring property, given its proximity to Alisa Wharf, it was reported that, the impacts in terms of overshadowing should be limited. The updated BRE assessment showed that the amenity impacts were in line with policy.

On a unanimous vote the Committee RESOLVED:

1. That planning permission is GRANTED at Islay Wharf, Lochnagar Street, for the
  - Demolition of existing warehouse building and redevelopment of the site for mixed use development comprising two blocks ranging in height between 12 storeys and 21 storeys, accommodating 351sqm of flexible uses classes (Class A1, A2, B1, D1, D2) on ground floor and mezzanine with associated public realm works and residential accommodation (Class C3) on the upper floors providing 133 residential units (PA/19/01760)

Subject to:

2. The prior completion of a legal agreement to secure the planning obligations set out in the report
3. That the Corporate Director of Place is delegated the power to impose the conditions and informatives to address the matters set out in the report.

## 5.2 55-56 Chamber Street, London, E1 8BL (PA/19/02837)

Update report was tabled.

Paul Buckenham introduced the application for the redevelopment of the former railway sidings and outbuilding, to allow for mixed-use development in two buildings, comprising a part 10, part 11 storey building.

Patrick Harmsworth (Planning Services) presented the application, explaining the site location, and the nature of the surrounding area including the location of the listed buildings. The site itself comprised a section of World War II bomb-damaged wall. An application was made to Historic England for the wall to be listed. This had not been progressed. This revised application sought to retain part of the bomb-damaged wall in its current location. Consultation had been carried out on the application, resulting in four letters of objection. A letter welcoming the retention of the wall was set out in the update report.

He advised of the key features of the scheme and the proposed benefits, as highlighted below:

- That given the quality of the design, the continuation of the urban block, and 'the 'step up' in building height, the scheme would improve the townscape of the local area.
- That the plans had been amended to incorporate part of the bomb-damaged wall, into the Chamber Street façade of the new proposals.
- That the development would result in a net gain in employment space.
- That in land use terms, the proposal was in line with policy.
- That the development would cause no undue harm to heritage assets. Historic England and the Victorian Society had not made any objections.
- Other benefits of the scheme included the creation of a new internal courtyard, that would create new views of the Grade II Listed Church to the rear of the site.
- The scheme would not give rise to any amenity impacts.
- In highway and transport terms, the scheme was considered to be acceptable, subject to use of appropriate planning conditions.
- Contributions had been secured as detailed in the report.

In view of the merits of the application, it was recommended that it was granted planning permission.

### Committee's questions:

In response to questions, Officers provided clarification about the number of accessible serviced apartments proposed. Given that four were now proposed, the development exceeded the 10% policy requirements.

The Committee also discussed the obligations around the local employment and training. It was noted that Council's Employment Team worked to ensure these obligations were taken forward. The Committee also discussed the proposed servicing arrangements. It was confirmed that given the nature of the arrangements, including the plans for the servicing to take place in the courtyard, the impact on the highway should be minimal,

On a vote of 7 in favour and 0 against the Committee RESOLVED:

1. That subject to any direction by the Mayor of London, planning permission is GRANTED at 55-56 Chamber Street, London, E1 8BL for the:
  - Redevelopment of the former railway sidings and outbuilding, including demolition of outbuilding, to allow for mixed-use development in two buildings, comprising a part 10, part 11 storey building providing office floorspace (Use Class B1) at ground and first floor and serviced apartments (Use Class C1) on the upper floors and a 2 storey office building (Use Class B1). (PA/19/02837)

Subject to:

2. The prior completion of a legal agreement to secure the planning obligations set out in the report, subject to the clarification in the update report.
3. That the Corporate Director of Place is delegated the power to negotiate the legal agreement. If within three months of the resolution the legal agreement has not been completed, the Corporate Director of Place is delegated power to refuse planning permission.
4. That the Corporate Director of Place is delegated the power to impose the conditions and informatives to address the matters set out in the report.

The meeting ended at 8.39 p.m.

Chair, Councillor John Pierce  
Strategic Development Committee