

STRATEGIC DEVELOPMENT COMMITTEE 25th November 2024

UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
4.1	PA/24/00243	7 Brannan Street	Redevelopment of the site to provide purpose built student accommodation with associated amenity space and Class E(a)(b) floorspace within a building of up to 46 storeys with basement; together with plant, car and cycle parking facilities, associated servicing, access and landscaping and all associated ancillary works and structures. This application is accompanied by an Environmental Statement.

1. SITE VISIT

- 1.1 The application was deferred for a site visit at the Strategic Development Committee meeting held on 13 November 2024. The reasons given for the requirement for a site visit were that the size of the proposed building, number of nearby residents and consequent potential conflict between students and residents in terms disturbance to the established residential cohesion.
- 1.2 That site visit was arranged for 21 November 2024 at 2pm. The following Members of the Strategic Development Committee were present (all of whom voted in favour of the resolution to defer for a site visit):
 - Councillor Amin Rahman; and
 - Councillor Gulam Kibria Choudhury.
- 1.3 Those who voted in favour of the resolution to defer for a site visit but did not attend the visit itself were:
 - Councillor Kamrul Hussain; and
 - Councillor Suluk Ahmed.
- 1.4 Members who voted against the resolution to defer for a site visit declined the offer of the visit as they felt they already had sufficient information to determine the application at the meeting held on 13 November 2024.
- 1.5 The site visit included viewing the site from one of the top floors of the nearby 15 Water Street (Plot B3 of the Wood Wharf Masterplan). An image of the view from this vantage point is included at Figure 1 below.
- 1.6 Councillors queried the uses of various buildings which were already constructed or under construction as well as the undeveloped plots of the Masterplan visible from the vantage point. Councillors also asked for an indication of the height of the building and were told it would be somewhere in between the towers currently under construction on plots J1 and J3 so that they could visualise the height of the proposed tower.



Figure 1: Image taken from vantage point within 15 Water Street (taken on a previous officer visit to the same location)

2. UPDATED ADOPTED POLICY

- 2.1 The Main Report refers at paragraph 6.5 to two draft pieces of London Plan Guidance, namely the draft Purpose Built Student Accommodation LPG and the draft Digital Connectivity Infrastructure LPG.
- 2.2 However, on 20 November 2024, the GLA published final versions of each of these LPGs meaning that they now carry full weight as material considerations in the decision-making process and so the proposals required further assessment against both of these guidance documents.
- 2.3 Officers note that these documents are still guidance and do not form part of the development plan, but are still material considerations in the decision making process.

Purpose Built Student Accommodation LPG

- 2.4 The adopted LPG differs from the draft consultation version in a number of ways. The below is a summary of the changes to the guidance which affects the determination of the current application. There are other changes in the adopted guidance which are not relevant to the present application, for instance guidance on the assessment of viability of the scheme as regards provision of affordable student accommodation and affordable C3 Housing when being provided together and guidance on the making of policies relating to PBSA.

- The section on the role of PBSA in meeting differing policy objectives as part of mixed and inclusive neighbourhoods places more emphasis on the role PBSA plays in meeting housing supply and how it supports wider housing delivery, including through alleviating demand pressures reflected in rents and availability of family-sized homes at the London-wide level.
- The section setting out specific requirements as to Accessible Student Bedrooms has been amended to align with the requirements of BS 8300:2:2018 Design of an accessible and inclusive built environment – Buildings Code of Practice, as they relate to Student Accommodation rather than Hotel Accommodation as had previously been advised by the GLA. Further discussion of how this was previously applied to the development is included at paragraphs 7.62 to 7.64 of the Main Report. It is noted that the proposed accessible room provision now aligns with the adopted guidance rather than their being a conflict the GLA’s adopted approach to the provision of accessible rooms.
- The adopted guidance sets out various details which should be secured in the student management plan including details of how students would be made aware of accessibility arrangements, the management of communal amenity spaces and noise impacts. Each of these would be secured within the final Student Management Plan.
- The amount of communal amenity space should be driven by the number of student rooms to be provided. The maximum number of student rooms and the requisite amount of communal amenity space should be secured by condition. A condition is proposed to secure each of these.
- The adopted guidance relating to the design and location of communal amenity spaces states that they should be “adequately sized and not provided in leftover spaces...integrated within the building design to allow views out and visual interest”. This supports officers’ view that the consolidation of amenity spaces at ground and levels 09 and 44 is the appropriate response to providing the highest quality amenity spaces.

2.5 Officers have considered the adopted guidance and are satisfied that the proposals accord with it.

Digital Connectivity LPG

2.6 The Digital Connectivity LPG sets out guidance on the requirements for development to provide digital connectivity infrastructure and to avoid impacting existing infrastructure. The application already fully demonstrates how the proposal will be fully integrated into existing digital connectivity infrastructure as part of its integration into the wider Masterplan network for digital connectivity. As a result the adopted guidance makes no change to officers’ assessment of the proposals.

3. RECOMMENDATION

3.1 The officer recommendation set out in the main report and previous update report to **grant planning permission** subject to conditions and legal obligations remains save for the inclusion of additional conditions to secure the maximum number of student bedrooms (912) and minimum quantum of communal amenity space.

Agenda item no	Reference no	Location	Proposal / Title
4.2	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. Three additional representations have been received since the Committee Deferral Report was published. All additional representations are in objection. Two received representations are updated objections as they have been received from objectors who already previously objected to the application. One additional representation is from a new objector. As such, the total number of received representations changed to a total of 294, out of which 197 are in objection and 97 in support.
- 1.2. The additional objectors raised the following concerns, some of which have already been addressed in the previous reports, but have been included here for the avoidance of doubt:
- Reason for accepting increased air quality pollution;
 - Relevance of International Maritime Organisation's emissions standards (as detailed in MARPOL);
 - Details and comparison between Tier II and III vessels;
 - Applicability of air quality neutral and positive standards;
 - Lack of consultation with residents, including non-compliance with LBTH Statement of Community Involvement;
 - Fundamental change to the original permission allowing up to 546 movements across the whole 168-hour week, including 126 new nighttime movements per week;
 - Section 73 application route not considered an appropriate mechanism for proposed changes;
 - Discrimination against Tower Hamlets residents when compared to Central London residents and emissions standards for vessels.
- 1.3. The main reason for the proposed changes to Condition 22 is to ensure that the consented riverboat station can be used for operation given that the consented condition is too restrictive, and would not allow the operation as explained by the Applicant.
- 1.4. Officers recognise the importance of emissions standards for vessels, which are now referenced in part a) of the amended condition. It is fully acknowledged that the emissions limit is increased from Tier II vessels when compared to the consented condition which stipulates the use of Tier III vessels, however, this is considered to be acceptable as based on the Applicant's updated air quality assessment as detailed in

paragraphs 7.20-7.26 of the Committee Report dated 9th October 2024 and paragraphs 3.8-3.9 of the Committee Deferral Report dated 25th November 2024.

- 1.5. The applicability of air quality neutral and positive standards has been already addressed in detail in paragraphs 3.1-3.3 of the Committee Deferral Report dated 25th November 2024, and Officers concluded these are not relevant to the nature of the proposed development.
- 1.6. With respect to consultation during the course of the application, three consultations were carried out. The first consultation was for 30 days ending on 27th November 2022. The second and third consultation were both carried out for 14 days whereas the final consultation ended on 24th July 2024. The consultation details are further detailed in Section 4 of the Committee Report dated 9th October 2024. The carried-out consultations are in accordance with the Tower Hamlets Statement of Community Involvement, including for additional consultations were carried out following the received amendments.
- 1.7. Officers continue to consider that the section 73 application route is considered acceptable for the proposed changes, as concluded in paragraphs 7.65-7.72 of the Committee Report dated 9th October 2024, and paragraphs 3.13 and 3.21 of the Committee Deferral Report dated 25th November 2024.
- 1.8. The proposed changes to the wording of Condition 22 relate to the consented jetty permission. The consideration of such application cannot include restrictions to the wider river service, but only to what the proposed changes refer to. As such, it is not considered that the consideration of this application has discriminated against residents of Tower Hamlets.
- 1.9. To summarise, the proposed changes to Condition 22 are considered acceptable under a section 73 application route for the following reasons. Firstly, the nature of the proposal does not change given that the jetty still represents a riverboat station as originally consented. Secondly, the additional air quality and noise assessment submitted by the Applicant demonstrate that the increase in pollution levels would not be significant. Thirdly, the planning balance of ensuring an operational riverboat station tilts the public benefit towards granting the section 73 application when assessed against the additional increase in pollution levels.

2. CLARIFICATIONS AND CORRECTIONS

- 2.1 A clarification is provided to the meaning of air quality and noise monitoring stations, which would not represent formal monitoring stations as built structures, but the sites where air quality and noise devices being installed and maintained by the Applicant for at least three years.

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 Committee and Committee Deferral Reports.

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/23/02037	Poplar Gas Holder Site (PHASES 2 And 3), Leven Road, London, E14	<p>A hybrid planning application (part full/part outline) comprising:</p> <ol style="list-style-type: none"> 1. In Full, Phase 2, for residential and residential ancillary (Class C3) arranged in three blocks (A&B, C&D and E&F), Commercial space (Class E), together with access, car and cycle parking, plant rooms, associated landscaping and new public realm, and private open space. 2. In Outline, Phase 3, with all matters reserved except access for a comprehensive mixed-use development comprising the following uses: <ul style="list-style-type: none"> • Residential (Class C3); • Commercial, Business and Service (Class E); • Public and private open space including riverside walk; • Internal public pedestrian, cycle and vehicle circulation routes; and • Storage, car and cycle parking

1 CLARIFICATIONS AND CORRECTIONS

1.1 Paragraph 8- Planning conditions:

The following conditions are to be deleted, because they do not meet the tests for planning conditions and/or are covered elsewhere:

- Condition 57: (since discharged).
- Condition 60: (submit evidence of carrying out a London Authorities Noise Action Forum (LANAF) risk assessment).
- Condition 62: (post-occupation wellbeing and satisfaction survey).
- Condition 63: (demonstrate measures of working with the community to ensure appropriate businesses and organisations move into commercial and community space).

1.2 APPENDIX 1 Schedule of drawings:

To Omit:

'Landscape Strategy, October 2023' & 'Landscape General Arrangement, October 2023'.

Reason: this became the two Illustrative Masterplan drawings listed in the approved plans.

'Overshadowing to River Lea, October 2023'

Reason: this information is contained with the ES document, Vol 4, Appendix C)

The following documents to be excluded because they are not submission documents:

RPS'S RESPONSE TO APPLICANT COMMENTS ON THE ES REVIEW REPORT	Reference: 794-PLN-LSE-00141, V1, June 2024
RPS'S SECOND RESPONSE TO APPLICANT COMMENTS ON THE ES REVIEW REPORT	Reference: 794-PLN-ESH-00145, V1, August 2024
ENVIRONMENTAL STATEMENT REVIEW REPORT	Reference: 794-PLN-LSE-00141, V2, April 2024

To amend:

The date of the 'Environmental Statement prepared by 'Temple' from October 2023, to : August 2024.

To add the following approved documents/plans:

- Utilities Assessment
- Water Freight Study (March 2024)
- Whole Life Cycle Carbon Assessment (April 2024)

2. RECOMMENDATION

- 2.1 As per the original recommendation to **GRANT** subject to planning conditions and obligations set out in the Committee Report.