

LONDON THAMES GATEWAY DEVELOPMENT CORPORATION**PLANNING COMMITTEE MEETING: 8th February 2007****Planning Application for LTGDC's Determination****Report of the Director of Planning****CASE NUMBER:** LTGDC-06-079-PP **DATE MADE VALID:** 13/07/2006**APPLICATION NO:** 06/00675/FUL **TARGET DATE:** 12/10/2006**APPLICANT:** Hampstead Homes Ltd**AGENT:** JM Architects**PROPOSAL:** Erection of 2 seven storey buildings comprising 32 one bedroom flats, 41 two bedroom flats and 7 three bedroom flats with associated landscaping, car parking**LOCATION:** 98 - 100 Abbey Road, Barking**1. SUMMARY**

1.1 This is an application by Hampstead Homes Ltd for the erection of two 7 storey buildings providing 80 flats on a former employment site close to the River Roding in Barking.

1.2 The application was reported to this committee on 11th January 2007, recommended for approval, however at the meeting members raised a number of concerns regarding the design of the proposal and proposed materials of the scheme. Members resolved to defer the application to the next meeting on 8th February in order for officers to provide further information and advise on the design aspects of the scheme.

1.3 The report to committee of 11th January is appended to this report in full for information, and this report therefore concentrates only on the main issues raised by members at the meeting in January. The recommendation remains the same, ie to

delegate to the Director of Planning to approve subject to the completion of a S106 agreement and subject to conditions as set out in the report.

2. Main Issues

2.1 Site Context

2.2 Design Considerations

2.3 Proposed Materials

3. Assessment of Issues

3.1 Site Context

3.1.1 At the meeting in January members sought further information regarding the site context. The site is located on Abbey Road in Barking, which is in an area that is expected to see significant change as sites both on the River Roding side of Abbey Road and the Gascoigne Estate side of Abbey Road come forward for redevelopment.

3.1.2 The Development Corporation are currently producing a masterplan for the River Roding area. The masterplan will inform future decisions on applications within the area, but is at present at an early stage of production. It is expected that the masterplan will undergo public consultation in April 2007. Despite its early stage of preparation it is clear that this proposal does accord with the overall objectives of the masterplan and does not prejudice the delivery of its objectives.

3.1.3 Immediately adjacent to this site, on two sides is the current development by Country And Metropolitan Homes (formerly Furlong), which was recently granted permission by LBBB. This residential flatted development is predominantly finished in render in a mix of coloured render in an off white but with areas of brighter colours, on elevations facing the application site.

3.1.4 To the north of the site lies an area of run down industrial buildings, which is expected to be redeveloped along side the ELT route proposed to cross the River Roding at this point. The proposed development is not considered to prejudice the development to the adjacent sites

3.1.5 Appended to this report is some further information, provided by the applicant to explain the site context in more detail.

3.2 Design Considerations

3.2.1 A design statement, explaining the design rationale behind the scheme was submitted with the application. The information contained in that document has been summarised and supported by images of the proposed scheme in the "Supplementary Design Information" enclosed as a separately bound document with this report. This includes details of the palette, of materials proposed, including the blue brick, timber panelling and glass balconies. Coloured perspectives and elevations are also provided to enhance understanding of the application drawings.

3.2.2 Officers are satisfied that the design proposed is appropriate and acceptable and feel that the development will make a striking contribution to the redevelopment and regeneration of this part of Barking.

3.3 Proposed Materials

3.3.1 At the last meeting concerns were raised in relation to the proposed blue brick. The use of a dark brick is seen as an important component of the overall scheme design. The design would not have the same impact were a paler colour brick used.

3.3.2 Blue brick has been used successfully in a number of recent residential and mixed use schemes, and can be very effective. The applicants have indicated that they will bring some sample materials to the meeting so members can see the quality of the materials proposed for themselves.

3.3.3 The final approval of external materials is proposed to be dealt with by condition and this would allow the approval of alternative materials should the blue brick prove totally unacceptable to members.

4. CONCLUSION

The design and proposed materials are considered acceptable and appropriate for its location. The scheme complies with the relevant planning policies and will have a positive impact on the attempts to regenerate the Abbey Road area.

RECOMMENDATION

That the application be delegated to the Director of Planning to approve following the completion of the S106 agreement to secure the affordable housing provision and a commuted sum of £200,000 towards public realm improvements and ELT, and subject to the conditions set out below.

Conditions and Reasons:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by S.51 of the Planning and Compulsory Purchase Act 2004).

2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping for the site which shall include indications of all existing trees, shrubs and hedgerows on the site and details of those to be retained as well as details of proposed treatment to the boundaries of the site.

Reason: To safeguard and improve the appearance of the area in accordance with policy H13 of the Unitary Development Plan and in order to comply with Section 197 of the Town and Country Planning Act 1990.

3. The landscaping scheme as approved in accordance with condition No. 2 shall be carried out in the first planting and seeding seasons following the occupation of the building or completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area and in accordance with policy H13 of the Unitary Development Plan.

4. No development shall take place until a scheme showing those areas to be hard landscaped and the details and samples of that hard landscaping have been submitted to and approved in writing by the Local Planning Authority in writing. The scheme as approved shall be carried out prior to the occupation of the development.

Reason: To ensure the development is satisfactorily landscaped in order to improve the visual appearance of the area and in accordance with policy H13 of the Unitary Development Plan.

5. The car parking areas indicated on drawing numbers P(0)002 Rev. B and P(0)003 Rev. B shall be constructed and marked out prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.

Reason: To ensure that sufficient off-street parking areas are provided and not to prejudice the free flow of traffic on the adjoining highway and in accordance with Policy T.13 of the Unitary Development Plan.

6. Prior to the commencement of development details of the cycle parking areas as shown on drawing numbers P(0)002 Rev. B and P(0)003 Rev. B shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the building and thereafter retained.

Reason: In the interests of promoting cycling as a safe, efficient and non-polluting mode of transport and in accordance with Policy T.19 of the Unitary Development Plan.

7. No external construction works, deliveries, external running of plant and equipment or internal works audible outside the site boundary shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with Policy G.36 of the Unitary Development Plan.

8. No development shall take place until a scheme specifying the provisions to be made to control noise emanating from the site during construction works has been submitted to, and approved by, the Local Planning Authority. This scheme should include details of the construction methods to be employed, for example piling, the duration of such activities, the equipment to be used and the proposed hours of operation. All construction activities associated with the development shall be carried out in accordance with the recommendations contained in British Standard 5228, Parts 1 and 2, 1984 and Part 4, 1986.

Reason: To ensure that the proposed construction work does not cause nuisance and

disturbance to neighbouring occupiers and in accordance with Policy G.36 of the Unitary Development Plan.

9. The refuse storage areas indicated on drawing numbers P(0)002 Rev. B and P(0)003 Rev. B shall be constructed in accordance with the approved plans and thereafter permanently retained for the use of the occupiers of the premises.

Reason: To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality and in accordance with policies H13 and S8 of the Unitary Development Plan.

10. No development shall take place until details and samples of all external materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority and no external materials shall be used except those so approved.

Reason: To safeguard the appearance of the development and in accordance with policy DE1 of the Unitary Development Plan.

11. The disabled parking bays indicated on drawing numbers P(0)002 Rev. B and P(0)003 Rev. B shall be clearly marked with a British Standard disabled symbol and permanently retained for the use of disabled persons and their vehicles and for no other purpose.

Reason: To ensure and promote easier access for disabled persons to the approved buildings in accordance with Policy C15 of the Unitary Development Plan.

12. No development shall take place until a contaminated land assessment and associated remedial strategy, together with a timetable of works, being submitted to the Local Planning Authority for its written approval:

a) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study. No investigations shall commence until the strategy has been approved in writing by the Local Planning Authority.

b) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

c) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to and agreed in writing by the Local Planning Authority. No remediation works shall be carried out unless in accordance with the approved strategy. The works shall be of such a nature as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

d) Approved remediation works shall be carried out in full on site under a quality

assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during the works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme previously agreed with the Local Planning Authority.

e) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of the proposed remediation works and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

Reason: To prevent pollution of the water environment and in order to quantify any hazards already existing on the site in accordance with Policy G28 of the Unitary Development Plan.

13. No development shall take place until a written scheme and programme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority, and the development shall not be carried out except consistently with and in conformity with such approved scheme and programme.

Reason: To safeguard the heritage of the Borough by providing an adequate opportunity to investigate and excavate archaeological remains on the site before development is carried out in accordance with Policy DE 36 and 37 of the Unitary Development Plan.

14. Prior to the commencement of the development hereby approved a scheme showing the provisions to be made for external lighting shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation of the building and shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of enhancing security and safety and in accordance with policy DE6 of the Unitary Development Plan.

15. Prior to the commencement of the development hereby approved details of the proposed sedum roofs together with a maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority. Each sedum roof shall be constructed prior to the first occupation of the building on which it is sited in accordance with the approved details and thereafter maintained in accordance with the approved maintenance schedule.

Reason: In the interests of biodiversity and in accordance with policy G46 of the Unitary Development Plan.

16. Prior to the commencement of the development hereby approved details of the biomass-fired boiler system, including servicing arrangements and means of delivering fuel, shall be submitted to and approved in writing by the Local Planning Authority. The

approved scheme shall be implemented prior to the occupation of the buildings and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of promoting renewable energy in accordance with policy G40 of the Unitary Development Plan and policy 4A.9 of the London Plan.

17. All residential units hereby approved are to comply with Lifetime Homes standards, as defined in the Joseph Rowntree Foundation publication "Achieving Part M and Lifetime Home standards" and the joint collaboration of JRF, Mayor of London, GML Architects and Habinteg HA in the publication 'Lifetime Homes' and as referred to in the GLA Accessible London SPG (Appendix 4), unless otherwise agreed by the Local Planning Authority.

Reason: To ensure that accessible housing is provided in accordance with Policies H6 and H13 of the LB Barking and Dagenham's adopted UDP and Policy 3A.4 of the London Plan.

18. No development shall take place until the applicant has provided to the Local Planning Authority for its written approval an independently verified EcoHomes 2006 report that achieves at least a 'very good' rating with certification. The development shall not take place unless in accordance with these details. A certificated EcoHomes 2006 Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.

Reason: To ensure that the proposed residential units are designed in an environmentally sustainable manner and in accordance with policy 2A.1 of the London Plan.

19. Eight of the proposed dwellings, as indicated on drawing numbers P(003) rev B, P(004) Rev B and P(005) Rev B, shall be constructed to be easily adaptable to residents who are wheelchair users in accordance with the publication 'Wheelchair housing design guide second edition produced by Stephen Thorpe and Habinteg Housing Association'.

Reason: To ensure that accessible housing is provided in accordance with Policies H6 and H13 of the LB Barking and Dagenham's adopted UDP and Policy 3A.4 of the London Plan.

20. Prior to the commencement of development a Construction Management Plan to incorporate details of the sourcing of materials and waste management shall be submitted to and approved in writing by the Local Planning Authority, once approved this plan shall be adhered to throughout the construction period.

Reason:

In the interests of ensuring sustainable construction practices and in accordance with policies G31 of the Unitary Development Plan and 2A.1 of the London Plan.

21. Notwithstanding the details shown on drawing number P(0)009 Rev C the planter fronting Abbey Road shall not exceed a height of 1.5 metres. No development shall commence until a revised drawing showing this amendment has been submitted to and

approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the building and streetscape along Abbey Road and in accordance with policy H13 of the Unitary Development Plan.

22. Notwithstanding the details shown on drawing numbers P(0)011 Rev A and P(0)012 the balconies on block A shall be enclosed with grey glass to match that used on block B. No development shall commence until a revised drawing showing this amendment has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual appearance of the building and in accordance with policy H13 of the Unitary Development Plan.

23. No development shall take place until details of the proposed means of irrigation of the planters located on the Abbey Road frontage have been submitted to and approved in writing by the Local Planning Authority.

Reason: To secure the retention of the landscaping in the interests of the visual amenity of the area and in accordance with policy H13 of the Unitary Development Plan.

24. No development shall take place until details of the siting of post boxes and utility meters and the means of controlling access to and within the buildings have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of enhancing security and safety and in accordance with policy DE6 of the Unitary Development Plan.

Informatives:

None

CASE OFFICER: Sara Purvis

Appendix 1 – Report to Committee of 11th January 2007-02-01

Appendix 2 – Supplementary Design Information (bound separately)