



APPLICATION FOR PLANNING PERMISSION

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015**

APPLICANT:
London Borough of Newham

AGENT:
Miss Zoe Smythe
DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Part I - Particulars of Application

APPLICATION NO: 22/02615/LA3 **DATE OF APPLICATION:** 1st November 2022

PROPOSAL: A residential-led redevelopment comprising the erection of five buildings ranging from 3-9 storeys, plus a podium level, for the provision of 147 residential units and 191sqm (GIA) non-residential floor space (Use Class E (a, b, c, d, g) / F1 / F2), installation of plant, public realm, car parking, landscaping and highway works and other associated works (This application site is within the setting of a Grade II Listed Building: Chapel of St George and St Helena)

LOCATION: Development Site East
Vincent Street
Canning Town
London

Part II - Particulars of Decision

The London Borough of Newham hereby gives notice that PLANNING PERMISSION has been **GRANTED** for the carrying out of the development referred to in Part I hereof and as described and shown on the plans and documents submitted with the application, subject to conditions and reasons listed below:

Conditions and Reasons

1. Statutory Time Limit

The development to which this permission relates must be commenced no later than the expiration of THREE YEARS from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans and Documents

The development hereby approved shall only be carried out in accordance with the approved plans and documents listed below:

Drawing Title	Drawing Number	Rev.
<i>Site Drawings</i>		
Site Location Plan	3117-JWA-ZZ-00-DR-A-0001	P02
Existing Site Plan	3117-JWA-ZZ-00-DR-A-0002	P02
Proposed Site Plan	3117-JWA-ZZ-00-DR-A-0003	P02
<i>Proposed Floor Plans</i>		
Proposed Floor Plans Level 00	3117-JWA-ZZ-00-DR-A-1000	P02
Proposed Floor Plans Level 01	3117-JWA-ZZ-01-DR-A-1001	P02
Proposed Floor Plans Level 02	3117-JWA-ZZ-02-DR-A-1002	P02
Proposed Floor Plans Level 03	3117-JWA-ZZ-03-DR-A-1003	P02
Proposed Floor Plans Level 04	3117-JWA-ZZ-04-DR-A-1004	P02
Proposed Floor Plans Level 05	3117-JWA-ZZ-05-DR-A-1005	P02
Proposed Floor Plans Level 06	3117-JWA-ZZ-06-DR-A-1006	P02
Proposed Floor Plans Level 07	3117-JWA-ZZ-07-DR-A-1007	P02
Proposed Floor Plans Level 08	3117-JWA-ZZ-08-DR-A-1008	P02
Proposed Floor Plans Level Roof	3117-JWA-ZZ-09-DR-A-1009	P02
<i>Proposed Elevations</i>		
Proposed Elevations North & South	3117-JWA-ZZ-ZZ-DR-A-3001	P02
Proposed Elevations East	3117-JWA-ZZ-ZZ-DR-A-3002	P02
Proposed Elevations West	3117-JWA-ZZ-ZZ-DR-A-3003	P02
Proposed Elevations Podium	3117-JWA-ZZ-ZZ-DR-A-3004	P02

Documents:

- Air Quality Assessment Rev P01; Prepared by Buro Happold; Dated 29 September 2022
- Archaeological Desk Based Assessment Version 3; Prepared by RPS; Dated 12 October 2022
- Construction Environmental Management Plan Version 1.0; Prepared by MACE; Dated 21 October 2022
- Daylight Sunlight and Overshadowing Rev P02; Prepared by Buro Happold; Dated 24 October 2022
- Drainage Strategy Rev P02; Prepared by Buro Happold; Dated 6 October 2022

- Design & Access Statement; Prepared by Jestico + Whiles Architects and URBAN; Dated 25 October 2022
- Energy Statement Rev P02; Prepared by Buro Happold; Dated 24 October 2022
- Ecological Impact Assessment Rev P02; Prepared by Buro Happold; Dated 11 October 2022
- Fire Statement Rev P01; Prepared by Buro Happold; Dated 30 September 2022
- Flood Risk Assessment Rev P01; Prepared by Buro Happold; Dated 21 September 2022
- Geoarchaeological Deposit Model; Prepared by RPS; Dated 12 October 2022
- Health Impact Assessment; Prepared by Trium; Dated October 2022
- Heritage, Townscape and Visual Impact Assessment; Prepared by The Townscape Consultancy; Dated October 2022
- Internal Daylight and Sunlight Assessment Rev P02; Prepared by Buro Happold; Dated 24 October 2022
- Noise & Vibration Report Rev P02; Prepared by Buro Happold; Dated 12 October 2022
- Operational Waste Management Plan Rev P02; Prepared by Buro Happold; Dated 30 September 2022
- Outline Construction Logistics Plan Rev P03; Prepared by Buro Happold; Dated 24 October 2022
- Phase 1 Geotechnical and Geoenvironmental Report Rev P04; Prepared by Buro Happold; Dated 23 September 2022
- Planning Statement; Prepared by DP9 Limited; Dated October 2022
- Residential Travel Plan Rev P01; Prepared by Buro Happold; Dated 24 October 2022
- Statement of Community Involvement; Prepared by AR Urbanism & Deft Space; Dated 25 October 2022
- Sustainability Statement Rev P02; Prepared by Buro Happold; Dated 24 October 2022
- Whole Life-Cycle Carbon Assessment; Prepared by Buro Happold; Dated 7 October 2022
- Wind Pedestrian Comfort Study Rev P01; Prepared by Buro Happold; Dated 7 October 2022

Reason: To ensure that the development is undertaken in accordance with the approved drawings to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

Prior to commencement conditions:

3. Heritage Assets of Archaeological Interest

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits

- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Reason: To safeguard the archaeological interest on the site. The imposition of this prior to commencement planning condition is considered necessary to prevent commencement of works until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission.

4. Land Contamination

The application was accompanied by a Phase 1 Geotechnical and Geoenvironmental Report reference CTER-BHE-VS-XX-RP-CG-0001 which recommended further investigation.

- a) No development (except for demolition works) shall commence unless and until an investigation into ground conditions is undertaken in accordance with government guidance: Land Contamination Risk Management.

See <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>.

The report of the investigation and proposals for any remediation required shall be submitted to and approved in writing by the Local Planning Authority prior to construction works.

- b) All works shall be carried out/implemented in accordance with the details approved.
- c) As soon as reasonably practicable and before the occupation of any remediated area of the site, a validation report shall be submitted and approved by the Local Planning Authority in writing, demonstrating that remediation works were undertaken and completed in accordance with the approved remediation strategy.

Reason: To safeguard the public, the environment and surface/groundwater as this site is known to have been used in the past for activities that are likely to have resulted in it being contaminated with The imposition of this prior to commencement planning condition is considered necessary to prevent commencement of works until the requirements have been met because the timing of compliance is fundamental to the decision to grant planning permission. material that is potentially harmful to humans, or the environment.

5. Construction / Demolition Environmental Management Plan

The development hereby permitted shall not commence unless and until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include details of:

- Air pollution control measures compliant with the GLA SPG on 'The Control of Dust and Emissions During Construction and Demolition'. Specifically:
 - an air quality and dust risk assessment
 - an 'air quality and dust management plan'
 - monitoring proposals

- Non-road mobile machinery emissions including registration of the site at the GLA web site: <https://www.london.gov.uk/what-we-do/environment/pollution-and-air-quality/nrmm>
- An assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, vibration, dust, smoke, odour control) accompanied by mitigation measures addressing all matters relevant to the site.
- For the control of noise, reference shall be had to BS 5228 'Code of practice for noise and vibration control on construction and open sites'
- Hours of work on the site shall be 08:00-18:00 Monday to Friday; 08:00-13:00 Saturday and at no time on Sundays or Public Holidays.
- Community liaison to give clear information to residents and others in advance in writing about potential disturbances/disruptions from i.e. noise, dust, or disruption of traffic, incidents, etc.

The development shall be undertaken at all times in accordance with the approved Construction Management Plan.

Reason: To ensure that works do not prejudice the ability of neighbouring occupier's reasonable enjoyment of their properties and to ensure that works shall not represent any unacceptable level of vehicle movements such that the safety of pedestrians or other road users shall be unduly prejudiced. The imposition of this prior to commencement planning condition is considered necessary to prevent commencement of works until the requirements have been met because the timing of compliance is fundamental to decision to grant planning permission.

6. Construction Logistics Plan

No works shall commence unless and until a Construction Logistics Plan has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall include:

- a. A survey of the existing conditions of adjacent public highways
- b. An assessment of the cumulative impacts of demolition and construction traffic;
- c. Details of the likely volume of demolition and construction trips and any mitigation measures;
- d. Site access and exit arrangements including wheel washing facilities and sweep-paths where required;
- e. Vehicular routes, booking systems and an assessment for the scope of consolidating loads to reduce generated road trips;
- f. Proposed temporary access and parking suspensions and any temporary access and parking solutions required.
- g. Site compound arrangements including arrival of vehicles, parking, loading, storage and waste arrangements
- h. Methods for of protection of adjacent highway infrastructure
- i. An assessment of all matters as are likely to cause nuisance to adjoining occupiers (including but not limited to; noise, dust, smoke, road cleaning, odour control) accompanied by mitigation measures addressing all matters relevant to this particular site.
- j. Works shall be carried out in accordance with the approved Demolition and Construction Management Plan.

Reason: To ensure that works do not prejudice the ability of neighbouring occupier's reasonable enjoyment of their properties and to ensure that works shall not represent any unacceptable level of vehicle movements such that the safety of pedestrians or other road users shall be unduly prejudiced. The imposition of this prior to commencement planning condition is considered necessary to prevent commencement of works until the requirements

have been met because the timing of compliance is fundamental to the decision to grant planning permission.

Prior to above ground works conditions:

7. Sustainable Drainage

- a. Prior to commencement above ground floor a fully detailed surface water management scheme for the development, consistent with the approved 'Vincent Street Drainage Strategy' document (Ref. CTER-BHE-VS-XX-RP-CI-0001/ 051541/ Revision P02/ 6 October 2022) has been submitted to and approved in writing by the Local Planning Authority.
- b. Post development peak runoff shall be restricted to a maximum of 5 l/s for all storm events up to and including the 1 in 100 year with an additional 40% allowance for future climate change.
- c. The development shall only be implemented in accordance with the approved detail.
- d. Detail of drainage scheme ownership, management and maintenance arrangements shall be submitted to Planning Authority for approval before site occupation.
- e. A verification report demonstrating what works were undertaken and that the drainage scheme was completed in accordance with the approved surface water management scheme shall be submitted and approved by the Local Planning Authority in writing before site occupation.

Reason: To safeguard the public from surface water flood risk, protect the environment and respond to climate change.

8. Cranes

No cranes shall be erected on the site unless and until a construction methodology including details of the use of cranes in relation to location, maximum operating height of crane and start/finish dates during the development has been submitted to the Local Planning Authority for approval in writing having consulted with London City Airport.

Reason: The site is in close proximity to London City airport and to safeguard aviation safety.

9. Secured by Design

- a) Prior to the commencement of the above ground floor slab, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme and local crime prevention security measures have been included shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details and maintained thereafter.
- b) Prior to the first occupation of within the development plots, a letter from Metropolitan Police Designing Out Crime Office stating that appropriate SBD measures of compliance for the occupied or used section have been met, will be required.
- c) On completion of the overall development including landscaping, external materials and other works incidental to the proposed development, a full SBD certificate will be required.

Reason: In the interest of creating safer and sustainable communities.

10. Noise

The application was accompanied by Noise and Vibration Report reference CTER-BHE-VS-XX-RP-YA-0001. Section 6.3.4 specifies façade glazing. Section 6.5.3 refers to an overheating assessment.

- a) Before the development is first occupied the developer shall certify to the local planning authority that the glazing provided meets the specification in table 6-3 of the report.
- b) Before construction above ground is commenced, in areas where overheating is a potential issue, the developer shall demonstrate to the local planning authority that internal noise levels shall meet the standards set out in BS 8233. If the developer believes the internal noise levels cannot meet the standard set out in BS 8233, the developer shall demonstrate to the local planning authority that the standards cannot be met. Internal noise levels shall meet the standards set out in BS 8233 or such other level as shall be agreed in writing by the local planning authority.

Reason: To protect the internal and external amenity of future occupants of the development.

11. Material Samples

Above ground works to the development hereby permitted shall not commence unless and until samples of all external surfaces have been submitted to the Local Planning Authority for approval in writing. This should include full scale mock up façade panels (the scale/extent of which to be agreed with the LPA) to be erected for approval. The development shall only be constructed in accordance with the approved material details.

Reason: To ensure a satisfactory standard of external appearance of the development.

12. Detailed Drawings

Above ground works to the development hereby approved shall not commence unless and until 1:20 drawings (plan/section/elevation) of the following have been submitted to and approved by the Local Planning Authority.

- Bay studies
- Ground floor façades facing streets and courtyards
- Gates to courtyards
- Cycle store frontage
- Refuse and plant room entrance doors.

Details of rainwater pipes, vents, flues or grills other than those shown on the approved plans shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory standard of external appearance of the development.

13. Hard Landscaping

Prior to the commencement of above ground works, a scheme of hard landscaping, detailing lighting, paving and external hard surface, shall be submitted to and approved in writing by the Local Planning Authority.

Approved details shall be fully implemented prior to the occupation/use of the development and thereafter permanently retained and maintained.

Reason: To ensure a high quality landscape treatment of the site is achieved which will enhance the character, appearance and biodiversity of the site and local area.

14. Soft Landscaping

Prior to any above ground works, full details of the proposed soft landscaping of the site for the following areas within the Development, including planting schedules and details of the species, height and maturity of new trees and shrubs, shall be submitted to and approved in writing by the Council.

- Landscaping to outer boundaries and within the site itself;
- Green roofs
- Buffer planting
- Podium

The landscaping scheme as approved shall be carried out in the first planting season following the completion of the building works. Any trees, shrubs or plants that die within a period of five years from the completion of the development or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: To ensure a high quality landscape treatment of the site is achieved which will enhance the character, appearance and biodiversity of the site and local area.

15. Urban Greening Factor

Within 3 months of implementation of the approved soft landscaping schemes pursuant to Condition 14, an Urban Greening Factor Statement shall be submitted to and approved by the Local Planning Authority, confirming the final UGF that the development hereby permitted can be achieved, and any alternative planting arrangements to be proposed.

The development shall achieve a final UGF (Urban Green Factor) of 0.4.

Reason: To support the development of green and/or roofs and the greening of development sites, and in the interest of airport safeguarding.

16. Cycle Parking

No above ground works shall commence unless and until details of the proposed cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The proposed cycle parking shall be designed in accordance with TfL's London Cycle Design Guidance. The details should show the cycle parking for future occupants and visitors across the site, including the number and location of proposed spaces and the manufacturer's installation requirements, and dimensioned drawings showing the area, manoeuvring spaces and headroom to the cycle stores, plus details of how the cycle parking will be secure.

The approved cycle parking shall be implemented prior to first occupation of the development and retained as such thereafter.

Reason: To ensure reasonable provision of cycle spaces is made within the site for the parking of bicycles, thereby encouraging sustainable modes of transport.

17. Refuse Storage and Collection

No above ground works shall commence unless and until details of the storage, management and collection of refuse and recyclables, including bulky waste storage, have been submitted to and approved by the local planning authority.

The waste storage and collection area(s) shall be constructed in accordance with the approved details and made available for use prior to the first occupation of the development. It shall be retained in accordance with the approved plans and documents. The waste and recyclables from the development shall be managed and made available for collection in accordance with the approved details in perpetuity.

Reason: To ensure adequate refuse storage is provided on site and can be readily collected.

18. S278 Works

Within 6 months of implementation of the development hereby permitted, the applicant shall enter into a S278 agreement with the Council with respect to all works on the public highways.

The use hereby approved shall not commence until the above works have been completed to the satisfaction of the Local Highway Authority with the written approval of the Local Highway Authority's Engineer and costs in relation to this S278 Agreement shall be met exclusively by the applicant.

Evidence of completion to the satisfaction of the Local Highways Authority shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety.

Prior to first occupation/use conditions:

19. Offsite Water Infrastructure (Thames Water Authority)

There shall be no occupation beyond the 99 dwelling until confirmation has been submitted to and approved by the Local Planning Authority, confirming that either:

- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid low / no water pressure issues.

20. Sound Insulation

Prior to the occupation of any part of the development hereby permitted, a report shall be submitted to and approved in writing by the Local Planning Authority that demonstrates that sound insulation installed within the development meets the following standards:

Between residential and non-residential uses (plant rooms and use class E):
International Organization for Standardization Noise Rating curves (NR):
NR 25 in bedrooms (23:00 to 07:00)
NR 30 in all habitable rooms (07:00 to 23:00)

If there is a distinguishable tone, the NR curves should be reduced to NR 20 and NR 25 respectively.

Noise Rating curves should be measured as a 15 minute linear Leq at the octave band centre frequencies 31.5 Hz to 8 kHz.

Reason: To protect the internal and external amenity of future occupants of the development

21. Details of Accessible and Adaptable Units

Prior to the first occupation of the accommodation hereby permitted, 1:50 plans showing the detailed layout of the units being provided as wheelchair accessible/adaptable (for market and affordable housing tenures respectively, and floor plans showing the locations of these units, shall be submitted to and approved by the local planning authority and the development shall be built in accordance with the approved details.

Reason: To meet the needs to households with mobility issues and accord with London Plan and Local Plan.

22. Landscaping and Public Realm Management and Maintenance Scheme

Prior to the first occupation of the development hereby permitted, full details of a Landscape and Public Realm Management and Maintenance Scheme shall be submitted to and approved in writing by the Council.

The Landscape Management and Maintenance Scheme shall set out how the landscaped areas pursuant to Condition 14 are to be maintained and managed. These shall include specific details of the proposed quantum of area; location; specification; long term design objectives; management responsibilities; and maintenance schedules for all approved landscape areas, including green roof.

Reason: To ensure a high quality landscape treatment of the site is achieved which will enhance the character, appearance and biodiversity of the site and local area.

23. Biodiverse Green Roofs and Maintenance Scheme

Prior to the first occupation of the development hereby permitted, a detailed scheme for green roofs and associated maintenance scheme shall be submitted to and approved by the Local Planning Authority.

Reason: In accordance with the London Borough of Newham's strategic approach to protect and enhance biodiversity, providing a net gain in the quality and quantity of Newham's natural environment.

24. Details of Boundary Treatment

Details of proposed boundary treatment(s) including any controlling vehicular access and their management shall be submitted to and approved by the local planning authority prior to their installation on site. Such details to include the siting, height, appearance and material(s). The

boundary treatment(s) shall be installed in accordance with the approved details prior to the first occupation of the development and retained as such.

Reason: To ensure a satisfactory appearance, in the interest of neighbour amenity.

25. Details of Photovoltaic Panels

Details of the location, layout and specification of the Photovoltaic Panels to be installed on the roofs of the buildings shall be submitted to and approved by the Local Planning Authority and the panels shall be installed prior to the occupation of the relevant block and retained thereafter.

Reason: To ensure the implementation of sustainable design, low carbon development and renewable energy;

26. External Lighting

Prior to the first occupation of the development hereby permitted, details of any external lighting (including façade lighting, lighting in the roof gardens and courtyard) associated with the development, including levels of illumination, position, structure, direction of illumination, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details. All the lighting must conform to The Institution of Lighting Engineers Guidance for the Reduction of Obtrusive Light.

Reason: In the interests of the appearance of the development and the amenity of neighbouring properties.

27. Travel Plan

Prior to first occupation of the development hereby approved, a Full Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be prepared in line with the latest Council and TfL guidance and must include:

- a. appointment and contact details of the 'Travel Plan Coordinator' and/or 'Sustainable Travel Manager';
- b. a site audit of the existing and future transport context, including any key Active Travel Zone assessment outputs included within Healthy Streets Transport Assessments;
- c. details on the baseline travel patterns and mode share for the site;
- d. targets for the use of sustainable travel modes and reduced reliance on private cars, with proposed measures to support these;
- e. an action plan for implementing the measures, initiatives and actions of the Travel Plan; and
- f. a methodology, management strategy and programme for monitoring, reviewing, maintaining and developing the Travel Plan in accordance with the targets set and TfL's iTRACE monitoring practices.

The approved Travel Plan shall then be adhered to at all times to the satisfaction of the Local Planning Authority, with the results of monitoring and review reported to the Local Planning Authority in accordance with the agreed Travel Plan.

Reason: To promote uptake of active, sustainable and inclusive transport modes, thereby contributing to Council objectives for air quality, healthy lifestyles, emissions reductions, and improved highway functioning.

28. Delivery and Servicing Plan

The development hereby permitted shall not be first occupied unless and until a fully detailed Delivery and Servicing Plan (DSP) has been submitted to and approved in writing by the Local Planning Authority. The submitted details must include (but not limited to) the following:

- i. frequency of deliveries to the site;
- ii. frequency of other servicing vehicles such as refuse collections;
- iii. dimensions of delivery and servicing vehicles;
- iv. proposed loading and delivery locations;
- v. a strategy to manage vehicles servicing the site;
- vi. the hours/days of deliveries for vehicles and the precautions and measures to be taken to mitigate noise impacts;
- vii. details of clear vehicle swept paths;

The development shall only be constructed in accordance with the approved details.

Reason: To ensure that vehicle movements associated with the use hereby permitted remains consistent and that the use shall not represent any unacceptable level of vehicle movements such that the safety of pedestrians shall be unduly prejudiced.

29. Electric Charging Points

No part of the development hereby permitted shall be first occupied unless and until minimum three electric charge accommodates electric vehicle charging infrastructure, with a further 20% allocated for passive provision. The electric vehicle charging infrastructure shall be retained for the lifetime of the development.

Reason: To provide charging facilities for electric vehicles and to encourage the uptake of electric vehicles.

30. Car Parking Spaces and Management Plan

Prior to the occupation of any part of the development hereby approved, details of the allocation of car parking spaces, including parking strategy for returning residents, shall be submitted to the local planning authority for approval in writing.

The approved allocations are to be completed prior to the occupation of the any residential units and shall be permanently maintained thereafter.

Reason: To ensure appropriate levels of parking are provided and adequate servicing arrangements and vehicle access;

31. Energy - Carbon Emissions Reduction

Within 6 months of implementation of the development hereby permitted, the final energy strategy shall be submitted to the Council, demonstrating that the development meet the target carbon emissions as stated in the Energy Statement.

Reason: To ensure that the Development makes the fullest contribution to minimising carbon dioxide emissions.

32. BREEAM

Prior to the occupation of the development, a copy of the final Building Research Establishment (BRE) certificate confirming that the development achieves a minimum BREEAM rating of 'EXCELLENT' in respect of the relevant unit shall be submitted to and approved in writing by the Local Planning Authority. The BREEAM Post Construction Assessment shall be carried out on

a sample of the relevant part of the development in accordance with an agreed methodology to ensure that the required rating has been achieved and can be maintained.

Reason: To ensure that the development achieves a high level of sustainability.

33. Fire Statement

Prior to the first occupation of the development hereby permitted, Fire Statement(s) shall be submitted to, and approved by, the local planning authority. The development shall be built in accordance with the approved details and retained as such for the lifetime of the development.

Reason: In order to achieve the highest standards of fire safety and ensure the safety of all building users.

34. Glazing, Ventilation and Cooling Mitigation

Prior to the first occupation of the development, a scheme for glazing, ventilation and cooling will be submitted to and approved by the Local Planning Authority.

The scheme will include the details of suitable alternative ventilation and cooling measures to be installed in the apartments. The scheme will demonstrate that the ventilation and cooling will be sufficient to achieve a comfortable internal environment under all reasonably foreseeable conditions without the need to open windows.

The scheme as approved shall be permanently maintained thereafter.

Reason: To protect the internal amenity of future occupants of the development and to minimise the risk of overheating, noise, dust or odour.

Compliance conditions:

35. Flood Risk Management

The development shall be carried out in accordance with the submitted Flood Risk Assessment dated 21 September 2022 (Ref: Vincent Street-BHE-ZZ-XX-RP-CW-001) (Doc no. 0052107; RevisionP01) and the following mitigation measures it details:

- a. Finished floor levels shall be set no lower than Design Flood Level in areas of Breach flooding modelled to be under 1m depth.
- b. 21 residential units with modelled residual risk Tidal Breach flood depths over 1m will have no sleeping accommodation on the ground floor. All bedrooms in these units need to be located above Design Flood Level as stipulated by the FRA

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

36. Accessibility

A. The development thereby permitted shall conform to the requirements of Category M4 (3) ['Wheelchair User Dwellings'] of Schedule 1 to the Building Regulations 2010 (HM Government 2015):

Block	Unit Type	Level	Tenure	Quantity
B	3B4P Type 02	02-04	LAR	3
B	2B3P Type 01	02-06	LAR	5
D	2B3P Type 02	02-08	LAR	7

- B. 90% of the residential units hereby approved shall conform to the requirement of Category M4(2) (Accessible and Adaptable Dwellings) of Schedule 1 to the Building Regulations 2010 (HM Government 2015).

Reason: To ensure accessibility of the development hereby approved

Informatives

In forwarding the decision for this application, the applicant is advised of the following:

1. Archaeology

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. Secure by Design

The applicant must seek the advice of the Metropolitan Police Service - Designing Out Crime Officers (DOCOs). The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk.

3. Land Contamination

For advice and information upon contaminated land site investigation, risk assessment and implementing a remediation strategy it is recommended that the developer contacts the Environmental Control Unit, Housing & Public Protection, First Floor, West Wing, Newham Dockside, Dockside Road, London E16 2QU Tel 020 3373 0643. The Unit has produced a leaflet 'Developing Contaminated Sites' which can be downloaded free from www.newham.gov.uk. The developer shall notify the Council's Development Control and the Environmental Control Unit of the start dates and programme of site investigations and any subsequent remediation works.

For the site investigation, risk assessment and remediation strategy reference should be made to:

- Land Contamination risk management (LCRM) <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>
- BS 10175: Investigation of potentially contaminated sites – Code of Practice
- Building Regulations 2010 APPROVED DOCUMENT C Site preparation and resistance to contaminants and moisture: C1 Site preparation and resistance to contaminants.

If the site investigation reveals land contamination the associated report must include the results of a source-pathway-receptor environmental risk assessment with regard to the current use and proposed development.

If the site investigation discovers organic containing natural soils or made ground then monitoring of potential ground gases, over a suitable period of time, will be required in order to determine the requirement for gas mitigation measures in the development.

If the site is located in a groundwater protection zone or if groundwater is encountered during the site investigation, then the groundwater should also be tested for contamination. The Local Planning Authority may require more detailed groundwater monitoring to be undertaken on the advice of the Environment Agency.

A remediation scheme should include, where necessary, a long-term commitment to maintenance of any works and measures required by the Local Planning Authority or the Environment Agency.

Remediation capping layers based upon 'Cover systems for land regeneration' BR 465 by the Building Research Establishment will not be accepted, as this is not approved by the Environment Agency.

No soils, or infill materials should be imported onto the site unless they have been satisfactorily proven to be uncontaminated and present no risks to human health, planting and the environment. A declaration to this effect, together with acceptable documentary evidence to confirm the origin of all imported soils and infill materials, supported by appropriate chemical analysis test results, should be obtained and copies may be requested by the Local Planning Authority.

Anyone procuring analytical services must ensure that the data supplied to the Local Planning Authority meets the requirements in the Monitoring Certification Scheme (MCERTS). Laboratories undertaking the chemical testing of soil must be accredited, the analytical methods should be appropriate and fit for the purpose of the parameter being investigated and the sampling procedures and the audit trail should also conform.

Supporting reports should be prepared by appropriately qualified professionals. All reports should be sent directly to the planning case officer in the Development Control Unit. For each application at least two copies of each report should be submitted in hard copy format plus a further copy in electronic format. The planning case officer will forward the reports on to the appropriate consultees for comment. Applicants are advised against entering into direct negotiation with either the Environmental Control Unit, Environment Agency or any other Council department consultees without notifying the planning case officer.

4. Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)

The proposed passenger/goods lifts must comply with the requirements of the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER). There is a specific requirement that no new lift may be used unless it has either a certificate of thorough examination or a certificate of conformity to the relevant EU Directive. Normal commissioning documentation IS NOT ADEQUATE. Use of a lift that does not comply with LOLER is a criminal offence. You should refer to your CDM planning supervisor to ensure compliance.

Note: Compliance with Planning Law does not automatically mean that you will comply with more specific Health and Safety Law requirements.

5. Sound Insulation

The sound insulation between flats in this development must meet or exceed the standards set out in approved Document E of the Building Regulations. Reference should be had to the Council's Building Control Department or an approved building inspector.

6. Housing Ventilation

The mechanical ventilation to the bathrooms and utility rooms should comply with Part F of the Building Regulations 2010.

Where the kitchen areas form part of a living room they should be provided with mechanical extract ventilation (or other approved alternative to a window opening) to prevent transmission of water vapour and odours to the living areas.

Kitchens without windows should have mechanical ventilation to comply with the latest Building Regulations.

7. No burning of waste

At no time shall any waste be burnt on site unless otherwise approved in writing by the Local Planning Authority.

8. Thames Water Underground Assets

The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Community Infrastructure Levy (CIL)

This development may be considered a chargeable development.

The Mayor of London's CIL and the Newham CIL charging schedules currently apply in the London Borough of Newham. Refer to the planning portal for general CIL information:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

For further information please email: cil@newham.gov.uk

Summary of Policies and Reasons

National Planning Policy Framework (MHCLG, July 2021)

The London Plan (GLA, March 2021)

Policy GG1 - Building strong and inclusive communities

Policy GG2 - Making the best use of land

Policy GG3 - Creating a healthy city

Policy GG4 - Delivering the homes Londoners need

Policy GG6 – Increasing efficiency and resilience

Policy D1 - London's form, character and capacity for growth

Policy D2 – Infrastructure requirements for sustainable densities

Policy D3 – Optimising site capacity through the design-led approach

Policy D4 – Delivering good design
Policy D5 – Inclusive design
Policy D6 – Housing Quality Standards
Policy D7 – Accessible Housing
Policy D8 – Public Realm
Policy D9 – Tall buildings
Policy D11 – Safety, security and resilience to emergency
Policy D12 – Fire Safety
Policy D14 – Noise
Policy H1 - Increasing housing supply
Policy H4 – Delivering affordable housing
Policy H5 – Threshold approach to applications
Policy H6 – Affordable housing tenure
Policy H7 – Monitoring of affordable housing
Policy H10 – Housing size mix
Policy S1 – Developing London’s social infrastructure
Policy S2 – Health and social care facilities
Policy S4 – Play and informal recreation facilities
Policy S5 – Sport and Recreation facilities
Policy E11 – Skills and opportunities for all
Policy G1 - Green infrastructure
Policy G4 – Open space
Policy G5 - Urban greening
Policy G6 - Biodiversity and access to nature
Policy G7 – Trees and woodlands
Policy G8 – Food growing
Policy S11 – Improving air quality
Policy S12 – Minimising greenhouse gas emissions
Policy S13 – Energy Infrastructure
Policy S14 – Managing heat risk
Policy S15 – Water infrastructure
Policy S17 - Reducing waste and supporting the circular economy
Policy S112 – Flood risk management
Policy S113 – Sustainable drainage
Policy S18 - Waste capacity and net waste self-sufficiency
Policy T1 - Strategic approach to transport
Policy T2 - Healthy Streets
Policy T3 - Transport capacity, connectivity and safeguarding
Policy T4 - Assessing and mitigating transport impacts
Policy T5 - Cycling
Policy T6 - Car parking
Policy T7 – Deliveries, Servicing and Construction

Newham Local Plan (2018)

Policy S1 – Spatial Strategy and Strategic Framework
Policy S4 – Canning Town and Custom House
Policy SP1 – Borough-wide Place-making
Policy SP2 – Healthy Neighbourhoods
Policy SP3 – Quality Urban Design within Places
Policy SP4 – Tall Buildings
Policy SP6 – Successful Town and Local Centres
Policy SP7 – Quality Movement Corridors and Linear Gateways
Policy SP8 – Ensuring Neighbourly Development
Policy SP9 – Cumulative Impact
Policy H1 – Building Sustainable Mixed Communities

Policy H2 – Affordable Housing
Policy SC1 – Environmental Resilience
Policy SC2 – Energy and Zero Carbon
Policy SC3 – Flood Risk and Drainage
Policy SC4 – Biodiversity
Policy SC5 – Air Quality
Policy INF2 – Sustainable Transport
Policy INF3 – Waste and Recycling
Policy INF5 – Town Centre Hierarchy and Network
Policy INF6 – Green Infrastructure and the Blue Ribbon Network
Policy INF7 – Open space and Outdoor Recreation
Policy INF8 – Community Facilities
Policy INF9 – Infrastructure Delivery

Additional Guidance

The London Borough of Newham 'Interim Habitats Funding Statement' (April 2019)
Housing SPG (GLA, March 2016, Updated August 2017)
Play and Informal Recreation SPG (GLA, September 2012)
Affordable Housing and Viability SPG (GLA, August 2017)
Sustainable Design and Construction SPG (GLA, April 2014)
Accessible London: Achieving an Inclusive Environment (October 2014)
The control of dust and emissions during construction and demolition (July 2014)

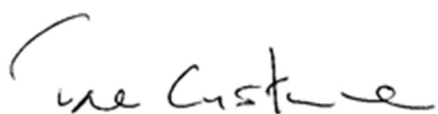
Draft Newham Local Plan (Regulation 18) for Consultation December 2022

The Draft Newham Local Plan (Regulation 18) was approved at Cabinet on 6 December 2022 for consultation. Statutory public consultation under regulation 18 will commence on 9 January 2023. The weight which should be accorded to draft policies is guided by paragraph 48 of the National Planning Policy Framework (NPPF) 2021 and paragraph 049 of the Planning Practice Guidance (Local Plans). These state that a new Local Plan may be given weight according to the stage of preparation of the emerging local plan, the extent to which there are unresolved objections to the relevant policies, and the degree of consistency between the relevant policies in the draft plan and the policies in the NPPF. As the draft Local Plan is at an early stage of development and has not yet been through statutory consultation, very limited weight can be placed on the policies in the Draft Local Plan, and the adopted Newham Local Plan 2018 and London Plan 2021 remain the key Development Plan documents used to determine applications.

The above policies can be viewed online via the respective government websites ie. the Council's website www.newham.gov.uk , the GLA's website www.london.gov.uk and the www.gov.uk website.

Dated: 10 March 2023

Signed:

A handwritten signature in black ink, appearing to read "Jane Custance". The signature is written in a cursive style with a large initial 'J'.

Jane Custance
Director of Planning and Development
London Borough of Newham
Newham Dockside, 1000 Dockside Road, London, E16 2QU

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Ministry of Housing, Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice:

- **Six months:** Full (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time, and prior approval applications.
- **12 weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **8 weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council. This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the Council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Building Control

The London Borough of Newham Building Control Team can offer you a fast, reliable and good value service to meet all your building control needs.

- Residential, Commercial, Schools, Householder and Infrastructure projects
- All surveyors are highly knowledgeable and provide a multi-lingual service
- Same day inspection service available
- Pre-submission consultation advice service offered
- Expertise in fire engineering



Building Notice

Multiple visits carried out at key stages of your development to ensure compliance to Building Regulations.

Full Plans

In depth look into plans to check for approval against the Building Regulations, thereafter offering multiple site visits ensuring all works comply.

Partnership Scheme

Offering a comprehensive plan check service for sites outside the London Borough of Newham.



On-Line Submission

Visit us at www.newham.gov.uk for further information.

Engineering Design Service

If you need a Structural Design carried out please contact us.

Contacting the Team and making your application

- 020 3373 8200 – 09:00 – 10:30 weekdays
- reception.bco@newham.gov.uk
- Building Control Team, 1000 Dockside Road, London E16 2QU
- Apply online at www.iapply.co.uk

