

UPDATE REPORT, DEVELOPMENT COMMITTEE. 12th March 2020

Agenda item no	Reference no	Location	Proposal / Title
5.3	PA/19/00804	De Paul House, 628-634 Commercial Road, London, E14 7HS	Demolition of existing building and erection of a building of seven storeys, inclusive of two set back floors, plus a lower ground floor to provide 109 rooms for short-term hostel and HMO accommodation. (amended description)

1.0 CLARIFICATION POINTS

- 1.1 The CGI included in the Committee report in Figure Three and Appendix 2 does not incorporate the latest changes which omitted the balcony from the first floor. As such, the relevant CGI can be found in the applicant's Design Response as shown below.



CGI of the proposed development

- 1.2 Paragraph 2.4 states the facilities provided on the ground floor. It should be noted that the kitchen/lounge is provided within the reception area. Whilst the applicant refers to this as café, it appears that it would cater for the future occupiers, rather than the wider public.
- 1.3 Paragraph 1.4 should mention that the Lowell Street conservation area is situated to the north-west of the application on the opposite side of Commercial Road.

- 1.4 Policy D.H7 of the Tower Hamlets Local Plan 2031 (2020) states that it is appropriate to use the Environmental Health standards for the purposes of a planning assessment. Paragraphs 7.35 and 7.38 should be read as follows:

7.35 Local Plan policy D.H7 states that HMO accommodation should comply with relevant standards and satisfy the housing space standards outlined in policy D.H3.

Furthermore, the supporting text of policy D.H7 states that ‘Applicants should also ensure that HMOs satisfy the appropriate environmental health and fire standards’.

7.38 Whilst the HMO standards offer guidance on internal spaces including individual room sizes and communal indoor spaces, it seems appropriate to use the communal outdoor amenity space standard contained in policy D.H3 to ensure that the proposed housing accommodation is of the highest quality as required by planning policy.

- 1.5 The assessment of the provided communal outdoor amenity space in the report did not include the communal balconies provided on the second, third and fourth floor. The updated table and paragraph 7.44 are provided below.

Number of rooms	Required communal outdoor amenity space	Provided communal outdoor amenity space
84	125sqm	65.3sqm (fifth floor) 3 x 14.9sqm (2 nd , 3 rd and 4 th floors) 110sqm (total)

7.44 The proposal would provide 110sqm of communal outdoor space in the form of communal balconies on floor 2-4 and a rooftop on the fifth floor. This would result in the provision of 1.3sqm for each room of the shared living accommodation and would fall short to provide the minimum requirement as stated above by 15sqm. As a comparison, the shared living accommodation at 767-785 Commercial Road included 310sqm of communal outdoor amenity spaces for 134 rooms. This resulted in an average of 2.3sqm per room and satisfied the minimum policy requirements.

2.0 RECOMMENDATION

- 2.1 Officer recommendation remains that planning permission should be REFUSED for the reasons set out in the Committee report.