



## DEVELOPMENT COMMITTEE

27/04/2021

Report of the Corporate Director of Place

Classification: Unrestricted

### Application for Planning Permission

[click here for case file](#)

<b>Reference</b>	PA/20/02552
<b>Site</b>	Community Centre and Adjoining Land, Gill Street, London, E14 8AN
<b>Ward</b>	Limehouse
<b>Proposal</b>	Demolition of existing modular buildings and construction of a part-one and part-seven storey building comprising community use (Class E (e-f) and Class F1) at ground floor level and 15 x residential dwellings (Class C3) above together with associated amenity areas, cycle and car parking (in the form of 1 x accessible parking bay), refuse/recycling stores and landscaping, including refurbishment of existing play and amenity space adjoining Trinidad Street and provision of replacement MUGA.
<b>Summary Recommendation</b>	Grant Planning Permission, subject to conditions
<b>Applicant</b>	London Borough of Tower Hamlets
<b>Architect/agent</b>	PRP/RENEW Planning Ltd.
<b>Case Officer</b>	Adam Garcia
<b>Key dates</b>	Application validated: 09/12/2020 Public consultation finished on: 12/02/2021

### EXECUTIVE SUMMARY

In land use terms the proposed development would re-provide and enhance community facilities and provide much needed affordable housing, which is appropriate for the site's location.

The residential accommodation is of a high standard, providing for generous floor to ceiling heights and good internal layouts. All the new homes are at least dual aspect, and the development offers the provision of a well-designed and attractive children's play area.

The proposed development would respond appropriately to the positive aspects of the local context. It is visually interesting, well detailed, proportional and designs out opportunities for crime.

In terms of daylight and sunlight, when taken in the context of the wider benefits of the proposed development, the small proportion of transgressions from BRE guidance are not considered to result in an unacceptable material deterioration of the sunlight and daylight conditions of surrounding development.

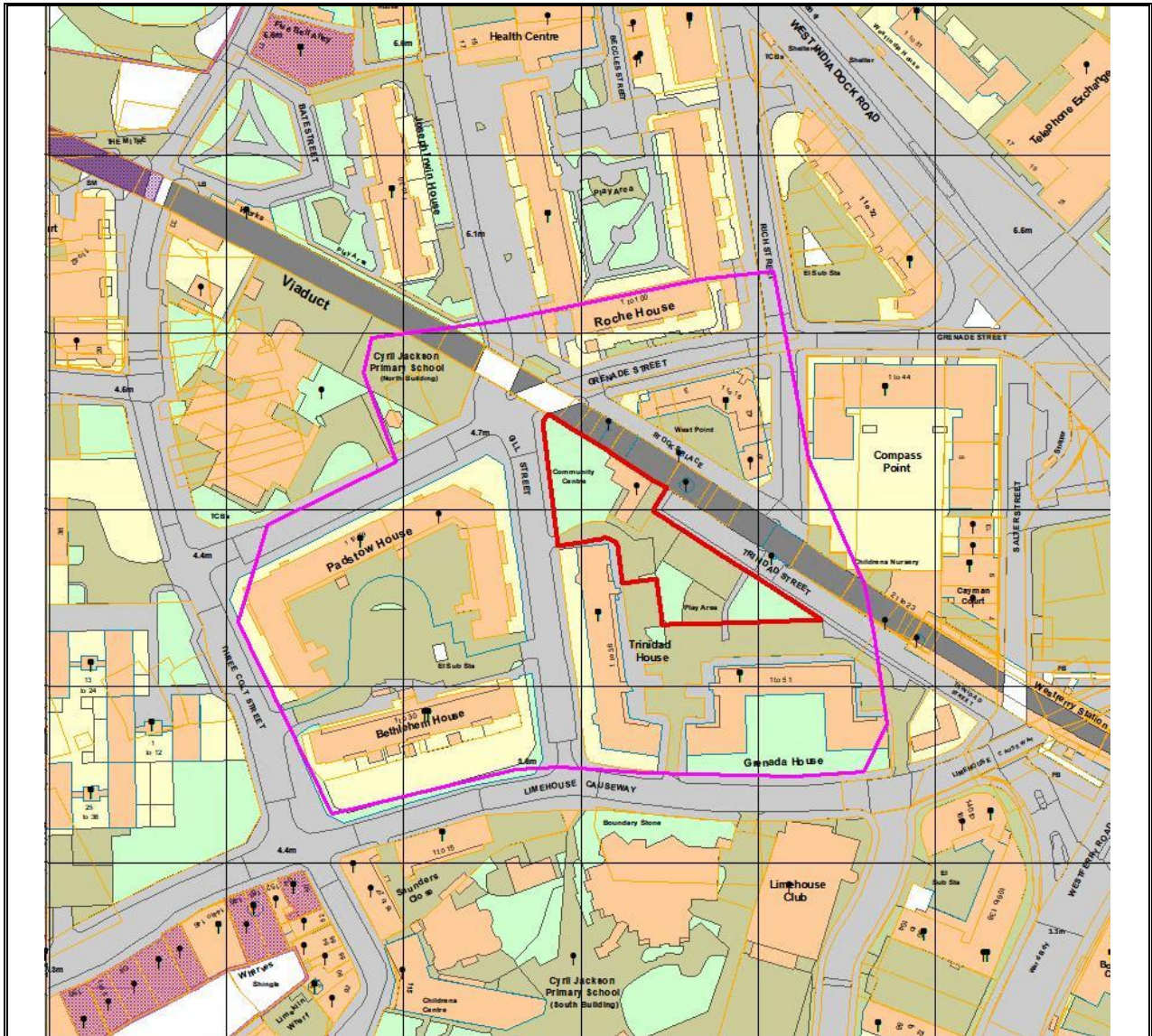
The site presently benefits from 25 trees. The development would result in the loss of 7 of these trees but 7 semi-mature trees would be replanted to mitigate their loss. 5 of the 7 trees to be lost are classified as trees of low quality that would require replacement regardless of the development.,

The proposal would provide cycle parking in line with policy, which is accessible, safe, and secure. 1 accessible car parking space will be provided to cater for the needs of disabled users.

A strategy for minimising carbon dioxide emissions complies with policy requirements. Biodiversity enhancements are also proposed with relevant conditions recommended to secure these benefits.

The scheme would provide contributions to local employment and training.

# SITE PLAN



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- Planning Application Site Boundary
- Other Planning Applications
- Consultation Area
- ↑ Land Parcel Address Point
- Locally Listed Buildings
- Statutory Listed Buildings

## Planning Applications Site Map PA/20/02552

This site map displays the Planning Application Site Boundary and the extent of the area within which neighbouring occupiers / owners were consulted as part of the Planning Application Process



London  
Borough of  
Tower Hamlets

Scale: 50m grid squares

Date: 19 April 2021

## **1 SITE AND SURROUNDINGS**

- 1.1 The application site is an approximately 0.17 hectare, broadly triangular parcel of land, situated at the northern end of Gill Street. The site is adjacent to the railway viaduct containing an elevated section of the Docklands Light Railway (DLR) running between Limehouse Station (to the west) and Westferry Station (to the east). The site contains two portacabins (with an overall GIA of 109sqm). In the past these have been used as a local community centre for the Limehouse Bangladeshi Cultural Association. However, for the past three years the portacabins have been derelict whilst the association has been located within the adjoining railway arches at 304-306 Stocks Place.
- 1.2 The community centre is set within an area of open space, characterised by a cluster of mature lime trees set behind a low brick wall fronting Gill Street to the west. The full extent of the application site also incorporates the area of amenity open space situated directly to the rear of Trinidad House and Grenada House and adjacent to Trinidad Street.
- 1.3 The site is bounded by Grenade Street and the adjoining railway viaduct to the north (which also forms the northeast, east and southeast boundaries of the site) and 5-storey housing blocks to the west and south (Trinidad House). Trinidad House is also served off a dedicated access road (Trinidad Street) to the south of the application site.
- 1.4 The site is not situated within a Conservation Area and there are no statutory or locally listed buildings within the immediate vicinity.

## **2. PROPOSAL**

- 2.1 The application proposes to demolish the existing portacabin buildings and build a community use/residential building extending over part-one and part-seven storeys containing 140m<sup>2</sup> GIA of community use (Use Class E(e-f) and Class F1) and 15 residential dwellings above (Use Class C3)
- 2.2 The community space is designed to be flexible and would initially be completed to a 'shell and core' finish with a floor to ceiling height of 3.5m, pending confirmation of an end-user requirement. The unit would be accessed independently of the main housing entrance and from the rear of the building to avoid user conflict.
- 2.3 All of the residential dwellings would be affordable housing in the form of an affordable social rent tenure (comprising 50% London Affordable Rent and 50% Tower Hamlets Living Rent levels).
- 2.4 The proposed development would be car-free apart from 1 x accessible car parking space provided on site.
- 2.5 Provision has been made for 28 cycle parking spaces to serve the proposed housing development within a covered bike store demised adjacent to the bin store at the southern end of the building. A further 2 cycle parking spaces are configured externally for visitors.
- 2.6 Refuse storage for the new housing block would be configured internally of the west core with provision made for 2 x waste bins (2,200 litre capacity overall), 2 x recycling bins (1,440 litre capacity overall) and 1 x compost bin (360 litre overall).

### **3 RELEVANT PLANNING HISTORY**

#### **Application site**

- 3.1 **PA/15/03148:** Construction of new mosque and community centre. Permitted: 05/01/2016
- 3.2 **PA/10/01826:** Retrospective application for construction of new mosque and community centre. Permitted: 09/07/2012
- 3.3 **PA/10/01051:** Retrospective application for construction of new mosque and community centre. Refused: 15/07/2010
- 3.4 **PA/02/02068:** Change of use from car wash to use as a community centre (Railway Arch, 306 Stocks Place). Permitted: 10/10/2002
- 3.5 **PA/97/00135:** Change of use of vacant railway arches from motor vehicle repair workshops to a community centre for local residents (Railway Arches, 304/305 Stocks Place). Permitted: 17/07/1997

### **4 PUBLICITY AND ENGAGEMENT**

- 4.1 A total of 297 planning notification letters were sent to nearby properties as detailed on the attached site plan.
- 4.2 A site notice was displayed around the application site on 15/01/2021.
- 4.3 A press notice was advertised on 17/12/2020.
- 4.4 The number of representations received in response to notification and publicity of the application is as follows:
- 18 letters of representation (16 in objection, 1 in support and 1 neutral letter)
  - 2 petitions of objection (43 signatures and 120 signatures)

#### **Objections**

- 4.5 16 letters of objection were received.
- 4.6 1 petition in objection from the Friends of Limehouse with 120 signatures
- 4.7 These representations highlighted the following material planning considerations:

#### Land use

- The community floorspace is restricted
- The new homes will contribute to overcrowding in the area
- The proposals will increase pressure on local infrastructure

#### Public consultation

- The feedback following public consultation has not been addressed
- Public consultation should be undergone regarding the proposed playground

#### Design and heritage

- The proposals are excessive in height, out of scale with their context
- The proposals would lead to anti-social behaviour
- The design is poor quality

- The proposed playground would not offer privacy or safety
- The proposals should include gates for safety
- An area for gardening should be secured

#### Amenity

- The proposals would block daylight
- The proposals would obstruct views
- The new development would increase sense of enclosure
- The position of the proposals would direct noise from the DLR to nearby residential properties.
- The daylight and sunlight assessment should take into account the new development adjacent to Westferry Station.

#### Environment

- The proposals would see the removal of 7 trees, contrary to the Tower Hamlets Air Quality Action Plan.
- The proposals would result in the loss of green space
- The loss of trees is not justified by the affordable housing contribution
- The existing estate suffers from poor air quality
- The proposals would increase air pollution

#### Highways

- The lack of parking would place strain on the surrounding highway network

#### **Support**

4.8 1 letter of support was received from Councillor James King, in response to a petition lodged by the Friends of Limehouse. This letter set out the following material planning considerations:

- Affordable homes are a primary benefit of the development
- Infill on brownfield sites such as this has the least impact on density.
- There would be a neutral environmental impact

#### **Other letters**

4.9 1 neutral letter was received querying why the proposals were not accompanied by an Environmental Impact Assessment.

## **5 CONSULTATION RESPONSES**

### **INTERNAL CONSULTEES**

#### **LBTH Affordable Housing**

5.1 Comments are incorporated within the 'Housing' section of this report.

#### **LBTH Environmental Health – Contaminated Land**

5.2 No objection subject to the following conditions being imposed:

1. A scheme identifying the extent of contamination

2. Remediation strategy to be carried out prior to occupation/A verification report to demonstrate effective implementation of the remediation strategy.

#### **LBTH Environmental Health – Air Quality**

- 5.3 The “Air Quality Assessment” submitted is satisfactory. It includes adequate air quality baseline, Air Quality Neutral, and “Air Quality (Dust) Risk-Assessment (AQDRA)” in line with “The Control of Dust and Emissions During Construction” (Mayor of London, SPG 2014).
- 5.4 Conditions should be imposed to prevent dust nuisance and air quality pollution not only during construction works, but also when the development will be in use.

#### **LBTH Environmental Health – Noise**

- 5.5 Comments are incorporated in the ‘Amenity’ section of this report.

#### **LBTH Tree Officer**

- 5.6 Comments are incorporated within the ‘Environment’ section of this report

#### **LBTH Biodiversity**

- 5.7 Comments are incorporated within the ‘Environment’ section of this report.

#### **LBTH Place Shaping**

- 5.8 Comments are incorporated within the ‘Design’ and ‘Heritage’ sections of this report.

#### **LBTH Transportation and Highways**

- 5.9 Comments are incorporated within the ‘Transport and Servicing’ section of this report.

#### **LBTH Energy Efficiency/Sustainability**

- 5.10 Comments are incorporated within the ‘Environment’ section of this report.

#### **LBTH Waste**

- 5.11 Comments are incorporated within the ‘Environment’ section of this report.

#### **LBTH Sustainable Urban Drainage**

- 5.12 Comments are incorporated within the ‘Environment’ section of this report.

### **EXTERNAL CONSULTEES**

#### **Transport for London – Land Use Planning**

- 5.13 Car Parking – The disabled car parking space proposed would require an electric vehicle charging point
- 5.14 Cycle Parking – The development proposes 28 long stay cycle parking spaces and 2 short-stay cycle spaces. The applicant should provide at least 30 long stay cycle spaces and 2 short stay cycle space in line with Policy T5, Table 10.2 itP LP for residential parking. The applicant should clarify the provision of cycle parking in the site for F1 use. Clarification is required on the cycling access/egress routes along Trinidad Street, Gill Street, Grenade Street and Limehouse Causeway can be safely and pleasantly shared with lorries in order to support policy T7 of the itP LP.

5.15 Construction Logistics Plan - The Transport assessment has provided serious of slight to fatal collision data between 2017-2019 near site, with the majority identified along Limehouse Causeway, CS3 route. As a result, any construction using access routes will require a further road danger risk assessment to determine the safety of vehicle movements, define appropriate mitigation and support Vision Zero, the Mayor's goal to eliminate death and serious injuries from London's transport networks by 2041.

5.16 Conditions – A full CLP should also be secured by condition

#### **Metropolitan Police (Designing Out Crime Office)**

5.17 Comments are incorporated within the " " section of this report.

#### **Docklands Light Railway**

5.18 No objections subject to conditions to secure detailed design and method statements for the demolition and construction of the development to ensure that the development does not impact on DLR infrastructure.

#### **Environment Agency**

5.19 No objections.

## **6 RELEVANT PLANNING POLICIES AND DOCUMENTS**

### **Adopted policy**

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 The NPPF (2019), which the Development Plan needs to be in accordance with, sets out the Government's planning policies for England and how these should be applied and provides a framework within which locally prepared plans for housing and other development can be produced.

6.3 The purpose of the planning system is to contribute to the achievement of sustainable development which has the following three overarching objectives: economic, social and environmental.

6.4 The adopted Development Plan comprises:

- The London Plan (2021, LP) and
- Tower Hamlets Local Plan 2031, "The Local Plan", (adopted January 2020)

6.5 The key adopted Development Plan policies relevant to the determination of this proposal are:

#### *Land Use - (principle, residential, employment)*

- Local Plan policies – S.SG1, S.SG2, S.EMP1, D.EMP2, D.TC6
- London Plan policies – GG1, GG5, SD1, D1, E1-E3, E10

#### *Housing - (standard of accommodation, amenity, play space)*

- Local Plan policies – S.H1, D.DH2, D.H3
- London Plan policies – H1, H4-7, H10, H11



Design and Heritage - (*layout, townscape, massing, heights and appearance, materials, heritage*)

- Local Plan policies - S.DH1, D.DH2, S.DH3, D.DH4, D.DH6
- London Plan policies – D2-9

Amenity - (*privacy, outlook, daylight and sunlight, noise, construction impacts*)

- Local Plan policies - D.DH8
- London Plan policies – D13

Transport - (*sustainable transport, highway safety, car and cycle parking, servicing*)

- Local Plan policies - S.TR1, D.TR2, D.TR3 D.TR4
- London Plan policies – T1, T2, T3, T4, T5, T6, T6.1, T6.4, T6.5, T7, T9

Environment - (*energy efficiency, air quality, odour, noise, waste, biodiversity, flooding and drainage, Thames Water and contaminated land*)

- Local Plan policies – S.SG2, D.SG3, S.ES1, D.ES7, D.ES2, D.ES9, D.ES3, D.ES4, D.ES5, D.ES7, D.ES8
- London Plan policies – SI2, SI3, SI12, SI13, G6

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

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (updated 2019)
- National Design Guidance (2019)
- GLA City Fringe Opportunity Area Planning Framework (2015)
- LBTH Planning Obligations SPD (2021)

## **7 PLANNING ASSESSMENT**

7.1 The key issues raised by the proposed development are:

- Land Use
- Housing
- Design
- Heritage
- Neighbouring Amenity
- Transport and Servicing
- Environment
- Human Rights and Equalities

### **LAND USE**

#### **Housing**

7.2 Policy S.H1 of the Local Plan outlines the need for the Borough to secure the delivery of 58,965 new homes across the Borough between 2016 and 2031, which equates to 3,931 new homes each year. Policy H1 of the Draft New London Plan also places a strategic expectation that the Borough will need to deliver 35,110 new homes as a 10-year housing target (annualised to 3,511 per year) between 2019/20 and 2028/29. As detailed in this

policy, it is expected that much of this housing delivery be targeted within Opportunity Areas and areas identified by Local Planning Authorities for redevelopment and regeneration.

- 7.3 In line with the above policy and the requirements of the designated sub-area ('Central') of the borough, this is a suitable location for residential development.

### **Community Use**

- 7.4 The existing portacabins on the site have been used by the Limehouse Bangladeshi Cultural Association since at least 2002. As such, the existing lawful use of the site is considered to be F2(b).
- 7.5 Policy D.CF2 of the Local Plan states that existing community uses must be retained unless it can be demonstrated that: a) there is no longer a need for the facility or an alternative community use within the local community, or, b) a replacement facility of similar nature that would better meet the needs of existing users is provided. Furthermore, where community facilities are re-provided on site as part of a new development, the quality and accessibility of these facilities (including public access) should be enhanced.
- 7.6 Policy S.CF1 of the Local Plan states that development seeking to protect, maintain and enhance existing community facilities will be supported, while Policy D.CF3 states that the provision of community facilities located outside of the borough's town centres will be permitted, provided there is a demonstrable local need.
- 7.7 Provision has been made within the proposed development for a replacement community facility at ground floor level. The new facility would be slightly larger (140sqm) than the existing modular accommodation (109sqm) and designed to an improved specification both internally (which would include a 3.5m floor to ceiling height incorporating appropriate noise insulation to maximise its end use potential) and externally (in terms of appearance and providing an active frontage to Gill Street).
- 7.8 In view of the imperatives of retaining the existing community use on the site (Policy D.CF3), it is not considered that the re-provision of the space needs to be further justified according to a need-based argument (Policy S.CF1). However, as the Limehouse Bangladeshi Cultural Association has expressed a strong interest in occupying the space, some of evidence of local need is already apparent. The association is currently located in the railway arches, adjacent to the site.

### **Open space**

- 7.9 Policy S.OWS1 of the Local Plan states that all existing open space (irrespective of whether it is public or private land) should be protected to ensure that there is no net loss of area. However, Policy D.OWS3 allows for exceptions to be considered in the case of fragmented and poor-quality areas of open space if development would enable the provision of a larger consolidated area of open space which is more usable for the local community.
- 7.10 The community centre is set in a mix of private and public open space. The proposed development would result in the loss of 268sqm of private open space. However, it is considered that the existing open space, which is largely centred upon the north western corner of the site is fragmented in layout and not readily accessible to the public. Furthermore, a significant portion of this open space was to be incorporated into the footprint of the new mosque previously granted under PA/15/03148

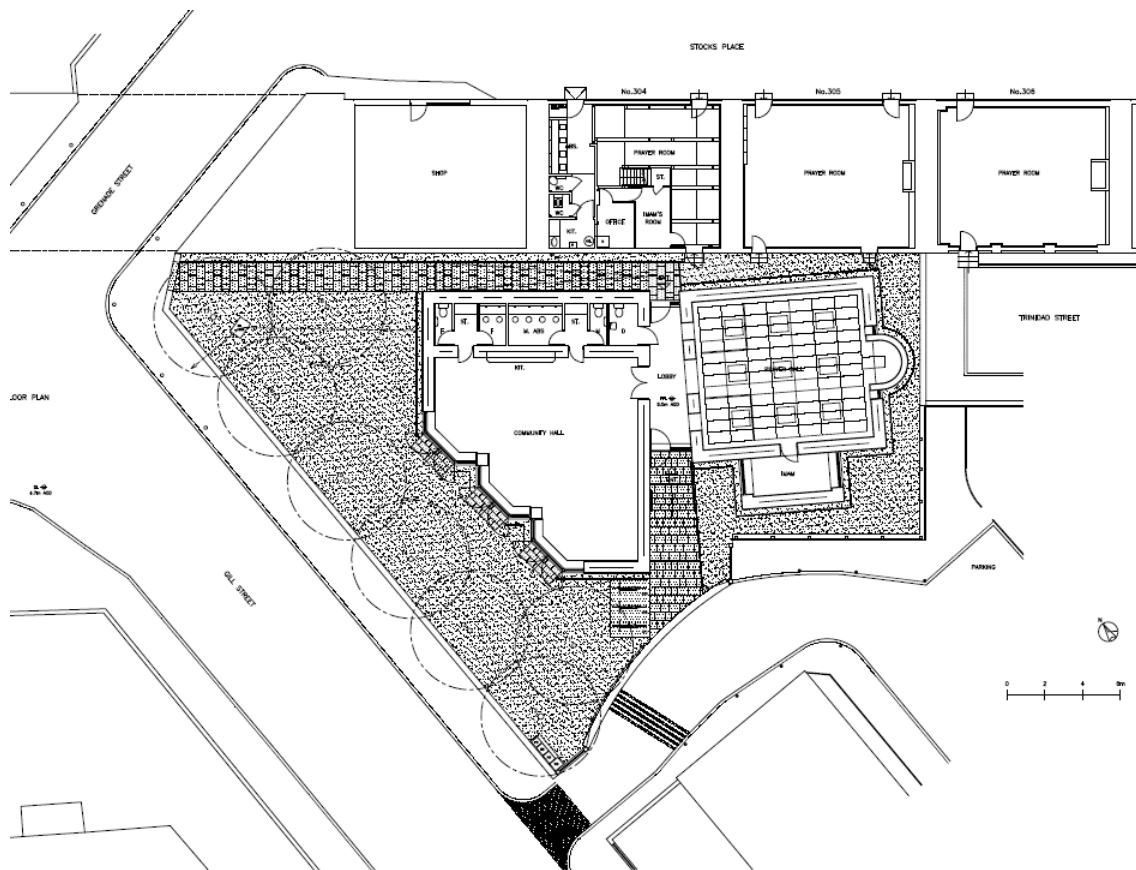
**Figure 1: Existing open space**



**Figure 2: Existing open space**



**Figure 3: Consented Ground Floor Plan from PA/15/03148**



- 7.11 As shown in Figure 3 above, the previously consented mosque would have retained an area of green space adjacent to Gill Street and, when comparing this against the application proposals, this green/open space would be further reduced in size. Nevertheless, as per the permission for the mosque (application ref: PA/15/03148) it is understood that this green space was to be fenced off for the exclusive use of the mosque. It is therefore arguable the extent to which this space would have functioned as readily accessible open space.
- 7.12 In contrast, while the footprint of the application proposals would extend further towards Gill Street, an area of publicly accessible open space with new tree planting and incidental play space would be retained and in effect would see an increase in readily accessible open space when compared to PA/15/03148. Consequently, when assessed in the context of the previous permission on site, the proposals are not considered to result in the loss of publicly accessible open space.

**HOUSING**

- 7.13 As set out within the ‘Land Use’ section of this report, the principle of a residential-led development on the site is appropriate.

**Housing mix**

- 7.14 In line with Policy GG4 of the London Plan (2021) and Policy D.H2 of the Local Plan, all new residential developments should provide for genuine housing choice.
- 7.15 The proposed housing mix is shown in Table 1, below.

**Table 1: Proposed Housing Mix**

<b>Unit Type</b>	<b>No. units</b>	<b>Scheme</b>	<b>LBTH Policy</b>	<b>Comparison</b>
<b>1 bed</b>	3	20%	25%	-5%
<b>2 bed</b>	7	46%	30%	+16%
<b>3 bed</b>	4	27%	30%	-3%
<b>4 bed +</b>	1	7%	15%	-8%
<b>Total</b>	15		100%	

7.16 It is noted that there is some deviation from policy targets in terms of the bedroom mix for social rent housing. However, these targets are premised on an overall housing mix for an individual scheme that also includes the provision of market tenure and intermediate housing. As such, the bedroom unit mix is considered to be acceptable when weight is given to the enhanced public benefit that is arrived from the provision of a 100% affordable social rented scheme. Furthermore, increasing the proportion of family sized units would require additional external amenity space, cycle spaces and refuse store provision, the requirements of which would be challenging to meet on this site whilst at the same time meeting important design policy considerations requiring new developments to provide a contextual response to their surroundings. As such, the proposed housing mix is considered acceptable.

### **Affordable Housing**

7.17 Policy H5 of the London Plan (2021) outlines a threshold approach to major development proposals triggering affordable housing requirements, including a 'Fast Track Route' for applications meeting or exceeding the relevant affordable housing policy target and where no Financial Viability Assessment Would be required.

7.18 Policy S.H1 of the Local Plan sets an overall borough target for 50% of all new homes to be affordable with a minimum 35% provision of affordable housing on sites providing 10 or more residential units (subject to viability and calculated according to habitable rooms). Policy D.H2 also targets a 70% affordable rented and 30% intermediate tenure split (also calculated according to habitable rooms) predicated on the most up-to-date local housing need set out in the latest Tower Hamlets Strategic Housing Market Assessment (2017). The expectation under this policy is that development should provide a mix of unit sizes (including larger family homes) in accordance with this identified local housing need

7.19 The proposed development would provide 100% affordable housing on site, in the form of affordable rented tenure (comprising 50% London Affordable Rent and 50% Tower Hamlets Living Rent levels in line with policy). Although Policy D.H2 advises that there should not be an over-concentration of one type/tenure in any one place, the number of affordable rented homes (15 units), is not considered to undermine the Council's aim to maintain mixed and balanced communities. In light of overall compliance with affordable housing policy, the 'Fast Track Route' can be appropriately engaged without the need for viability assessment.

### **Wheelchair accessible housing**

- 7.20 Development Plan policies require 10% of all new housing to be designed to meet housing standard M4(3)(2)(b) for wheelchair accessibility, with the remainder of dwellings built to be accessible and adaptable dwellings in line with housing standard M4(2).
- 7.21 The proposed development would provide two fully wheelchair accessible homes in the form of 2x3b5p units at second and third floor levels. The remainder of the homes meet M4(2) standards.

### **Quality of residential accommodation**

- 7.22 The GLA's Housing SPG provides advice on the quality expected from new housing developments with the aim of ensuring it is "*fit for purpose in the long term, comfortable, safe, accessible, environmentally sustainable and spacious enough to accommodate the changing needs of occupants throughout their lifetime*". The document reflects the policies within the London Plan but provides more specific advice on a number of aspects including the design of open space, approaches to dwellings, circulation spaces, internal space standards and layouts, the need for sufficient privacy and dual aspect units.
- 7.23 Policy D.H3 of the Local Plan requires that all new homes must meet the minimum standards prescribed within the London Plan, with particular regard for 2.5m minimum floor to ceiling height.

#### Minimum space standards

- 7.24 All units meet or exceed the minimum space requirements set out in the National Described Space Standards and provide adequate room sizes, storage space and floor to ceiling height (2.5m).

#### Aspect

- 7.25 Standard 29 of the GLA's Housing SPG states that developments should minimise the number of single aspect dwellings. Policy D6 of the draft new London Plan states housing developments should maximise the provision of dual aspect dwellings.
- 7.26 All of the proposed units are at least dual aspect complying with policy requirements.

#### Internal circulation

- 7.27 Standard 12 of the GLA's Housing SPG states that each core should be accessible to generally no more than eight units on each floor. The rationale behind this guidance is that residential developments provide for safe, secure access and facilitate a more intimate environment for residents.
- 7.28 There is a maximum of three units per core throughout the scheme complying with policy requirements.

### **Amenity space**

#### Private amenity space

- 7.29 Private amenity space requirements are determined by the predicted number of occupants of a dwelling. Policy D.H3 of the Tower Hamlets Local Plan sets out that a minimum of 5sqm is required for 1-2 person dwellings with an extra 1sqm provided for each additional occupant.



- 7.30 The proposal provides private amenity space in the form of balconies to all flats which are compliant in terms of minimum space standards and their usability.

#### Communal amenity space and child play space

- 7.31 For developments of 10 or more residential units, the minimum communal amenity space standard, excluding circulation areas, should be 50sqm for the first 10 units plus a further 1sqm for every additional unit thereafter. Major developments will also be expected to provide a minimum of 10sqm of high-quality play space for each child according to the Tower Hamlets child yield calculator.
- 7.32 55sqm of communal amenity space and 195sqm of child play space is required as part of the proposed development. The open space strategy seeks to utilise and re-purpose the grassed area fronting Gill Street into a play zone (for children aged 0-11 years old) with a themed biodiversity element (extending to 193m<sup>2</sup>), whilst also transforming the existing and largely poor quality amenity space situated to the rear of Trinidad House (extending to 740m<sup>2</sup>) into a more user-friendly environment, which would include provision of an upgraded MUGA for the benefit of existing and future residents.
- 7.33 It is noted that the proposals do not explicitly provide for the 55sqm of communal amenity space as required by policy. However, in the context of the significant improvements to play space and public realm noted elsewhere in the report, and the sites proximity to an area of high quality open space - Ropemaker's Field is approximately 300 metres or a 3-4 minute walk away – this lack of specific provision is considered acceptable in this instance.

#### **Daylight/sunlight – proposed development**

##### Policy and guidance

- 7.34 Policy D.DH8 of the Local Plan requires the protection of the amenity of future residents and occupants by ensuring adequate levels of daylight and sunlight for new residential developments. Guidance relating to daylight and sunlight is contained in the Building Research Establishment (BRE) handbook 'Site Layout Planning for Daylight and Sunlight' (2011) and the British Standard Code of Practice for daylighting (BS EN 17037:2018).
- 7.35 The primary method of assessment of new build accommodation is through calculating the average daylight factor (ADF). BRE guidance specifies the target levels of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.
- 7.36 Further guidance is provided with regard to sunlight, with the BRE guidance stating that in general, a dwelling which has a particular requirement for sunlight will appear reasonably sunlit if at least one main window faces within 90 degrees due south and the centre of one window to a main living room can receive 25% annual probable sunlight hours (APSH), including at least 5% annual probable sunlight hours in the winter months (WPSH) between 21 Sept and 21 March.
- 7.37 An assessment has been undertaken and submitted by PRP Architects.

##### Daylight

- 7.38 In terms of the BRE Guidance, 45 out of 57 habitable rooms (79%) meet the minimum criteria for ADF. The 12 rooms that do not meet ADF requirements are mainly lower level kitchens facing north-east (towards the railway viaduct), a bedroom at lower level and a Living/Kitchen/Dining room at upper level behind a recessed balcony.

7.39 In terms of the British Standard Code of Practice for daylighting, all 57 rooms meet the Target Daylight Factor Test with at least 50% of the room area in each of the rooms exceeding target illuminance values for at least half of the daylight hours. The ground floor community unit also exceeds the criteria.

#### 7.40 Sunlight

7.41 In respect to sunlight amenity within new developments paragraphs 3.1.2 of the BRE states that *"In housing, the main requirement for sunlight is in living rooms...it is viewed less important in bedrooms and in kitchens"*.

7.42 In terms of the BRE Guidance, all of the 15 living rooms receive good levels of sunlight in excess of BRE targets for APSH both annually and during the winter months.

7.43 In term of the British Standard Code of Practice for daylighting, 48 rooms out of the 57 rooms assessed (84%) meet the minimum criteria for sunlight exposure hours with 41 rooms (72%) meeting the higher standard for sunlight exposure

#### Sunlight to open space

7.44 The results of the overshadowing assessment show that 100% of each of the amenity areas (fronting Gill Street and to the rear) would meet the BRE target criteria for more than 2 hours of direct sunlight on 21 March (exceeding the minimum 50% BRE requirement).

#### Assessment of daylight and sunlight provision

7.45 The above results demonstrate a high level of compliance when assessed against the aforementioned technical guidance, albeit with some limited failures.

7.46 Part 1(c) of policy D.DH8 of the Local Plan seeks to ensure that the design of new development optimises the levels of daylight and sunlight. This implies recognition that daylight and sunlight are matters to be balanced against other issues.

7.47 Policy D3 of the draft new London Plan seeks to ensure all developments make the best use of land by following a design-led approach that optimises the capacity of sites. Part B refers to form and layout of developments and states, among others, that development proposals *should "enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions"*.

7.48 In accordance with this policy, the proposals followed a design-led approach through pre-application discussions with Council officers. The development positively responds to the context of the site and its surrounds in terms of layout, scale, appearance and shape. Moreover, it provides for a high standard of accommodation for future occupiers, both in terms of room layouts, aspect and private amenity space, in addition to provision of outdoor play and open space for residents. This ensures the optimum capacity of the site is realised through a design-led approach.

7.49 Given the above context, the living conditions with respect to daylight and sunlight would be of an acceptable standard and ensure an acceptable level of amenity for future residential occupiers.



## **DESIGN**

- 7.50 Development Plan policies require high-quality designed schemes that reflect local context and character and provide attractive, safe and accessible places that safeguard and where possible enhance the setting of heritage assets.

### **Layout**

- 7.51 The layout of the buildings and open space has been influenced by the site context which include the adjoining DLR railway to the north, existing flats on Gill Street to the south and the existing play area.
- 7.52 The proposed site layout would optimise the housing potential on the site. This is realised through the retention of the existing landscape buffer and established belt of trees fronting Gill Street, taking cues from the existing building lines to re-connect the site to the adjoining estate, improving the quality of the open space and play space and providing a separate means of access to both the community unit and homes on the upper floors.
- 7.53 Overall, the proposed site layout is an appropriate response to both the site and its context.

### **Height, scale, and massing**

- 7.54 The existing site is low lying, when compared to the adjacent DLR railway viaduct and 5-storey block of flats (Trinidad House). The site therefore presents an opportunity to create a building of an increased height.
- 7.55 The proposed building is 7-storeys in height, 2-storeys taller than the 5-storey housing blocks situated to the south and west of the site. Despite this increase in height, the resultant massing is considered to sit well within its immediate townscape context. The transition in scale between the existing housing blocks and the proposed development, at 2-storeys, is considered to be appropriate given the minor increase in height and the site's location adjacent to the DLR railway viaduct.
- 7.56 It is considered that this transition responds well to its surrounds and does not appear overly dominant in the streetscene. The scale of the development suits its surroundings, is proportionate to the area's role and function in the borough.

### **Appearance and materials**

- 7.57 The proposed design provides a positive response to the immediate area and builds upon the positive features of this part of the borough. Entrances to the flats are provided on both the north and south sides of the development whilst windows from the community use are on all three sides of the unit. This activates the pedestrian facing elevations of the proposed development.

**Figure 4: Proposed facade**



- 7.58 The facade is expressed with a clear base which is distinct from the upper floors. The fenestration breaks down the façade down through regular window openings and balconies.
- 7.59 The proposal is predominantly a brick building, reflecting the predominance of brick in the local townscape. The proposed bricks are a simple two-toned material pallet in the form of a light and dark buff brick and with the dark buff brick helping to distinguish the ground floor community use from the residential above. This is to be further articulated through the use of projecting brick headers and soldier course brick detailing to provide further interest and enhancement.
- 7.60 Overall, the proposed development would make a positive contribution to the local character of the area, consistent with the context of the site and its surroundings and in accordance with policy objectives for high-quality design.

### **Landscaping**

- 7.61 The site is currently occupied by temporary buildings and open space, most of which is either not publicly accessible or otherwise provides poor quality amenity for surrounding residents. The proposed development therefore provides an opportunity to significantly improve the quality and functional purpose/integrity of this open space for the benefit of existing and future residents.

**Figure 5: Proposed landscaping layout**



7.62 The proposed landscaping scheme would repurpose the poor quality and fragmented open space to the rear of Trinidad House in order to create a series of integrated spaces for play and fitness which are connected by a path network. The existing MUGA will be replaced with a modern MUGA with new goals, boundary fencing and surface treatment. New play equipment will be introduced, seating spaces, the retention of trees fronting Gill Street and new planting will take place.

7.63 The proposed landscaping scheme is well considered and would improve the quality of the open space on this site for the benefit of new and existing users.

### **Safety and security**

7.64 The application has been reviewed by the Metropolitan Police who have requested that a condition is imposed that requests the proposed development meets 'Secure by Design' accreditation prior to occupation.

- 7.65 The applicant has responded to this, requesting that a similar condition is imposed, however the trigger is changed so that the details are required prior to the commencement of superstructure works.
- 7.66 It is considered that the trigger requiring 'Secure by Design' measures to be submitted prior to commencement of superstructure works is reasonable and will ensure such measures to be implemented in the proposed development. Should the applicant deviate from such approved measures without consent, they would be subject to enforcement action.

### **Design conclusion**

- 7.67 To conclude, the proposal would respond appropriately to the positive aspects of the local context, is visually interesting, well detailed, proportional and designs out opportunities for crime. As such, the proposal is compliant with the Development Plan in this regard.

### **HERITAGE**

- 7.68 Development Plan policies require proposals affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale, materials and architectural detail. Policy S.DH3 requires development to protect and enhance the borough's conservation areas including their setting.
- 7.69 The site is not situated within a Conservation Area and there are no statutory or locally listed buildings within the immediate vicinity. As such, the proposals would not cause any impact to any heritage assets.

### **NEIGHBOURING AMENITY**

- 7.70 Development Plan policies seek to protect neighbour amenity by safeguarding privacy and ensuring acceptable outlook. Development must also not result in an unacceptable material deterioration of the daylight and sunlight conditions of surrounding development. Nor should the development result in an unacceptable level of overshadowing to surrounding open space and private outdoor space. The levels of artificial light, odour, noise, fume or dust pollution during the construction and life of the development must also be assessed.

### **Daylight and sunlight**

#### Policy and guidance

- 7.71 Policy D.DH8 of the Local Plan requires the protection of the amenity of future residents and occupants by ensuring adequate levels of daylight and sunlight for new residential developments. Guidance relating to daylight and sunlight is contained in the Building Research Establishment (BRE) handbook 'Site Layout Planning for Daylight and Sunlight' (2011).
- 7.72 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), otherwise known as the Daylight Distribution (DD) 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.

- 7.73 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.
- 7.74 The NSL/DD calculation takes into account the distribution of daylight within the room, and again, figures should not be reduced by 20% of the former value.
- 7.75 A window is considered to be adversely affected if a point at the centre of the window receives in the year less than 25% of the Annual Probable Sunlight Hours (APSH), including at least 5% of the APSH during the winter months (21st September to 21st March) and less than 0.8 times its former sunlight hours during either period. Sunlight is relevant to main living rooms (i.e. habitable rooms) of dwellings and conservatories, if they have a window facing within 90 degrees (o) of due south.
- 7.76 BRE guidance suggests that for a space to appear sunlit throughout the year, at least 50% of the amenity area should receive at least 2 hours of direct sunlight on 21st March. It states that the “availability of sunlight should be checked for all open spaces”, which usually includes gardens, sitting-out areas, parks or playgrounds
- 7.77 Below are the LBTH numerical classifications that are required to be applied for Negligible, Minor Adverse, Moderate Adverse and Major Adverse bandings for daylight (VSC & NSL) and sunlight (APSH & WPSH).

**Table 2: Classifications for reductions in daylight and sunlight**

<b>Reduction to daylight (VSC &amp; NSL) and sunlight (APSH &amp; WPSH)</b>	<b>Effect classification</b>
No greater light loss than 20% of the existing condition (meets the BRE Guidelines)	Negligible effect
Reduction in light greater than 20%	Minor adverse effect
Reduction in light greater than 30%	Moderate adverse effect
Reduction in light greater than 40%	Major adverse effect

- 7.78 The following properties have the potential to be impacted by the proposals in terms of daylight and sunlight. These are shown in satellite view in Figure 6.
- Grenada House
  - Trinidad House
  - Padstow House
  - Westpoint
- 7.79 The BRE Guidance stipulates that, in the first instance, if a proposed development falls beneath a 25-degree angle plane taken from the centre point of the lowest window in an existing building, then no further analysis is required as it is unlikely to have a substantial impact on the availability of natural light.
- 7.80 The applicant’s assessment sets this out on page 12, demonstrating that the proposed development falls below the 25-degree section plane when projected from Trinidad House and Westpoint (west wing). As such, these properties do not require further testing.



**Figure 6: Site context**



7.81 The two properties requiring further testing are Padstow House (a 5-storey building situated at the corner of Gill Street and Grenade Street), where the section plane projected from the northern side of the building crosses the proposed development at fourth floor level, and Westpoint (a 5-storey building situated to the north-east of the application site and beyond the elevated section of the DLR), where the section plane from the south-west wing crosses the upper part of the proposed development. The principal findings of the daylight impact assessment of these properties is below.

#### Padstow House

7.82 A total of 54 windows (44 rooms) were subject to assessment. 35 windows receive VSC values of 27% or more and therefore meet the VSC criteria with the development in place.

7.83 6 windows have VSC levels that are below 27% but retain 80% or more of their former value.

7.84 13 windows have levels of VSC below 27% and do not retain 80% of their former value. Of the windows that fail, 9 can be categorised as suffering a minor adverse effect, 1 can be categorised as suffering a moderate adverse effect and 3 can be categorised as suffering a major adverse effect.

7.85 However, all of these rooms meet NSL calculations, retaining 80% of its former value, meaning that the daylight distribution within the rooms that these windows serve is not detrimentally affected.

- 7.86 In terms of sunlight, Padstow House has no windows facing within 90 degrees of due south of the proposed development.

#### West Point

- 7.87 A total of 22 windows (18 rooms) were subject to assessment. 17 windows receive VSC values of 27% or more and therefore meet the VSC criteria with the development in place. The remaining 5 windows do not meet the VSC criterion however, they retain 80% or more of their former value.
- 7.88 Further NSL testing of all the rooms served by these windows demonstrates compliance with daylight distribution and so in overall terms, the daylight impact on this property from the proposed development is considered to be negligible.
- 7.89 In terms of sunlight, all of the 22 south-facing windows receive annual and winter APSH in excess of the minimum criteria. As such, the proposals retain good access to sunlight provision

#### External amenity areas

- 7.90 An overshadowing assessment has also been undertaken of the nearest amenity space that would be directly affected by the proposed development, the Cyril Jackson Primary School. The BRE guidelines suggest that for a garden or amenity area to appear adequately sunlit throughout the year, at least half (50%) of the area should receive 2 or more hours of direct sunlight on 21 March.
- 7.91 The technical analysis demonstrates that the proposed amenity area would fully comply with the BRE criteria achieving 2 or more hours of direct sunlight on 21 March over 98% of its area, which is substantially above the 50% recommended by the BRE guidelines.

#### Conclusions on daylight and sunlight impacts to neighbouring properties

- 7.92 Part 1(d) of policy D.DH8 of the Local Plan seeks to ensure that new development does not result in an unacceptable material deterioration of the sunlight and daylight conditions of surrounding development and not resulting in an unacceptable level of overshadowing to surrounding open space and private outdoor space
- 7.93 The results as discussed above demonstrate a very high level of compliance when against the necessary tests within the BRE Guidance. Departures from the guidance have been identified however, where these do occur within the testing of VSC, such rooms meet the NSL test meaning that the daylight distribution within the rooms that these windows serve is not detrimentally affected.
- 7.94 When taken in the context of the small proportion of transgressions from BRE guidance, the wider benefits of the proposed development and the existing site conditions, it is considered that the proposed development would not result in an unacceptable impact on daylighting conditions to surrounding properties.

#### **Overlooking and outlook**

- 7.95 From the proposed new homes, it is considered that the development provides a good degree of outlook for future occupiers, with views out over the landscaped area, estate road and Gill Street. The proposed development's northern façade is adjacent to the DLR railway viaduct. There will be homes where living rooms and kitchens face onto the viaduct wall at

approximately 5 metres however, where this does occur, it is limited up to the first storey. Above this, the north facing windows benefit from a good outlook over the railway viaduct.

- 7.96 In terms of outlook to neighbouring properties, it is not considered that the proposal would incur any unreasonable impacts in this regard. This is because the windows of the closest building (Trinidad House) predominantly face east and west. Where there are windows on this building's northern façade, these are centrally located at an approximate 14 metre distance from the façade of the proposed development, allowing for a good degree of continued outlook from one's window.
- 7.97 In terms of overlooking, at its closest point the proposed development is set back some 10 metres from the nearest building (Trinidad House). However, this is limited to the north-east corner of Trinidad House, where there are no windows within this building that could be overlooked. As stated above, the nearest windows are centrally located at an approximate 14 metre distance from the façade of the proposed development. This is considered a reasonable distance between windows within an urban context.
- 7.98 Overall, the outlook of neighbouring residential properties is maintained by the proposals and no unacceptable instances of overlooking would be incurred.

### **Sense of enclosure**

- 7.99 The proposed development is orientated parallel to the DLR railway viaduct. In terms of height, although the proposed development would be taller than its closest neighbouring building (Trinidad House), its distance from this building means that it is not considered to incur an unacceptable sense of enclosure.
- 7.100 Overall, the proposed development would cause limited impacts to sense of enclosure and would be acceptable.

### **Noise and vibration**

- 7.101 Development Plan policies require new development to adopt the most appropriate design to minimise noise and vibration impacts and for acoustic insulation to be installed to current Building Regulation standards.
- 7.102 The noise implications of the proposed development have been assessed in the Planning Noise Report (November 2020), prepared by Adnitt Acoustics. The assessment has been informed by noise and vibration surveys conducted on site with the main identified noise sources being the DLR railway line, aircraft from London City Airport and the playground at the Cyril Jackson Primary School located to the northwest of the application site. The nearest noise sensitive receptors have been identified as the residents at Trinidad House directly to the south of the proposed development.
- 7.103 In terms of the relationship between the proposed community facility at ground floor level, and the proposed residential units above, the noise impacts of an assumed worst-case scenario in terms of noise (e.g. loud amplified music) can be mitigated through appropriate sound insulation measures. These details can be secured through a condition.
- 7.104 The floor between the proposed plant room and the residential units above should be designed so that the cumulative noise levels from the mechanical plant equipment does not exceed NR25 (Leq,T) when measured inside the residential units.
- 7.105 External mechanical plant noise emissions can be regulated to below the Council's noise criterion under condition.



- 7.106 An acceptable standard of living accommodation can be created internally with the benefit of a secondary glazing system and mechanical ventilation for the purposes of regulating overheating.
- 7.107 Anti-vibration mitigation measures will need to be incorporated into the proposed development.
- 7.108 In line with the above mitigation and compliance measures, to be secured through conditions, the overall noise impact of the application proposals would not result in any unacceptable harm and is acceptable.

### **Construction impacts**

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

## **TRANSPORT AND SERVICING**

- 7.110 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.

### **Cycle parking**

- 7.111 Provision has been made for 28 cycle parking spaces to be provided within a bike store at ground floor level of the proposed development in accordance with the cycle parking standards set out at Appendix 3 of the Tower Hamlets Local Plan. 2 further spaces are provided externally for visitors. The cycle parking will be secured by way of a compliance condition.

### **Car parking**

- 7.112 The application proposes to be car-free which is acceptable for the use classes and location of the development. One accessible bay is proposed on site in line with policy requirements. The standard permit-free agreement preventing future occupiers of the scheme from parking on-street (with the exception of disabled occupants or beneficiaries of the Council's permit transfer scheme) will be secured under condition.

### **Servicing and refuse**

- 7.113 The Council's general waste and recycling storage standards are set out under Policies D.MW2 and D.MW3 of the Local Plan. A dedicated bin store has been demised internally of the proposed development to serve the housing and sized according to the standards set out at Appendix 4 of the Local Plan.

### **Additional matters**

- 7.114 In addition to the above, conditions are recommended to secure a Travel Plan, Demolition and Construction Management Plan and a S278 agreement providing an agreed scheme of highways works funded by the applicant.

## **Summary**

7.115 Subject to the above conditions it is considered the proposal would be acceptable in terms of supporting sustainable modes of transport and will have no unacceptable impacts on the safety or capacity of the highways network, in accordance with policy.

## **ENVIRONMENT**

### **Energy and sustainability**

7.116 At a national level, the National Planning Policy Framework (2019) sets out that planning plays a key role in delivering reductions to greenhouse gas emissions, minimising vulnerability and providing resilience to climate change. The NPPF also notes that planning supports the delivery of renewable and low carbon energy and associated infrastructure.

### Energy

7.117 The submitted Energy Strategy (Mendick Waring Ltd – November 2020) sets out the proposals to reduce energy demand through energy efficiency measures and communal heating system (gas boiler) and renewable energy generating technologies (including 14.1kWp Photovoltaic array) and deliver the following CO2 emissions:

- Baseline – 21.1 tonnes CO2 per annum
- Proposed Scheme – 9.33 tonnes CO2 per annum

7.118 The total on-site site wide CO2 emission reduction is anticipated to be 55.8% against the building regulation baseline utilising the SAP10 carbon factors.

7.119 The proposals are for a n 11.77 tonnes/CO2 reduction in on-site emissions and would result in a carbon offsetting contribution of £26,590 to offset the remaining 9.33 tonnes CO2 and achieve net zero carbon. It is recommended that a post construction energy assessment be submitted, including the 'as built' calculations to demonstrate the anticipated savings have been delivered on-site. This calculation has been based on the new SAP10 carbon factors and using the recommended GLA carbon price of £95 per tonne for a 30-year period.

7.120 The current proposals have sought to implement energy efficiency measures and renewable energy technologies to deliver CO2 emission reductions. The proposals meet the Local Plan target for anticipated on-site carbon emission reductions, however in order to meet the net zero requirements the residual CO2 emissions should be offset through a carbon offsetting contribution of £26,590.

7.121 Whilst the scheme is proposing a 55.8% reduction in on-site emissions it is recommended the scheme is reviewed to improve design parameters to those identified in the Climate Emergency Design Guide by the London Energy Transformation Initiative (LETI). This will be in the form of a condition seeking a review which improves the design parameters to those identified in the LETI Guidance. This should set out a strategy to minimise the need for the building to be retrofitted in the future.

### **Air quality**

- 7.122 Development Plan policies require major developments to be accompanied by an assessment which demonstrates that the proposed uses are acceptable and show how development would prevent or reduce air pollution.
- 7.123 The proposed development will be served with heat and hot water from a centralised energy centre comprising air source heat pumps (ASHPs) and low NOx gas boilers. The boilers will be compliant with the maximum GLA emission limits set out in the Sustainable Design and Construction SPG (<40mg/NOx/kWh) with the building related emissions assessed as air quality neutral.
- 7.124 The Council's Environmental Health (Air Quality) team have reviewed the submitted Air Quality Assessment and concluded that it is acceptable.
- 7.125 Conditions are recommended that secure a Construction Management Plan, air quality standards for boilers, kitchen extract standards, construction plant and machinery and monitoring during construction.
- 7.126 Overall, the scheme would comply with relevant policies.

### **Biodiversity**

- 7.127 Development Plan policies seek to safeguard and where possible enhance biodiversity value and contribute towards the Local Biodiversity Action Plan (LBAP).
- 7.128 The proposed landscaping includes 7 replacement trees and small areas of ornamental planting, although no indication of the species to be planted has been specified.
- 7.129 In order to maximise the biodiversity benefits of the landscaping, the Council's Biodiversity Officers has recommended that the new trees should include at least three native species of wildlife value, preferably species not already present among the existing trees, to increase native tree diversity on the site. The ornamental planting should contain a high diversity of nectar-rich perennials and shrubs to provide forage for bees and other pollinators. If the planting meets these criteria, this would be sufficient to offset the loss of existing trees and provide net gains in biodiversity.
- 7.130 At this stage, the application proposes a flat roof with photovoltaics. The applicant has stated that they are willing to accept a condition that requires the provision of a biosolar roof, designed in accordance with best practice guidance published by Buglife. This would be sufficient to meet both the living building and biodiversity net gain requirements stipulated by policy D.ES3 of the Local Plan.

### **Trees**

- 7.131 Trees within the site have been assessed against the relevant categories (Categories A-D), as prescribed by BS5837 'Trees in relation to design, demolition and construction'.
- 7.132 25 individual tree specimens have been assessed, none of which are subject to a Tree Preservation Order. Of these, 7 trees would need to be removed to facilitate the proposed development. 2 of these trees are Category B Trees with the remaining 5 being classified as Category C.
- 7.133 The application originally proposed 3 replacement trees however, the Council's Arboricultural Officer reviewed the proposals, stating that this would not be sufficient. The applicant consequently revised their approach and will plant 7 replacement trees.

7.134 The Council's Arboricultural Officer considers the planting of 7 replacement trees as acceptable recommending that conditions are imposed that ensure a minimum of 3 trees of differing species native to the UK are planted and that a planting and maintenance methodology in line with BS8545 is submitted prior to the relevant works commencing. The trees are to be semi-mature, therefore offering instant foliage cover to the landscaped area.

### **Flood risk and drainage**

7.135 Local Plan policies D.ES4 and D.ES5 seek to manage flood risk and encourage the use of Sustainable Urban Drainage within new developments.

7.136 The LBTH SUDs officer has commented on the proposals, recommending that a condition is imposed that requires a Surface Water Drainage Scheme, prior to the commencement of superstructure works.

### **Land contamination**

7.137 The Council's Environmental Health (Contaminated Land) officer has reviewed the Assessment and recommends planning conditions to ensure that contaminated land is properly treated and made safe prior to development.

## **INFRASTRUCTURE IMPACT**

7.138 It is estimated that the proposed development would be liable for Mayor of London CIL of approximately £8,071.05 based upon the following assumptions:

- All residential units intended for affordable rent will be eligible for CIL social housing relief
- Portacabins lawful use can be demonstrated
- Permission is granted in 2021 (lp, 333)

7.139 These figures are indicative only and have been estimated using the most up to date available information on floorspace and would be subject to indexation.

7.140 Alongside CIL, Development Plan policies seek financial contributions to be secured by way of planning obligations to offset the likely impacts of the proposed development on local services and infrastructure.

7.141 The applicant has agreed to meet all the financial and non-financial contributions that are sought by the Council's Planning Obligations SPD which are as follows:

- £6,976 towards construction phase employment skills training
- £26,590 towards carbon off-setting
- 1 apprenticeship during construction phase.

## **HUMAN RIGHTS & EQUALITIES**

7.142 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. Officers are satisfied that the proposed development would not result in adverse impacts upon equality or social cohesion.

## CONCLUSION

7.143 Officers assessed the proposed development against the relevant Development Plan Policies, having regard to the consultation responses received and other material considerations. Taking all into account, the proposed development is considered to be acceptable and it is recommended that planning permission is granted, subject to the planning conditions and obligations set out in this report.

## 8 RECOMMENDATION

8.1 That **conditional planning permission is GRANTED** and that the Corporate Director of Place is delegated the power to impose conditions and informatives to address the following matters:

### Planning Conditions

8.2 The conditions apply to each phase of the proposed development, insofar as they are relevant to that phase.

### 8.3 Compliance:

1. Permission valid for 3 years;
2. Development in accordance with approved plans;
3. Personal permission;
4. 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
  - e. Noise pollution limits.
5. External lighting
6. Cycle parking;
7. Waste storage;
8. Wheelchair accessible units;
9. Air quality emission standards
10. PD restrictions – telecommunications equipment
11. Trees – minimum of 3 differing species to be planted which are native to the UK
12. Energy strategy
13. Noise limits for residential units
14. Plant noise
15. Hours of operation for community use
16. Limit on numbers of people for community use

### 8.4 Pre-commencement:

17. Demolition, Construction Environmental Management and Logistics Plan (Including Dust and Emissions Management Plan)
18. Land contamination remediation and mitigation
19. Financial Contributions
20. Non-Financial Contributions

21. Car-free
22. Detailed design and method statements for demolition, foundations, basement and ground floor structures, or for any other structures below ground level, including piling (To protect DLR infrastructure).

8.5 Pre-superstructure works:

23. Biodiversity mitigation and enhancements
24. Detailed design drawings and external facing materials including samples
25. Landscaping details including open space and play space
26. Secure by design standards
27. SUDs scheme
28. Energy strategy review

8.6 Prior to occupation:

29. Land contamination verification report
30. Details of extraction, ventilation and external plant equipment
31. Details of noise insulation
32. Delivery, servicing and waste management plan
33. Travel Plan

8.7 Informatives:

1. S278
2. London Building Act contact
3. Building Regulations contact
4. London Fire and Emergency Planning Authority contact
5. No blocking of footway/carriageway
6. Demolition and construction noise limits

## APPENDIX 1 – LIST OF DOCUMENTS FOR APPROVAL

<b>Drawings</b>	
<b>Drawing No</b>	<b>Title</b>
AL8287_2001 REV A	Landscape Plan
GS-PRP-ZZ-00-DR-A-2551 P4	Proposed Ground Floor Plan
GS-PRP-ZZ-ZZ-DR-A-2500 P1	Location Plan
GS-PRP-ZZ-ZZ-DR-A-2501 P1	Existing Site Plan
GS-PRP-ZZ-ZZ-DR-A-2502 P1	Existing Elevations (Sheet 1 of 2)
GS-PRP-ZZ-ZZ-DR-A-2503 P1	Existing Elevations (Sheet 2 of 2)
GS-PRP-ZZ-ZZ-DR-A-2504 P0	Existing Site Photos
GS-PRP-ZZ-ZZ-DR-A-2504 P1	Existing Site Photos
GS-PRP-ZZ-ZZ-DR-A-2550 P2	Proposed Site Plan
GS-PRP-ZZ-ZZ-DR-A-2552 P4	Proposed Upper Floor Plans
GS-PRP-ZZ-ZZ-DR-A-2560 P4	Proposed Elevations (Sheet 1 of 2)
GS-PRP-ZZ-ZZ-DR-A-2561 P4	Proposed Elevations (Sheet 2 of 2)
GS-PRP-ZZ-ZZ-DR-A-2570 P0	Proposed Site Section 1
GS-PRP-ZZ-ZZ-DR-A-2571 P0	Proposed Site Section 2

<b>Documents</b>	
<b>Document</b>	<b>Author</b>
Design and Access Statement	PRP
Daylight, Sunlight & Overshadowing Impact Assessment	PRP
Flood Risk Assessment and Drainage Strategy	Herrington Consulting Limited
Transport Statement	Steer
Planning Statement	Renew Planning
Air Quality Assessment	Air Quality Consultants
Arboricultural Impact Assessment	Arborterra Ltd
Desk Study Report	GEA
Energy Strategy Report	MWL
Overheating Analysis	MWL
Planning Noise Report	Adnitt Acoustics
Preliminary Ecological Appraisal	Arborterra Ltd