

**DEVELOPMENT COMMITTEE 04 October 2022
UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL**

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/21/02746	Langdon Park Community Centre and Land at Rear St Leonard's Road, London E14	Demolition of existing buildings and redevelopment of the site to provide a residential development, comprising 65 dwellings, plus disabled car parking spaces, cycle parking, refuse/recycling facilities and access together with landscaping including communal and private amenity space, and associated development.

1. ADDITIONAL REPRESENTATION

- 1.1 An additional representation was received on 28.09.2022 from the borough's Arboricultural Officer. The comments can be summarised as follows:

LBTH Arboricultural Officers agree with the BS categorisation given to each tree. No objections are raised in response to the proposed tree removals, as their loss will have a negligible impact on amenity and there is scope for them to be adequately mitigated with onsite planting.

It is proposed that condition be applied to secure detail of a tree planting methodology and an Arboricultural Method Statement (AMS), outlining how trees within and outside the development redline will be protected during construction and detailing any specialist engineering solutions and methodologies for works close to trees, including the installation of all new drainage and services on site.

The tree protection measures shall be retained in place for the duration of the construction works and during this period no works other than landscaping works shall be carried out or materials stored within the protected areas underneath the trees.

These measures are required to protect the trees on site from damage during construction works in accordance with the requirements of policy D.DH6 of the Tower Hamlets Local Plan 2031 (2020) and Section 197 of the Town and Country Planning Act 1990 (as amended).

- 1.2 Officers recommend a planning condition as advised by the borough's Arboricultural Officer.

2. CLARIFICATIONS

- 2.1 Page one of the committee inaccurately reports the day on which the application was validated. It should state that the application was validated on **10 December 2021**.
- 2.2 Paragraph 1.5 states that the application site's PTAL is 2-3. This is erroneous and should instead state that the site has a **PTAL rating of 4, as is stated in paragraph 7.11**.
- 2.3 An updated Fire Engineering Statement was submitted after publication of the agenda on 28 September 2022 by the applicant team in response to the amendments to the scheme during the application. The report outlines all measures relating to fire safety which will be

implemented in order to protect future residents. Additionally, it is noted that several reports were not referenced, although were considered by officers throughout the assessment of the proposals. Below is a full list of all supporting documents:

- Affordable Housing Statement by Redloft;
- Air Quality Impact Assessment by Ardent;
- Archaeological Desk Based Assessment by RPS;
- Construction Logistics Plan (outline) by Ardent;
- Daylight/Sunlight/Overshadowing Assessment by Point2Surveyors;
- Delivery and Servicing Management Plan by Ardent;
- Design and Access Statement by Downen Farmer Architects;
- Desk Study / Preliminary Risk Assessment & Scheme of Ground Investigation by Jomas;
- Ecological Appraisal (Preliminary) by the Ecology Partnership;
- Flood Risk Assessment and Drainage Strategy by Ardent;
- Health Impact Assessment by RPS;
- Heritage and Townscape Visual Impact Assessment by Lichfields;
- Lifecycle Carbon Assessment by JAW;
- Overheating Assessment by JAW;
- Planning Statement by CMA Planning;
- Statement of Community Involvement by Your Shout;
- Sustainability Statement by JAW;
- Transport Statement by Ardent;
- Tree Survey/Arboricultural Impact Assessment by Keen Consultants;
- Unexploded Ordnance (UXO) Risk Assessment (Preliminary and Detailed) by Jomas;
- Utilities & Services Statement by Ardent.
- Daylight Sunlight Addendum
- Energy Strategy Report by JAW;
- Fire Statement by Clarke Banks
- Landscaping Strategy by BOSK Studio;
- Noise Assessment by Ardent;

2.3 An updated drawing register was issued after publication of the committee report. Full detail of plan numbers is detailed below:

- | | |
|-------------------|-------|
| - 1064-BYS-DR-001 | Rev 9 |
| - 1064-BYS-EL 01 | Rev 4 |
| - 1064-BYS-EL 02 | Rev 4 |
| - 1064-BYS-EL 03 | Rev 5 |
| - 1064-BYS-EL 04 | Rev 5 |
| - 1064-BYS-EL 05 | Rev 5 |
| - 1064-BYS-EL 06 | Rev 5 |
| - 1064-BYS-EL 07 | Rev 5 |
| - 1064-BYS-EX 01 | Rev 2 |
| - 1064-BYS-EX 02 | Rev 2 |
| - 1064-BYS-EX 03 | Rev 2 |
| - 1064-BYS-EX 04 | Rev 2 |
| - 1064-BYS-EX 05 | Rev 2 |
| - 1064-BYS-EX 06 | Rev 2 |
| - 1064-BYS-EX 07 | Rev 2 |
| - 1064-BYS-EX 08 | Rev 2 |
| - 1064-BYS-EX 09 | Rev 2 |
| - 1064-BYS-GA-00 | Rev 7 |
| - 1064-BYS-GA-00A | Rev 6 |
| - 1064-BYS-GA-00B | Rev 7 |
| - 1064-BYS-GA-01 | Rev 5 |

- 1064-BYS-GA-01A	Rev 4
- 1064-BYS-GA-01B	Rev 4
- 1064-BYS-GA-02	Rev 5
- 1064-BYS-GA-02A	Rev 4
- 1064-BYS-GA-02B	Rev 4
- 1064-BYS-GA-03	Rev 5
- 1064-BYS-GA-03A	Rev 4
- 1064-BYS-GA-03B	Rev 4
- 1064-BYS-GA-04	Rev 6
- 1064-BYS-GA-04A	Rev 4
- 1064-BYS-GA-04B	Rev 5
- 1064-BYS-GA-05	Rev 5
- 1064-BYS-GA-05A	Rev 4
- 1064-BYS-GA-05B	Rev 4
- 1064-BYS-GA-B01	Rev 5
- 1064-BYS-GA-B13	Rev 2
- 1064-BYS-GA-B14	Rev 2
- 1064-BYS-LP-01	Rev 2
- 1064-BYS-SC-01	Rev 3
- 1064-BYS-SC-02	Rev 3
- 1064-BYS-SC-03	Rev 3
- 1064-BYS-SC-04	Rev 3
- 1064-BYS-XX-01	Rev 4
- 1064-BYS-XX-02	Rev 3
- 1064-BYS-XX-03	Rev 3
- 1064-BYS-XX-04	Rev 3
- 1064-BYS-XX-05	Rev 3
- 1064-BYS-XX-17	Rev 3

3. RECOMMENDATION

3.1 Officer's recommendation is to GRANT planning permission, subject to the conditions and planning obligations as detailed in the original report and subject to the following additional condition:

- Submission of a tree protection scheme prior to the commencement of the development.

