

## STRATEGIC DEVELOPMENT COMMITTEE 9 OCTOBER 2024

### UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
4.2	PA/21/02707	Whitechapel Road Development Site, Whitechapel Road, London, E1 2BB	<p>Redevelopment of site involving erection of five buildings and retention of one building for provision of up to 69,033 sqm (GIA) of Class E(g)space for flexible life science purpose uses; and provision of up to 6,363 sqm (GIA) flexible Class E supporting uses and Class F1 and Class F2 supporting uses (gallery/ exhibition/ community uses); up to 2,820 sqm (GIA) F1(a) for research and development and teaching activities in the life science sector; with associated landscaping; public realm and highway works; re-provision of existing on-street car parking; and erection of a single pavilion building comprising up to 759 sqm (GIA) Class E(b) café use with ancillary storage, and Sui Generis use (public toilets) set within a new landscaped open square. The development is to involve erection of a building up to 4 storeys on Plot A (including top storey plant); and erection of two buildings (on Plots B1 and B3) of 4 storeys rising to 8 storeys respectively (the latter including top storey plant) including the demolition of former Outpatient's Building Annexe and part demolition/part retention of main former Outpatient's Building; and on Plot B2 the retention of the Ambrose King building. The development is to also involve the erection of a 7 storey building (including top storey plant) on Plot C (45.9m AOD); and erection of 15 storey building (including 2 top storeys of plant) on Plot D1 (78.7m AOD).</p> <p>The application is accompanied by an Environmental Statement.</p>

#### 1. ADDITIONAL REPRESENTATIONS

- 1.1 An additional representation has been received. This is from East London Mosque & London Muslim Centre. The letter is in support of the proposed development. In summary the reasons for supporting the proposal are:
- Support the vision to transform the dilapidated buildings and vacant sites into high quality spaces for life sciences.
  - The development will help to address specific health inequalities in the local population.

- The development will bring jobs and investment into the area.
- Public realm improvements will create a greener, safer and more accessible place.

## 2. PLANNING OBLIGATIONS

- 2.1 As set out in the Deferral Report, following Committee on 28 August 2024, the applicant has made a revised offer to ensure a minimum of 20 end user phase apprentices are secured as part of the development. The Heads of Terms therefore are amended accordingly.
- 2.2 Financial obligation 'c' of the published Heads of Terms have been updated to better align with the body of the committee report.
- 2.3 For clarity the changes to the recommended Heads of Terms are shown underlined below in part 2 of this update.

## 3. PLANNING CONDITIONS

- 3.1 Planning condition added for prior to occupation detail provided and agreed by the LPA for a privacy glazing strategy in respect of south elevation of building on Plot A (condition No 57)

## 4. RECOMMENDATION

- 4.1 As per the original recommendation to GRANT conditional planning permission subject to planning conditions and obligations set out in the Committee Report as updated by the Update Report and in this report.
- 4.2 That, subject to any direction by the Mayor of London, **conditional planning permission is GRANTED** subject to the prior completion of a legal agreement to secure the planning obligations (as amended) and the planning conditions (as updated) listed below.

### Financial Contributions

- a. £ 323,908 towards construction phase skills and training
- b. £1,705,440 towards end-user phase employment skills training
- c. £2,500,000 towards to expand LBTH Public Health community research programme(s) and associated projects and initiatives
- d. £1,917,257.00 toward carbon emission off-setting
- e. £180,000 towards development co-ordination and integration
- f. £220,000 towards TfL cycle hire provision
- g. £100,000 towards monitoring the legal agreement

### Non-financial Obligations

- a. Establishment of a group to foster collaboration between various stakeholders on a variety of topics, including reporting updates against agreed relevant strategies; exact Terms of Reference for the group to be confirmed in the detail of the s106 agreement
- b. Reasonable endeavours to facilitate access to employment; as follows:
  - 25% local procurement
  - 25% local labour in construction phase

- 25% local labour in end use phase
- 61 construction phase apprenticeships
- Minimum 20 end-user phase apprenticeships
- Pathways into life sciences provisions (including provision of two officer posts (one senior and one junior) for a period of 10 years to support primarily young residents (primary, secondary and college) and their parents/carers understand the employment opportunities flowing from the development)

c. Affordable Workspace

- i. Provision of 10% of the qualifying NIA as Affordable Workspace comprising:
  - Affordable fitted out incubator space
    - approximately 65% of qualifying floorspace
    - at least 40% wet lab space
    - balance to be provided as write-up and dry lab space
    - 20% discount to all in costs (i.e. fully inclusive of service charges/membership for AW tenants), compared to market rate for equivalent Entry Level office space
  - Approximately 35% of qualifying floorspace
  - CAT A fit out
  - 50% discount to all in costs (i.e. fully inclusive of service charges/membership for AW tenants), compared to market rate for equivalent
- ii. To be provided for a minimum of 25 years and subject to periodic review
- iii. Provision of entry level office space for an additional 10 years after the initial 25 year period, based on 10% of the qualifying NIA floorspace with 10% discount below the average market rate.
- iv. Plot C to be excluded from Affordable Workspace requirements subject to restrictions providing for that Plot to be occupied on a non-commercial basis.

d. Education and Outreach - Science Technology, Engineering and Maths (STEM) provisions

- i. Approval of Community Education Outreach Programme Strategy
- ii. Provision of a dedicated "Community Lab" and learning space
  - A free to use fitted out and equipped space on the ground floor of Plot A or other agreed location within the application site
  - Peppercorn rent
  - Minimum of 20 years
- iii. Commitment to providing the appropriate resources for the delivery of the STEM activities.
- iv. Establish life science ambassador programme.
- v. Annual life science festival for life of development.

e. Community Involvement Centre

- i. Provision of a "Community Involvement Centre" accessible to the public and community groups:
  - To be provided at CAT B fit out on the ground floor of Plot D1 or other agreed location within the application site
  - Peppercorn rent arrangements
  - Minimum of 20 years

- Dedicated flexible community space comprising meeting rooms, co-working space, kitchen and WCs
  - Life science occupiers to provide commitment to locally agreed coproduction principles (reasonable endeavours)
- f. Skills Escalator
- i. Creation of a bespoke Skills Escalator Programme to coordinate the following across the masterplan:
- School work experience
  - Internships
  - Adult work experience placements
  - Graduate paid placements
- g. Campus Strategy (to include details of an enterprise support programme and life science SME networking space).
- h. 40% or 19,513sqm (whichever is the greater) of NIA to be designed as wet lab capable.
- i. Provision of a retail strategy to manage active frontages.
- j. Provision and ongoing maintenance of public toilets and water fountains.
- k. Phases to be defined by reference to a plan appended to the legal agreement. Construction phasing plan also to be appended to the agreement.
- l. Delivery of St Phillip's Square/Public Realm Delivery Strategy (including backstop trigger, provisions for future maintenance and S.278 works).
- m. Health Outcomes Strategy and Health Strategy Working Committee
- n. Public realm access and management.
- o. Provision of public art.
- p. Sponsoring and managing of cultural events programme for St Phillips Square.
- q. Architect retention.
- r. Provision for future connection to district heat network.
- s. Provision of waste heat utilisation strategy
- t. Travel Plans
- u. Incorporation of Legible London way-finding

That the Corporate Director of Housing and Regeneration 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 for Housing and Regeneration is delegated power to refuse planning permission.

That the Corporate Director of Housing and Regeneration is delegated the power to impose conditions and informatives to address the following matters:

## **Planning conditions**

### **Compliance**

1. Three years deadline for commencement of development
2. Development in accordance with approved plans
3. Occupation in accordance with life science definition (Class E (g)) as follows: "Occupation for life sciences (as defined) unless otherwise approved in writing by the LPA"
4. Development to be undertaken in accordance with ES mitigation measures
5. Restrictions on Demolition and Construction Activities
6. Undertaking tree/shrub clearance outside of bird nesting season
7. Maximum Containment Level 2 laboratory use
8. Limitation of external noise from plant
9. Kitchen Extract Standards for Commercial Uses
10. Energy and sustainability standards
11. Hours of use
12. Hours of use of the terrace
13. Restriction on telecommunications apparatus

### **Pre-commencement**

14. Confirmation of Code of Construction Practice compliance
15. Conservation Area demolition
16. Method statement and structural information regarding retention of original facades on Plot B3
17. Demolition Method Statement (DMS).
18. Construction Plant and Machinery (NRMM)
19. Basements – highway protection
20. Measures to protect controlled waters including basements
21. Tree protection details
22. Submission of a tree planting methodology in line with BS 8545
23. Archaeological WSI, results dissemination and outreach (in consultation with GLAAS)
24. Assessment of location, depth and protection of LU and Royal Mail assets
25. Detailed design and method statement (in consultation with TfL)
26. UXO risk assessment (detailed)
27. Remediation Method Statement and Production of a Verification Report.
28. Materials Management Plan.
29. Geotechnical ground investigation and production of Geotechnical Design Report
30. Additional ground gas monitoring to facilitate recommendations of ground gas protection measures
31. Detailed Circular economy statement
32. Crane and scaffold details (in consultation with London City Airport)
33. Details of phasing
34. Future district heat network connection, including drawings for safeguarded connection and correspondence with Barts
35. Be Lean energy requirements

### **Pre-superstructure works**

36. Materials (details, samples, mock up panels)
37. Emergency generators flues
38. Plant – full details

39. Biodiversity, including bio solar
40. Site waste management plan
41. Sustainable drainage details and strategy
42. Details of cycle hire docking station reprovision

### **Pre-occupation**

43. Secured by Design certification (plot by plot)
44. Whole Life Carbon assessment post construction information (for each building)
45. Cooling demands (for each building)
46. Landscaping and management details, including to achieve UGF score of at least 0.227 and wind mitigation
47. Deliveries and Servicing Management Plan
48. Erection (and details of) privacy screen on Plot C to protect amenity of Gwynne House residents
49. Erection (and details of) privacy screen on Plot A to protect amenity of Mount Terrace residents Installation of low reflectance glass for the windows causing the solar reflection to point N1.
50. Travel Plan
51. Measures to reduce the cumulative impact of the emergency generators
52. Consolidated commercial waste arrangements
53. Detailed lighting strategy
54. Lights off scheme
55. Cycle parking
56. Majority active ground floor frontages and detailed design display bays
57. Privacy glazing strategy in respect of south elevation of building on Plot A

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/22/01749	Blackwall Way Yard Jetty, Blackwall Way, London	Minor Material Amendments to Planning permission Ref: PA/21/00288, Dated 14/07/2022: Amendment(s) sought: Amendment to the wording of Condition 22 – Operational Requirements.  This application is accompanied by an Environmental Statement.

## 1. ADDITIONAL REPRESENTATIONS

- 1.1 Nine additional representations have been received since the Committee Report was published. All additional representations are in support, stating the same reasons for support as summarised in the Committee Report.
- 1.2 Four additional representations are from the supporters who have already sent representations in support of the application. One of additional representations is a previous objection, however, with the updated representation is now changed to a support.
- 1.3 The references in paragraph 4.4 should state that there has been a total of **293** received representations in total, out of which **196** are in objection and **97** in support.

## 2. CLARIFICATIONS AND CORRECTIONS

- 2.1 In paragraph 4.10, a typographical error is amended to state as follows: *'The jetty application does **not** include a small portion of the Thames Path, noting that the remainder of it depends on the wider Blackwall Yard redevelopment scheme'*.
- 2.2 In paragraph 7.25, the reference to emissions should state *The emissions from Uber Boats as based on the consented operational requirements would amount to **2.5** tonnes per year.*
- 2.3 In paragraph 7.36 and Appendix 1 relating to noise information, the reference should be made Interim Review Report Response dated February 2023, which is to form part of the approved documents.

## 3. RECOMMENDATION

- 3.1 As per the original recommendation to **GRANT** Section 73 application to vary Condition 22 – Operational Requirements, subject to planning conditions and obligations set out in the main report.