Mr Tim Waters
Renew Planning Limited
Work Life Hammersmith
174 Hammersmith
London
W6 7JP

Development Management
Planning and Building Control
Housing and Regeneration Directorate
Tower Hamlets Town Hall
160 Whitechapel Road
London E1 1BJ
www.towerhamlets.gov.uk
**Enquiries to:** Kevin Crilly
**Tel:** 0207 364 5009

**Application Number:** PA/24/00368

27/06/2025

Dear Sir/Madam,

**Town and Country Planning Act 1990 (as amended)**

**CONDITIONAL PERMISSION FOR DEVELOPMENT**

In accordance with the Act and Order mentioned above, Tower Hamlets Council as Local Planning Authority hereby gives notice of its decision to grant permission for the development referred to in the schedule to this notice and as shown on the submitted plans and particulars subject to the conditions set out in the schedule.

You are advised that this permission does not modify or extinguish any covenants, easements or other restrictions applying to or affecting the land, or the rights affecting the land, or the rights of any other person entitled to the benefits thereof. You are also advised that this permission does not relieve you of the need to obtain any approval necessary under the Building Act 1984, Building Regulations 2000, or other related legislation. In this connection you should contact the Head of Building Control, Housing and Regeneration Directorate, Tower Hamlets Town Hall, 160 Whitechapel Road, London E1 1BJ (020 7364 5009) for advice or guidance on the necessity for obtaining building regulation approval in this particular case.

You must ensure you have obtained the written consent of the land owner, building owner or any other third party (including the Council) who has an interest in the property or land, prior to commencing work on the development specified in this notice.

Applicants are reminded of the need to comply with the provisions of Part II of the London Building Acts (Amendment) Act 1939 in order to obtain official geographical and postal addresses and to get any newly created streets and access-ways officially named. **In order to avoid delays at completion stage of the work the application should be made on commencement of the work or shortly thereafter**. Details of the development, including site, block and internal plans annotated with unique plot numbers and additional development information such as tenure, number of bedrooms etc. with completed application forms (available from the Street Naming and Numbering webpage on the Councils website) should be sent to Planning and Building Control, Street Naming and

Numbering, Housing and Regeneration Directorate, Tower Hamlets Town Hall, 160 Whitechapel Road, London E1 1BJ

Your attention is drawn to the following statement of applicants' rights:-

**1) Appeals to the Secretary of State**

If you are aggrieved by this decision you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you want to appeal from the date of your decision notice then you must do so within **SIX months** (unless your proposal relates to householder appeal or minor commercial appeal as defined in Article 37 of the DMPO 2015 in which case you must do so within **TWELVE weeks** of the date of this notice), or 28 days, if the development in your application is the same or substantially the same as development that is currently or subsequently the subject of an enforcement notice. Appeals can be made online at: https://www.gov.uk/appeal-planning-decision. 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 he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority 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, to the provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

**2) Purchase Notice**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

**3) Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.

Yours sincerely,

**Sripriya Sudhakar, Director Planning and Building Control**

## SCHEDULE

## Full Planning Permission

**Location:** Land Comprising Harriott House, Apsley House, Pattison House, The Redcoat Centre & Redcoat Community Centre, London, E1

**Proposal:** Redevelopment of the site comprising the demolition of existing buildings (including Harriot House, Apsley House, Pattison House, The Redcoat Centre and Redcoat Community Centre) to provide 407 residential units (Class C3) across buildings ranging in height from 4-8 storeys and community centre building of 1,167m2 GIA (Class E (e-f), Class F1 (e-f), Class F.2 (b)), together with associated landscaped communal amenity space, accessible car parking, secure cycle parking spaces and refuse/recycling storage facilities.

**Date:** 27/06/2025 **Reference:** PA/24/00368

**Application Received on:** 4 March, 2024

**Application Registered on:** 4 March, 2024

**Documents and Drawings**

CSM-PRP-MP-XX-DR-A-02100 rev P1 Site Location Plan
CSM-PRP-MP-XX-DR-A-02101 rev P1 Existing Site Plan
CSM-PRP-MP-XX-DR-A-02102 rev P1 Existing Site Elevations (1)
CSM-PRP-MP-XX-DR-A-02103 rev P1 Existing Site Elevations (2)
CSM-PRP-MP-XX-DR-A-02200 rev P1 Proposed Site Plan
CSM-PRP-MP-XX-DR-A-02201 rev P1 Proposed Demolition Plan
CSM-PRP-MP-XX-DR-A-02202 rev P1 Proposed Phasing Plans
CSM-PRP-MP-XX-DR-A-02203 rev P1 Proposed Gross Internal Areas
CSM-PRP-MP-00-DR-A-02210 rev P1 Proposed Ground Floor Plan
CSM-PRP-MP-01-DR-A-02211 rev P1 Proposed First Floor Plan
CSM-PRP-MP-02-DR-A-02212 rev P1 Proposed Second Floor Plan
CSM-PRP-MP-03-DR-A-02213 rev P1 Proposed Third Floor Plan
CSM-PRP-MP-04-DR-A-02214 rev P1 Proposed Fourth Floor Plan
CSM-PRP-MP-05-DR-A-02215 rev P1 Proposed Fifth Floor Plan
CSM-PRP-MP-06-DR-A-02216 rev P1 Proposed Sixth Floor Plan
CSM-PRP-MP-07-DR-A-02217 rev P1 Proposed Seventh Floor Plan
CSM-PRP-MP-08-DR-A-02218 rev P1 Proposed Roof Plan
CSM-PRP-MP-XX-DR-A-02300 rev P1 Proposed Elevations (Jamaica St/Stepney Way)
CSM-PRP-MP-XX-DR-A-02301 rev P1 Proposed Elevations (Wellesley

St/Aylward St)
CSM-PRP-MP-XX-DR-A-02302 rev P1 Proposed Elevations (Inner Street)
CSM-PRP-MP-XX-DR-A-02303 rev P1 Proposed Elevations (Block A – Courtyard)
CSM-PRP-MP-XX-DR-A-02304 rev P1 Proposed Elevations (Block B – Courtyard)
CSM-PRP-MP-XX-DR-A-02305 rev P1 Proposed Site Sections (1)
CSM-PRP-MP-XX-DR-A-02306 rev P1 Proposed Site Sections (2)
CSM-PRP-MP-XX-DR-A-02307 rev P1 Proposed Site Elevations (1)
CSM-PRP-MP-XX-DR-A-02308 rev P1 Proposed Site Elevations (2)
CSM-PRP-MP-XX-DR-A-02400 rev P1 Proposed Refuse Strategy
CSM-PRP-MP-XX-DR-A-02401 rev P1 Proposed Cycle Storage
CSM-PRP-ZZ-ZZ-DR-L-2000 rev P1 Landscape Masterplan
CSM-PRP-ZZ-ZZ-DR-L-2001 rev P1 Landscape Ground Floor GA
CSM-PRP-ZZ-01-DR-L-2002 rev P1 Landscape Podium GA
721-SDE-00-XX-DR-C-1000 Rev P03 Proposed Drainage Layout
TR005 sheet 2 of 2 rev B
005 sheet 1 of 1 rev C

**Other application documents**

Design and Access Statement (March 2024), by PRP;

Landscape Statement (March 2024), by PRP;

Planning Statement (March 2024), by RENEW Planning Limited;

Proposed Decant Strategy (March 2024), by RENEW Planning Limited;

Health Impact Assessment (March 2024), by RENEW Planning Limited;

Fire Statement (March 2024) & Gateway One Fire Statement Form, by Jensen Hughes;

Heritage Impact Assessment (February 2024), by HCUK Limited;

Daylight, Sunlight & Overshadowing Impact Assessment (March 2024), by PRP;

Daylight, Sunlight & Overshadowing Assessment – Proposed Scheme (March 2024) by PRP;

Air Quality Assessment (February 2024), by Create Consulting Engineers Limited;

Noise Assessment Report (February 2024), by Adnitt Acoustics Services Limited;

Environmental Wind Planning Report (March 2024), by Arup;

Energy Statement (March 2024) & Thermal Comfort Report, by PRP;

Whole Life Cycle Carbon Assessment (February 2024), by PRP;

Circular Economy Statement (February 2024), by PRP;

Overheating Assessment (February 2024), by PRP;

BREEAM Pre-Assessment Report (March 2024), by Calfordseaden LLP;

Preliminary Ecological Appraisal including Protected Species Assessment (February 2024), by Arborterra Limited;

Biodiversity Net Gain Report & Metric Calculation (February 2024), by Arborterra Limited;

Arboricultural Impact Assessment (February 2024), by Arborterra Limited;

Drainage Statement and Flood Risk Assessment & SuDS Proforma (28/02/24) by SD Structures;

Transport Assessment (March 2024 amended submitted 17/05/2024), by Caneparo Associates;

Framework BREEAM Travel Plan (March 2024), by Caneparo Associates;

Delivery & Servicing Plan (March 2024), by Caneparo Associates;

Outline Construction Logistics Plan (March 2024), by Caneparo Associates;

Desk Study & Ground Investigation Report (November 2019), by Geotechnical & Environmental Associates Limited;

Detailed Unexploded Ordnance (UXO) Risk Assessment (October 2019), by 1st Line Defence Limited;

Equalities Impact Assessment (September 2023), by Ottaway Strategic Management Limited for the London Borough of Tower Hamlets;

Financial Viability Assessment (March 2024), by Red Loft Partnership;

Statement of Community Involvement (February 2024), by the London Borough of Tower Hamlets

Community Infrastructure Levy (CIL) – Additional Information Form

**Statement of positive and proactive engagement**

The Local Planning Authority has worked with the applicant in a positive and proactive manner by making available a formal pre-application process, including free duty officer advice. The Local Planning Authority has also produced policies and provided written guidance, all of which are available on the Council's website and which has been followed in this instance.

**Conditions and Reasons:**

**1** - Time Limit

The development shall begin no later than three years from the date of this decision.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

**2** - Approved Plans

The development shall be carried out in accordance with the approved drawings listed in the Schedule to this decision notice.

Reason: For the avoidance of doubt and in the interest of proper planning.

**3** - Amplified Music

There shall be no amplified calls to prayer relating to the community use space, public address system or music system used in any part of the premises so as to be audible outside the premises or within adjoining premises.

Reason: To safeguard the amenity of adjacent residents and the area generally, in accordance with policy D.DH8 of the Tower Hamlets Local Plan 2031.

**4** - Cycle Parking

No less than 768 long-stay cycle parking spaces shall be provided for the residential component of the development.

No less than 3 long-stay cycle parking spaces shall be provided for the non-residential component of the development.

No less than 28 short stay spaces shall be provided to cater for the residential and community space.

No less than 5% of the total number of cycle parking spaces shall be provided in the form of accessible cycle spaces.

The cycle storage facilities shall be completed in accordance with the approved drawings prior to the first occupation of the development and thereafter maintained in operational condition and made available to the occupiers of the development for the lifetime of the development.

The cycle stores will be secured by self-closing fob-controlled doors.

Reason: To ensure the provision of adequate cycle parking facilities in accordance with the requirements of policies T5 of the London Plan (2021), D.TR3 of the Tower Hamlets Local Plan 2031 (2020) and the London Cycling Design Standards (LCDS).

**5** - Hours of Use -Community Facility

The community use hereby permitted shall only take place between the hours of 7am and midnight, except during the Islamic month of Ramadan, when extended hours are permitted and before 7am at those times of the year when sunrise is before this time.

Reason: To safeguard the amenity of adjacent residents and the area generally, in accordance with policy D.DH8.

**6** - No development shall take place, including any works of demolition, until the Council's **Code of Construction Practice Checklist** (CoCP Checklist) has been completed, signed by the applicant and approved in writing by the Council, alongside all of the supporting documents, including:

- Construction Management Plan including Construction Traffic Management Plan
- Site Environmental Management Plan
    - Part A: Noise & Vibration Management Plan
    - Part B: Dust and Air Quality Management Plan
    - Part C: Site Waste Management Plan
- Application for consent under Section 61 of the Control of Pollution Act 1974

The development must then be carried out in accordance with the approved CoCP Checklist, documents and plans, unless otherwise agreed in writing.

**Reason:** In the interests of highway and pedestrian safety and to preserve the amenity of the area in accordance with the requirements of policies D14, SI1 and T7 of the London Plan (2021), and D.SG4, D.DH8, D.ES2, D.ES9, STR1, D.TR2 and D.TR4 of the Tower Hamlets Local Plan 2031 (2020).

You **must** read the INFORMATIVE explaining the process required to be undertaken for Major and Strategic developments to attain discharge of Condition relative to the **Code of Construction Practice Checklist** (CMP/SEMP approval).

**7** - External Lighting

No external lighting related to the development approved shall be installed unless it is in accordance with details which have been previously submitted and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority.

Reason: In the interests of protecting local biodiversity and to comply with Policy D.ES3 of

the Tower Hamlets Local Plan 2031 (Adopted 2020).

**8** - Plant Verification

No mechanical plant shall be operated within the site until a post installation verification report, including acoustic test results, has first been submitted to and approved in writing by the Local Planning Authority confirming that plant noise 10dB below the existing representative background sound level at 1m from façade of nearest receptor has been achieved and that the mitigation measures are robust. Noise from plant shall continue to comply with the noise limit post installation.

Reason: To ensure that the development does not result in noise disturbance to neighbouring residents in accordance with policies D.DH8 and D.ES9 of the Tower Hamlets Local Plan 2031 (2020).

**9** - Plant on roof

No plant, water tanks, water tank enclosures, air conditioning units or other structures that are not shown on the approved plans shall be erected upon the roofs of the buildings hereby permitted unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance in accordance with Policy S.DH1 of the Tower Hamlets Local Plan 2031 (2020).

**10** - External pipework

No new plumbing, pipes, soil stacks, flues, vent grilles, security alarms or ductwork shall be fixed on the external faces of the building unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance in accordance with Policy S.DH1 of the Tower Hamlets Local Plan 2031 (2020).

**11** - Tree Protection

No development shall take place until all of the trees within the site and all trees that overhang from adjoining land save for any trees explicitly identified for felling on approved drawings, have been protected in accordance with British Standard 5837 – *'Trees in relation to Construction Sites'*.

The tree protection measures shall be retained in place for the duration of the construction works and during this period no works other than landscaping works shall be carried out or

materials stored within the protected areas underneath the trees.

Reason: To protect the trees on site from damage during construction works in accordance with the requirements of policy D.DH6 of the Tower Hamlets Local Plan 2031 (2020) and Section 197 of the Town and Country Planning Act 1990 (as amended).

**12** - All demolition, building, engineering or other operations associated with the construction of the development (including arrival, departure and loading and unloading of construction vehicles) shall be carried out in general accordance with the latest, current published Tower Hamlets Code of Construction Practice.

No construction activities shall take place outside of the hours of 08:00 – 18:00 on Mondays to Fridays or at all on Saturdays, Sundays, Bank Holidays and Public Holidays, unless allowed by a consent granted under Section 61 of the Control of Pollution Act 1974.

No high impact construction activities (piling, excavation and demolition) shall take place outside of the hours of 09:00 – 12:00 and 14:00 – 17:30 Mondays to Fridays or at all on Saturdays, Sundays, Bank Holidays and Public Holidays, unless allowed by a consent granted under Section 61 of the Control of Pollution Act 1974.

Ground-borne vibration shall not exceed 1.0mm/s Peak Particle Velocity (PPV) at residential and 3.0mm/s PPV at commercial properties neighbouring the site.

Noise levels measured 1 metre from the façade of any occupied building neighbouring the site shall not exceed 70dB(LAeqT*) at any point 1m from the façade of residential and noise sensitive commercial properties Monday to Friday, reduced to 65dB(LAeqT) at schools and hospitals and other noise sensitive premises.

*(LAeq,T where T = 10 hours Monday to Friday).

Reason: To safeguard the amenity and wellbeing of local residents and the area generally in accordance with policies D.SG4 and D.DH8 of the Tower Hamlets Local Plan 2031 (2020).

**13** - <u>Stage 1 RSA</u>

Prior to commencement of works, a Stage 1 Road Safety Audit, which follows the TfL Road Safety Audit Procedure, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the inner street would not present highway and safety concerns to pedestrians and cyclists.

Reason: In order to ensure that the development prioritises the needs of pedestrians and cyclists, in accordance with Policy S.TR1 of the Tower Hamlets Local Plan 2031 (2020)

**14** - Wind Mitigation

**Part A**

Prior to commencement of above ground construction works for Phase 1 hereby permitted, details of wind mitigation measures, including soft and hard landscaping and any façade details, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the proposed mitigation results in acceptable conditions in terms of safety and comfort within and around the development. The development shall be thereafter carried out in accordance with the approved details and the mitigation measures maintained as part of the development thereafter.

**Part B**

Prior to commencement of above ground construction works for Phase 2 hereby permitted, details of wind mitigation measures, including soft and hard landscaping and any façade details, shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall demonstrate that the proposed mitigation results in acceptable conditions in terms of safety and comfort within and around the development. The development shall be thereafter carried out in accordance with the approved details and the mitigation measures maintained as part of the development thereafter.

Reason: In order to ensure a high quality of design and public realm in regard to wind safety and comfort, in accordance with policy S.DH1 of the Tower Hamlets Local Plan 2031 (2020).

**15** - Financial Contributions

No development shall take place level until a scheme for the provision of financial contributions has been submitted to and approved in writing by the Local Planning Authority. The financial contributions are intended to make the development acceptable and to mitigate its impact. The development shall be undertaken in accordance with the approved scheme. The scheme shall include the following contributions, and outline a timetable for their payments/delivery:

a) A contribution of £190,632 towards construction phase employment training.

b) A contribution of £349,125 towards carbon offset projects

Reason: To ensure that the proposed development is deliverable, viable and that it provides for the infrastructure needs of the borough's residents and to mitigate the impacts arising from this development. In particular, impacts on amenity, social, environmental in accordance with Policy D.SG5 of the Tower Hamlets Local Plan together with the key objectives of the Tower Hamlets Planning Obligations SPD and sections 55 to 58 of the NPPF.

**16** - Non Financial Contributions

No development shall commence until a strategy to mitigate against the impact of the development has been submitted to and approved in writing by the Local Planning Authority.

The strategy shall include the following provision:

i) 29 construction phase apprenticeship

ii) 20% Local Procurement

iii) 20% Local Labour in Construction

iv) Set out how the contractors will work with the London Borough of Tower Hamlets Access to Employment Team to deliver initiatives promoting access to employment within the borough

v) Compliance with the Considerate Constructors Scheme

vi) Provide for monitoring

Reason: To ensure that the proposed development delivers sustainable growth in Tower Hamlets, provide for the infrastructure needs of the borough's residents and to mitigate the impacts arising from this development. In particular to ensure the development contributes to providing local training or employment opportunities in the construction phase of the development and ensuring that the development does not impact on the local highway network in accordance with policies S.SG2, D.TR2 and D.DH8 of the Tower Hamlets Local Plan 2031 (Adopted 2020).

**17** - BNG condition for phased developments

Before any development can begin, an Overall Biodiversity Gain Plan must be submitted to and approved by the planning authority.

Before commencement of each phase, a Phase Biodiversity Gain Plan for that phase must be submitted to and approved by the planning authority.

The Overall Biodiversity Gain Plan for a phased development (which is not related to a section 73 permission) must include the following matters:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the entire onsite habitat;
- any registered offsite biodiversity gain allocated or proposed to be allocated to the entire development and the biodiversity value of that gain in relation to the development
- any biodiversity credits purchased or proposed to be purchased for the entire

development; and
- the post-development biodiversity value of the onsite habitat for the entire development and each phase of development*

*The post-development biodiversity value of the onsite habitat for the entire development and each phase is a projection of the biodiversity value at the completion of the entire development (not after the completion of each phase). Where firm proposals for development and habitat enhancement on each phase have yet to be finalised, assumptions about the likely development and habitat enhancements should be used to determine this post-development value. This value will set the expectations about the biodiversity value of onsite habitats, and the final value will need to be set out in later Phase Biodiversity Gain Plans.

The Overall Biodiversity Gain Plan must also include the following further information:

- name and address of the person completing the plan, and (if different) the person submitting the plan;
- a description of the development and planning permission reference number (to which the plan relates);
- pre-development plans showing the location of existing onsite habitat and drawn to an identified scale and showing the direction of North;
- the relevant date, for calculating the pre-development biodiversity value for the development, and if proposing an earlier date, the reasons for using this earlier date;
- completed biodiversity metric calculation tool(s) stating the publication date of the biodiversity metric used and showing the calculation of the pre-development and post-development biodiversity values;
- arrangements for the maintenance and monitoring of significant onsite habitat enhancements;
- a description of how the Biodiversity Gain Hierarchy will be followed and where to the extent one or more actions in that hierarchy are not followed, the reasons if not (except for irreplaceable habitats);
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- a statement whether habitat degradation has taken place, and if it has:
  - a statement to this effect,
  - the date immediately before the degradation activity,
  - the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
  - any available supporting evidence for the value.

The content of a Phase Biodiversity Gain Plan is intended to be more limited in scope than

an Overall Biodiversity Gain Plan, instead of detailing the overall strategy (like the Overall Plan), the Phase plan focusses on a phase's contribution to biodiversity net gain and confirming progress towards the overall biodiversity gain objective for the entire development. It must include the following matters:

- the post-development biodiversity value of the onsite habitat for the phase of the development (which is the subject of the Plan);
- the post-development biodiversity value of the onsite habitat for each other phase of development (whether begun or otherwise);
- any registered offsite biodiversity gain allocated to the entire development and the biodiversity value of that gain for the development prior to submission of the phase plan;
- any registered offsite biodiversity gain which is proposed to be allocated to the entire development and the biodiversity value of that gain in relation to the development;
- any biodiversity credits purchased for the entire development prior to submission of the phase plan; and
- any biodiversity credits proposed to be purchased for the entire development.

The Phase Biodiversity Gain Plan must also include the following further information:

- name and address of the person completing, and (if different) the person submitting the plan;
- description of the development and planning permission reference number (which the person submitting the plan considers is relevant to the phase of development);
- post-development plans for the phase of development showing the location of existing onsite habitat (including any irreplaceable habitats) and drawn to an identified scale and showing the direction of North;
- a completed biodiversity metric calculation tool(s) stating the publication date of the biodiversity metric used and showing the calculation of the pre-development and post-development biodiversity values;
- information about the steps taken or to be taken to minimise the adverse effect of the phase of development on the biodiversity of the onsite habitat;
- arrangements for the maintenance and monitoring of significant onsite habitat enhancements;
- a description of how the Biodiversity Gain Hierarchy will be followed and where to the extent any actions in that hierarchy are not followed, the reasons if not (except for irreplaceable habitats); and
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

**18** - Invasive Species

Prior to the commencement of development for each phase, a detailed method statement for the removal of Japanese knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

Reasons: Japanese knotweed is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring.

**19** - Contaminated Land

**Part A**

A site plan must be submitted showing sections of the site that would be remedied under Phase 1 and those that would be remediated under Phase 2. Phase 1 and Phase 2 land should cover the entirely of the site.

**Part B**

a) No works shall take place (save for demolition works, site preparation, erection of fencing, laying of or provision of any services, laying of temporary surfaces and erection of temporary site buildings for construction purposes) until a remediation scheme to deal with the potential ground contamination of Phase 1 of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include:

a i. A site investigation scheme, based on (Phase 1 Desk Study report) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;

a ii. The results of the site investigation and detailed risk assessment referred to in (i.) and based on these an options appraisal and remediation strategy giving full details of the remediation and mitigation measures required and how they are to be undertaken;

a iii. A verification plan setting out the details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3.) are complete to a satisfactory standard; and

a iv. A monitoring and maintenance plan, setting out provisions for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The contamination remediation works for Phase 1 shall be carried out in accordance with

the approved details and completed prior to the first occupation of the development. The provisions of the monitoring and maintenance plan shall be in force from the first occupation of the development and retained for its lifetime.

b) If during the works any additional contamination is encountered, all works in the relevant part of the site shall cease immediately and not resume until either:

b i) The potential contamination has been assessed and a remediation scheme has been submitted to and approved in writing by the Local Planning Authority.

or

b ii) Timescales for submission of a remediation scheme and details of works which may be carried out in the interim have been agreed in writing by the Local Planning Authority.

Any additional land contamination shall be fully remedied prior to the first occupation of the development.

c) Phase 1 development shall not be occupied until a post completion verification report, including results of sampling and monitoring carried out, has first been submitted to and approved in writing by the local planning authority demonstrating that the site remediation criteria have been met.

**Part C**

a) No works shall take place (save for demolition works, site preparation, erection of fencing, laying of or provision of any services, laying of temporary surfaces and erection of temporary site buildings for construction purposes) until a remediation scheme to deal with the potential ground contamination of Phase 2 of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include:

a i. A site investigation scheme, based on (Phase 1 Desk Study report) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site;

a ii. The results of the site investigation and detailed risk assessment referred to in (i.) and based on these an options appraisal and remediation strategy giving full details of the remediation and mitigation measures required and how they are to be undertaken;

a iii. A verification plan setting out the details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3.) are complete to a satisfactory standard; and

a iv. A monitoring and maintenance plan, setting out provisions for long-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The contamination remediation works for Phase 2 shall be carried out in accordance with the approved details and completed prior to the first occupation of the development. The provisions of the monitoring and maintenance plan shall be in force from the first occupation

of the development and retained for its lifetime.

b) If during the works any additional contamination is encountered, all works in the relevant part of the site shall cease immediately and not resume until either:

b i) The potential contamination has been assessed and a remediation scheme has been submitted to and approved in writing by the Local Planning Authority.

or

b ii) Timescales for submission of a remediation scheme and details of works which may be carried out in the interim have been agreed in writing by the Local Planning Authority.

Any additional land contamination shall be fully remedied prior to the first occupation of the development.

c) Phase 2 development shall not be occupied until a post completion verification report, including results of sampling and monitoring carried out, has first been submitted to and approved in writing by the local planning authority demonstrating that the site remediation criteria have been met.

Reason: To ensure that contaminated land is properly treated and made safe and to safeguard the health and safety of the future occupants in accordance with policy D.DES8 of the Tower Hamlets Local Plan 2031 (2020).

**20** - Archaeology

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: This pre-commencement condition is necessary to safeguard the archaeological interest on this site and ensure that the proposed development is in accordance with NPPF paragraph 205.

**21** - Construction Plant and Machinery (NRMM)

**Part A**

a) Prior to the commencement of Phase 1 of the development, details of all plant and machinery to be used at the demolition and construction phases of Phase 1 have been submitted to, and approved in writing by, the Local Planning Authority. All Non-Road Mobile Machinery (NRMM) used during the course of the development that is within the scope of the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any subsequent amendment or guidance, shall comply with the emission requirements therein. All Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560kW has been registered at http://nrmm.london/

b) Proof of registration must be submitted to the Local Planning Authority prior to the commencement of any works on site.

c) The NRMM used during the demolition and construction phases [as detailed above] must be carried out in accordance with the approved details.

d) An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

**Part B**

a) Prior to the commencement of Phase 2 of the development, details of all plant and machinery to be used at the demolition and construction phases of Phase 2 have been submitted to, and approved in writing by, the Local Planning Authority. All Non-Road Mobile Machinery (NRMM) used during the course of the development that is within the scope of the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any subsequent amendment or guidance, shall comply with the emission requirements therein. All Non-Road Mobile Machinery (NRMM) and plant to be used on the site of net power between 37kW and 560kW has been registered at http://nrmm.london/

b) Proof of registration must be submitted to the Local Planning Authority prior to the

commencement of any works on site.

c) The NRMM used during the demolition and construction phases [as detailed above] must be carried out in accordance with the approved details.

d) An inventory of all Non-Road Mobile Machinery (NRMM) must be kept on site during the course of the demolitions, site preparation and construction phases. All machinery should be regularly serviced and service logs kept on site for inspection. Records should be kept on site which details proof of emission limits for all equipment. This documentation should be made available to local authority officers as required until development completion.

Reason: To manage and prevent further deterioration of existing low-quality air across London in accordance with London Plan 2021, NPPF 181, D.ES2 of Tower Hamlets Local Plan 2031.

**22** - Piling

**Part A**

No piling shall take place for Phase 1 until a piling method statement detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

**Part B**

No piling shall take place for Phase 2 until a piling method statement detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

**23** - Water Efficiency

**Part A**

Prior to commencement superstructure works for Phase 1, a copy of the water efficiency calculator for new dwellings from Building Regulations Approved Document Part G shall be submitted to the Local Planning Authority for each dwelling type within Phase 1 with a unique sanitary ware and water-consuming appliances specification. This shall demonstrate that each dwelling within Phase 1 will achieve water use of not more than 110 litres per person per day (including a 5 litre per person per day allowance for external water use) in line with the optional requirements of Approved Document G.

**Part B**

Prior to commencement superstructure works for Phase 2, a copy of the water efficiency calculator for new dwellings from Building Regulations Approved Document Part G shall be submitted to the Local Planning Authority for each dwelling type within Phase 2 with a unique sanitary ware and water-consuming appliances specification. This shall demonstrate that each dwelling within Phase 2 will achieve water use of not more than 110 litres per person per day (including a 5 litre per person per day allowance for external water use) in line with the optional requirements of Approved Document G.

The calculator tools shall be accompanied by specification documents demonstrating the water consuming fittings and fixtures which have been specified within the dwellings in order to achieve the calculated water use.

**Part C**

Prior to commencement of above ground works details of the water efficiency measures within the non-residential uses shall be submitted to the Local Planning Authority for approval. The details of which shall demonstrate that the non-residential uses achieve at least the BREEAM excellent standard for the 'Wat 01' water category.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand, in accordance with polices SI.5 of the London Plan (2021) and D.ES6 of the Tower Hamlets Local Plan 2031 (2020).

**24** - Landscaping

No superstructure works shall take place for each phase until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Reasonable endeavours shall be made to ensure that the Scheme achieves the target Urban Greening Factor score for the site of 0.4 minimum.

The scheme shall include details of:

a) hard landscaping including ground surfaces, kerbs and planter enclosures;

b) soft landscaping including number, size, species and location of plants;

c) provisions for communal gardening;

d) hard and soft landscaping details for the areas above the podium, including soil substrate depths and irrigation systems

e) on-going five year maintenance and watering provisions for soft landscaping;

f) lighting including light spill drawings and proposed Lux levels;

g) biodiversity features;

h) sustainable urban drainage features;

i) drain covers, manholes and covers for access to drainage and utilities;

j) play equipment and playable landscape features;

k) railings, walls and other means of enclosure;

l) bollards, gates and other access control measures;

m) furniture including benches and litter bins;

n) CCTV and other security measures;

o) ground levels, gradients, thresholds and inclusive access provisions;

p) public art; and

q) signage and wayfinding measures including Legible London signage.

The landscaping scheme shall be completed in accordance with the approved details no later than during the first planting season following practical completion of the development and retained for the lifetime of the development.

Any trees or shrubs which die, are removed or become seriously damaged or diseased within five years from the completion of the landscaping works shall be replaced in the next planting season with the same species or an approved alternative as agreed in writing by the Local Planning Authority.

Reason: To; ensure a high quality of the public realm, including through providing appropriate permeability, legibility, wayfinding, microclimate and public art; ensure residential amenity; ensure that the development creates a safe and secure environment; ensure provision of biodiversity improvements; ensure that the development provides inclusive access; minimise adverse heritage impacts and provide heritage benefits; ensure adequate provision, location and design of visitor cycle parking spaces, in accordance with policies G5 of the London Plan (2021), S.DH1, D.DH2, S.DH3, D.DH3, D.ES3, and D.TR3 of the Tower Hamlets Local Plan 2031 (2020).

**25** - Highways Works

Prior to commencement of superstructure works, a Scheme of Highway Improvement Works necessary to serve this development shall been submitted to and approved in writing by the Local Planning Authority, in consultation with TfL.

The Scheme of Highway Improvement Works shall include:

- The Active Travel Zone Improvements identified in the Transport Assessment for Jamaica Street and Sidney Street
- The introduction of any new crossovers and the removal of crossovers
- Any changes to parking regimes on the public highway which will result to changes in traffic orders and signing and marking.
- All other works proposed on the public highway

These works shall be secured via Section 278 legal agreement and implemented prior to occupation of the development in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway and pedestrian safety, to ensure a high quality of public realm and to ensure the development is well integrated with its surroundings in accordance with the requirements of policies S.DH1 and D.TR2 of the Tower Hamlets Local Plan 2031 (2020).

**26** - Air Quality

**Part A**

No superstructure works shall take place for Phase 1 until details of a mechanical ventilation system for Phase 1 units (for residential units facing Stepney Way, on ground, first and second floors) to protect the future residential occupiers of the development from external air pollution has been submitted to and approved in writing by the Local Planning Authority. Air intakes shall be located on upper floor levels (not on ground, first or second floors) or include NOx, PM2.5, PM10 filters.

The system shall be designed to minimise energy usage, minimise disturbance to occupiers, be sufficient to prevent summer overheating and include robust maintenance arrangements.

None of the residential units for Phase 1 shall be occupied until the mechanical ventilation system has been implemented in accordance with the approved details. The system shall be retained and maintained in accordance with the approved details for the lifetime of the development.

**Part B**

No superstructure works shall take place for Phase 2 until details of a mechanical ventilation system for Phase 2 units (for residential units facing Stepney Way, on ground, first and second floors) to protect the future residential occupiers of the development from external air pollution has been submitted to and approved in writing by the Local Planning Authority. Air intakes shall be located on upper floor levels (not on ground, first or second floors) or include NOx, PM2.5, PM10 filters.

The system shall be designed to minimise energy usage, minimise disturbance to occupiers, be sufficient to prevent summer overheating and include robust maintenance arrangements.

None of the residential units for Phase 2 shall be occupied until the mechanical ventilation system has been implemented in accordance with the approved details. The system shall be retained and maintained in accordance with the approved details for the lifetime of the development.

Reason: To manage and prevent further deterioration of existing low-quality air across London in accordance with London Plan 2021, NPPF 181, D.ES2 of Tower Hamlets Local Plan 2031 “2020”.

**27** - SUDS

Prior to the commencement of any superstructure works, a surface water drainage scheme for the site based on sustainable drainage principles, an assessment of the hydrological and hydro geological context of the development, and an assessment towards the SuDs hierarchy shall be submitted to and approved by the local Planning Authority. The scheme shall also include (but not limited to):

- The peak discharge rates for all storm events (1in1, 1in30, 1in100, 1in100+40%), together with any associated control structures and their position on site
- Safe management of critical storm water with storage up to the 1:100 year plus 40%
- An assessment towards the Suds hierarchy and how each approach could be included within the site.
- Details of agreed adoption, monitoring and continued maintenance of drainage and suds features post development

The approved SUDS scheme shall be completed, in full, prior to the first occupation of the development and thereafter maintained in operational condition for the lifetime of the development.

Reason: To manage the risk of surface water and river flooding, to ensure the development does not contribute to flooding and to ensure that sufficient capacity is available to cope with the new development in accordance with policies D.ES4 and D.ES5 of the Tower Hamlets Local Plan 2031 (Adopted 2020)

**28** - Materials

**Part A**

No superstructure works shall take place Phase 1 until samples and full particulars of all

external facing materials to be used in the construction of Phase 1 of the development have been submitted to and approved in writing by the Local Planning Authority.

Details submitted pursuant to this condition shall include but are not restricted to:

a) Mock-up panels of no less than 1m by 1m of each external cladding material.

   Details of external cladding, where relevant, shall include all types of brick or other cladding material to be used, details of bond, mortar and pointing for brick and details of joints, panel sizes and fixing method for other types of cladding.

   If an off-site manufactured cladding system is to be used, the full details of the system shall be provided and the mock-up panel shall include at least one junction between pre-assembled panels.

b) Samples and drawings of fenestration.

   Details of fenestration, where relevant, shall include reveals, sills and lintels. Drawings shall be at a scale of no less than 1:20.

c) Drawings and details of entrances.

   Details of entrances, where relevant, shall include doors, reveals, canopies, signage, entry control, post boxes, CCTV, lighting and soffit finishes. Drawings shall be at a scale of no less than 1:20.

d) Drawings and details of shopfronts.

   Details of shopfronts, where relevant, shall include doors, glazing, reveals, stallrisers, pilasters, fascias, awnings and signage zones or indicative signage. Drawings shall be at a scale of no less than 1:20.

e) Details and samples of roofing.

f) Details of any balconies, terraces or wintergardens and associated balustrades, soffits and drainage.

g) Details of any external rainwater goods, flues, grilles, louvres and vents.

h) Details of any external plant, plant enclosures and safety balustrades.

i) A Green Procurement Plan for sourcing the proposed materials. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including through the use of low impact, sustainably-sourced, reused and recycled materials and the reuse of demolition waste

**Part B**

No superstructure works shall take place Phase 2 until samples and full particulars of all external facing materials to be used in the construction of Phase 2 of the development have

been submitted to and approved in writing by the Local Planning Authority.

Details submitted pursuant to this condition shall include but are not restricted to:

j) Mock-up panels of no less than 1m by 1m of each external cladding material.

   Details of external cladding, where relevant, shall include all types of brick or other cladding material to be used, details of bond, mortar and pointing for brick and details of joints, panel sizes and fixing method for other types of cladding.

   If an off-site manufactured cladding system is to be used, the full details of the system shall be provided and the mock-up panel shall include at least one junction between pre-assembled panels.

k) Samples and drawings of fenestration.

   Details of fenestration, where relevant, shall include reveals, sills and lintels. Drawings shall be at a scale of no less than 1:20.

l) Drawings and details of entrances.

   Details of entrances, where relevant, shall include doors, reveals, canopies, signage, entry control, post boxes, CCTV, lighting and soffit finishes. Drawings shall be at a scale of no less than 1:20.

m) Drawings and details of shopfronts.

   Details of shopfronts, where relevant, shall include doors, glazing, reveals, stallrisers, pilasters, fascias, awnings and signage zones or indicative signage. Drawings shall be at a scale of no less than 1:20.

n) Details and samples of roofing.

o) Details of any balconies, terraces or wintergardens and associated balustrades, soffits and drainage.

p) Details of any external rainwater goods, flues, grilles, louvres and vents. This should

q) Details of any external plant, plant enclosures and safety balustrades.

r) A Green Procurement Plan for sourcing the proposed materials. The Green Procurement Plan shall demonstrate how the procurement of materials for the development will promote sustainability, including through the use of low impact, sustainably-sourced, reused and recycled materials and the reuse of demolition waste.

The development shall not be carried out other than in accordance with the approved details.

Reason: To ensure a satisfactory external appearance of the development and that high quality materials and finishes are used, in accordance with policies S.DH1 and D.SG4 of the

Tower Hamlets Local Plan 2031 (2020).

**29** - Phase 1

a) Prior to the occupation of the Phase 1 development, a detailed occupation management plan for this phase of the development shall be submitted to and approved in writing by the Local Planning Authority. This must include details of:

i) The hoarding on the buildings identified for demolition in Phase 2 and the distance between this hoarding and the buildings developed as part of Phase 1.

ii) The access routes through the site that will be made available to resident occupiers of Phase 1 buildings and users of the community space.

iii) The cycle and car parking strategy for Phase 1 occupants.

b) Prior to the demolition of the existing community centre, the community centre hereby approved shall be constructed, fitted out and ready for occupation.

Reason: In order to protect the standard of accommodation of residents occupying buildings developed as part of Phase 1 of the development.

**30** - Tree Planting

Prior to first occupation of the development hereby approved full details of all proposed tree planting of 127 trees (in accordance with approved drawing numbers (CSM-PRP-ZZ-00-DR-L-2001 REV P1 & CSM-PRP-ZZ-01-DR-L-2002 P1) shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, including cross-section drawings, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out no later than during the first planting season following practical completion of the development and retained for the lifetime of the development.

Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policy D.ES3 of the Tower Hamlets Local Plan 2031 (2020).

**31** - Noise Mitigation

**Part A**

a) Prior to first occupation of Phase 1, a scheme of window insulation and ventilation in respect of all the proposed Phase 1 dwellings to mitigate the impact of existing noise sources at the site shall be submitted to and approved in writing by the Local Planning Authority. The detailed proposal shall comply fully with the provision of British Standard BS8233:2014 and World Health Organisation (WHO) Guidelines 1999. Internal ambient noise levels in habitable room does not exceed 35dB LAeq,16 hour, between the hours 07:00 - 23:00 and within bedroom does not exceed both 30 dB LAeq, 8 hour and LAmax 45 dB more than 10 times between the hours 23:00 - 07:00.

b) Either prior to the expiry of 3 months from first occupation of Phase 1 or prior to the occupation of 80% of the Phase 1 residential units within the development, whichever occurs earlier, a post completion verification report, including acoustic test results, shall be submitted to and approved in writing by the Local Planning Authority confirming that the above minimum standards have been achieved.

c) At any junction between adjoining residential and non-residential uses, the Airborne Sound Insulation shall achieve a minimum of 55dB $D_{nT,w} + C_{tr}$ . Compliance shall be demonstrated by undertaking Sound Insulation Testing prior to the occupation of the proposal. Details of the compliance testing shall be submitted to, and approved in writing by the Local Planning Authority.

d) A supplementary noise impact assessment to highlight any potential noise issues in relation to amplified sound and suitable mitigation measure(s) regarding the operational use of the Community Space shall be submitted to, and approved in writing by, the Local Planning Authority prior to use of the Community Space. Music from the Community Space must not be audible within surrounding residential properties.

**Part B**

a) Prior to first occupation of Phase 2, a scheme of window insulation and ventilation in respect of all the proposed Phase 2 dwellings to mitigate the impact of existing noise sources at the site shall be submitted to and approved in writing by the Local Planning Authority. The detailed proposal shall comply fully with the provision of British Standard BS8233:2014 and World Health Organisation (WHO) Guidelines 1999. Internal ambient noise levels in habitable room does not exceed 35dB LAeq,16 hour, between the hours 07:00 - 23:00 and within bedroom does not exceed both 30 dB LAeq, 8 hour and LAmax 45 dB more than 10 times between the hours 23:00 - 07:00.

b) Either prior to the expiry of 3 months from first occupation of Phase 2 or prior to the occupation of 80% of the Phase 2 residential units within the development, whichever occurs earlier, a post completion verification report, including acoustic test results, shall be submitted to and approved in writing by the Local Planning Authority confirming that

the above minimum standards have been achieved.

Reason: To protect the amenity of the future occupiers and local residents from undue noise disturbance in accordance with the requirements of policies D.DH8 and D.ES9 of the Tower Hamlets Local Plan 2031 (2020).

**32** - Car Free

None of the residential units shall be occupied until a scheme to secure their occupation as 'car-free' has been implemented in accordance with details which have first been submitted to and approved in writing by the local planning authority.

The scheme shall ensure that:

a) All residential occupiers of the development (not being holders of a disabled person's badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970 or similar legislation) including all such future occupiers, shall not apply for or hold an on-street parking permit to park a vehicle on public highway at any time within the administrative district of the local planning authority, with the exception of:

   i) those eligible for the permit transfer scheme

   i) the 64 secure social tenants and resident leaseholder households, where they exercise their right to return to the estate, shall be eligible to apply for and hold one on- street parking permit per household, to park a vehicle on the public highway within the administrative district of the local planning authority.

b) Any permit that is issued to or held by any occupant of the development, with the exception of those eligible for the permit-transfer scheme as defined in a) i) above and those eligible for the extended permit transfer scheme defined in a) ii) above, shall immediately be surrendered to the local planning authority.

c) The restrictions and requirements of the scheme shall apply to and be communicated to all future residential occupiers of the development including successors in title as well as any person occupying the premises as a tenant or licensee.

Reason: To promote sustainable transport and to reduce pressure for on-street car parking in accordance with the requirements of policies T6 of the London Plan, D.TR3 of the Tower Hamlets Local Plan 2031 (2020).

**33** - Waste Management Plan

The development shall not be occupied until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. This Plan shall include

details to demonstrate compliance with the following guidelines:

a) Internal waste storage is to be provided for each residential unit; there should be internal provision for the separate storage of refuse, recycling and food waste.

b) Bin stores are to be built in accordance with relevant standards;

c) Measurement of bins are to be provided in cubic meters to demonstrate there is sufficient space in bin stores;

d) Sufficient door sizes with catches or stays are to be provided;

e) The facilities are appropriately ventilated.

f) They have a suitably robust design including walls that are fitted with rubber buffers and that any pipes/services are fitted with steel cages.

g) They feature gates/doors with galvanised metal frames/hinges and locks. Bin stores should be secured with FB keys or keycodes.

h) They have sufficient capacity to service the relevant building/use.

i) They have maintenance facilities, including a wash-down tap and floor drain.

j) All bin stores are to be free from any steps;

k) Bulky waste storage must be in its own separate storage unit away from other waste streams; where separate storage is not possible, the applicant needs to provide details of a robust bulky waste management plan.

l) Information of dropped kerbs is to be provided and within 10m of trolleying distance from bin stores;

m) Waste carrying distance for residents should be maximum 30 metres to the bin store; where this is not possible the applicant must provide details of how the needs of residents with accessibility needs will be managed.

n) Managing agent, or similar, shall present all waste streams including bulky waste where these are not within 10 metres trolleying distance for the waste collection operatives including all waste stored at all other levels except ground level, where distance exceeds 10m bins will be moved to a collection point within 10m drag distance of the collection vehicle prior to collection; details of how this will be managed should be provided.

o) Details of how the waste collections vehicle will service this proposal including all loading and unloading areas must be provided.

p) A communications plan should be submitted. This should be prepared with reference to the Reuse, Recycling and Waste SPD.

The provisions for waste storage shown on the approved plans shall be maintained for the lifetime of the development. The waste storage and waste collection facilities for Phase 1 shown on approved drawings shall be provided prior to the first occupation of Phase 1 of

the development and the waste storage and waste collection facilities for Phase 2 shown on approved drawings shall be provided prior to the first occupation of Phase 2 of the development and should be maintained in an operational condition and made available to the occupiers of the building for the lifetime of the development.

Reason: To ensure adequate provision for the storage of refuse in accordance with policy D.MW3 of the Tower Hamlets Local Plan 2031 (2020); and to ensure adequate delivery and servicing arrangements and to minimise the development's impacts on the safety and capacity of the road network, in accordance with policies D.DH8, S.TR1, D.TR2 and D.TR4 of the Tower Hamlets Local Plan 2031 (2020).

**34** - Travel Plan

The development shall not be occupied prior to the submission of a Travel Plan, in relation to staff and visitors to the development, has been implemented in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority. This Travel Plan should contain provisions that cover the interim Phase 2 construction period and separate provisions that relate to the post completion of Phase 2.

The Travel Plan shall include on-going review provisions. The provisions of the Plans shall be maintained for the lifetime of the Development.

Reason: To encourage the use of sustainable forms of transport and to minimise the impact of the Development on the local highway network in accordance with policies S.TR1, D.TR2 and D.TR4 of the Tower Hamlets Local Plan 2031 (2020).

**35** - Water Network

No development shall be occupied until confirmation has been provided that either:

a) all water network upgrades required to accommodate the additional demand to serve the development have been completed; or

b) a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure 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.

**36** - Wheelchair Dwellings

A minimum of 10% (34 dwellings) of the new residential units within the development must be 'wheelchair user dwellings' provided in compliance with Building Regulation requirement M4(3). The approved affordable rent units will be provided as M4(3)(2)(b) wheelchair accessible dwellings. All other wheelchair user dwellings within the remaining tenures will be provided as M4)(3)(2))(a) wheelchair adaptable dwellings.

These shall be provided prior to first occupation of Phase 2 of the development and shall be retained and maintained as approved for the life of the development.

Prior to the internal fit out (with the exception of shell and core) of any of the 34 'wheelchair accessible' dwellings, details of the location and layout of the 34 dwellings shall be submitted to, and approved in writing by, the LPA. The details shall include floors plans at 1:50 scale, indicating the location of any fittings (ceiling hoists etc) required to ensure compliance with Building Regulation requirement M4(3)(2)(b).

The units shall be constructed and fitted out only in compliance with the details so approved, prior to first occupation of the units and shall retained as such for the lifetime of the development.

Any lifts shown on the approved drawings shall be installed and in operation prior to first occupation of the relevant core. The lifts shall be retained and maintained in operational condition for the lifetime of the development.

Reason: To ensure adequate provision of accessible and adaptable dwellings and that adequate step-free access is provided in accordance with policies 7.2 of the London Plan (2016), E10 of the Draft London Plan and Policy D.H3 of Tower Hamlets Local Plan 2031.

**37** - Disabled Persons Parking

a) The 35 disabled persons car parking spaces shown on the approved drawings shall be provided prior to the first occupation of the Phase 2 of the development and retained and maintained as disabled persons parking spaces for its lifetime unless otherwise agreed in writing by the Local Planning Authority.

b) No less than 7 car parking spaces shall be provided with electric vehicle charging points. Passive provision for future provision of electric charging points shall be made for all parking spaces. The charging points as well as passive provision shall be in place prior to the first occupation of the development and retained for its lifetime.

c) At no time shall any other external areas of the development save for those explicitly identified on the approved drawings be made available for parking of motor vehicles other than to facilitate essential maintenance works.

Reason: To promote sustainable transport by reducing the need for car travel and to ensure the provision of adequate inclusive parking facilities in accordance with policies T6 of the

London Plan (2021), D.TR3 of the Tower Hamlets Local Plan 2031 (2020).

**38** - Parking Management Plan

The development shall not be occupied until a Car and Cycle Parking Management Strategy is submitted to and approved in writing by the Local Planning Authority. The Strategy shall govern the allocation of the accessible parking bays and accessible cycle facilities for the lifetime of the development.

Reason: To promote sustainable transport by reducing the need for car travel and to ensure the provision of adequate inclusive parking facilities in accordance with policies T6 of the London Plan (2021), D.TR3 of the Tower Hamlets Local Plan 2031 (2020).

**39** - Energy Standards

a) The development shall be carried out in accordance with the approved Energy Strategy Report (by PRP dated Marrch 2024). The energy efficiency measures set out therein shall be completed prior to the first occupation of Phase 2 of the development and retained for its lifetime.

b) The development shall achieve regulated carbon dioxide emission savings of no less than 71% against the Target Emissions Rate of Part L of Building Regulations (2023).

c) The photovoltaic array system shall be installed prior to the first occupation of Phase 2 of the development, have an output of no less than 324kWp and be retained for the lifetime of the development.

d) Any non-residential units shall achieve compliance with at least the 'Excellent BREEAM standard. Within 3 months of first occupation of non-residential unit the development the applicant shall submit the final BREEAM certificates to demonstrate the scheme has achieved a BREEAM Excellent rating which shall be certified by the awarding body.

e) The heat and hot water supply system shall be designed and constructed so as to enable a future connection of the supply system to a district heating network.

f) All of the approved residential units shall be constructed and fitted out to comply with the Building Regulations 2010 (as amended) optional requirement G2(36)(2)(b) *'110 litres water consumption per person per day' (including a 5 litre per person per day allowance for external water use*.

g) The Phase 2 of the development shall not be occupied until a post completion verification report has first been submitted to and approved in writing by the Local Planning Authority to confirm that the above minimum standards have been achieved and that all of the approved energy efficiency and sustainability measures have been implemented

Reason: To ensure a reduction of carbon dioxide emissions and the highest levels of sustainable design and construction in accordance with policies D.ES6 and D.ES7 of the

Tower Hamlets Local Plan 2031 (2020).

**40** - Delivery and Servicing Plan

Prior to the occupation of the development, a detailed Delivery and Servicing Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. This should cover delivery and servicing during the Phase 2 construction period and post completion.

The deliveries and servicing of the approved uses shall not take place otherwise than in accordance with the Deliveries and Servicing Plan thus approved.

Reason: To ensure to ensure that the development does not adversely impact on the safety or capacity of the road network in accordance with policies D.DH8, S.TR1, D.TR2 and D.TR4 of the Tower Hamlets Local Plan 2031 (2020).

**41** - Secure by Design

Prior to the first occupation of Phase 2, a Secure By Design certification or a letter from Metropolitan Police Designing Out Crime Office stating that appropriate Secure By Design measures and recommendations of compliance for the development have been installed and met, will be required.

Reason: In the interest of creating safer and sustainable communities and to ensure that Secure by Design principles are implemented into the development in accordance with policies 7.3 of the London Plan (2016), S.DH1 and D.DH2 of the Tower Hamlets Local Plan 2031 (Adopted 2020).

**42** - Circular Economy

Prior to the occupation of phase 1 and phase 2, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The post-construction monitoring report shall be submitted to the GLA, currently via email at: circulareconomystatements@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of each building.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

**43** - Whole Life Cycle

**Part A** - Prior to the occupation of the Phase 1 of the development the post-construction tab

of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

**Part B** - Prior to the occupation of the Phase 2 of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.

The post-construction assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings

**44** - Updated Fire Strategy

Prior to the commencement of above ground works for each Phase, a updated Fire Strategy prepared by a third party suitably qualified assessor shall be submitted to and approved in writing by the LPA, in consultation with the London Fire Brigade. The Strategy shall detail how the development hereby approved will function in terms of :

- access for fire service vehicles, personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lift, stair and lobbies, any fire suppression and smoke ventilation systems proposed and the ongoing maintenance and monitoring of these
- how provision will be made within the site to enable fire appliances to gain access to the building
- Fire evacuation management including details of evacuation assembly points

The Strategy shall be implemented in accordance with the approved details and permanently retained thereafter

Reason: In the interests of fire safety in accordance with policy D12 of the London Plan (2021).

**45** - Phasing Strategy

No part of the development shall commence until a phasing strategy has been submitted and approved in writing by the LPA. The phasing strategy shall include details of :

a) The order in which the development and occupation of the building will take place, taking into account the approved phasing plan

b) The area, location and programme for construction of public open space, public realm, play space and landscaping in that phase

c) The chargeable development(s) comprised in that phase for the purpose of CIL

The development shall only be carried out in accordance with the approved phasing strategy, except where any variation to the phasing strategy is agreed in writing by the LPA.

Reason : In the interest of good planning and to assist with the identification of each chargeable development (being the Phase) and the calculation of CIL payable in respect of each chargeable development in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

**46** - Be Seen

a) Prior to occupation of each phase, updated accurate and verified 'as-built' design estimates of the 'Be Seen' energy performance indicators for each Reportable Unit of the development, as per the methodology outlined in the 'As-built stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance (or any document that may replace it), shall be submitted to the LPA, in consultation with the GLA . All data and supporting evidence shall be submitted to the GLA using the 'Be Seen' as-built stage reporting webform (https://www.london.gov.uk/what-we_do/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy_monitoring-guidance). The submission shall include confirmation that suitable monitoring devices have been installed and maintained for the monitoring of the in-use energy performance indicators, as outlined in the 'In-use stage' of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it).

b) Upon completion of the first year of Occupation or following the end of the Defects Liability Period (whichever is the later) and at least for the following four years after that date, the Owner is required to provide accurate and verified annual in-use energy performance data for all relevant indicators under each Reportable Unit of the development as per the methodology outlined in the 'In-use stage' chapter / section of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it). All data and supporting evidence should be submitted to the GLA using the 'Be Seen' in-use stage reporting webform (https://www.london.gov.uk/what-we-do/planning/implementing-london_plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance). This obligation will be satisfied after the Owner has reported on all relevant indicators included in the 'In-use stage' chapter of the GLA 'Be Seen' energy monitoring guidance document (or any document that may replace it) for at least five years.

c) In the event that the 'In-use stage' evidence submitted under Clause b) shows that the 'As-built stage' performance estimates derived from Clause a) have not been or are not being met, the Owner should investigate and identify the causes of underperformance and the potential mitigation measures and set these out in the relevant comment box of the 'Be Seen' in-use stage reporting webform. An action plan comprising measures identified in Clause b) shall be submitted to and approved in writing by the GLA, identifying measures

which would be reasonably practicable to implement and a proposed timescale for implementation. The action plan and measures approved by the GLA should be implemented by the Owner as soon as reasonably practicable.

**Be Seen Definitions**

“Defects Liability Period” means such period of time following Practical Completion of a Building in which a contractor may remedy defects as may be included in the building contract for the relevant Building;

“Reportable Unit” means a Reportable Unit (Energy Centre), Reportable Unit (Residential) or Reportable Unit (Non-Residential);

“Reportable Unit (Energy Centre)” means either a connection to a third-party District Heating Network, a self-contained Energy Centre serving multiple residential/non-residential properties (within the Site) or a self-contained energy system serving multiple residential properties (within a Block or Building);

“Reportable Unit (Residential)” means an individual Block or Building of five or more flats or a group of five or more houses;

“Reportable Unit (Non-Residential)” means a Building with a single occupier/tenant (including block of flats' communal areas) or a Building with multiple tenants

Reason : To contribute towards a net- zero development and minimise greenhouse gas emissions, in compliance with London Plan policy SI2.

**47** - The development hereby permitted shall be carried out and thereafter maintained in full accordance with the requirements of the ‘Affordable Housing Planning Obligations Letter’ dated 18/06/2025

Reason: To ensure the development delivers the maximum reasonable amount of affordable housing and to comply with London Plan policies H4 and Tower Hamlets Local Plan polices S.H1 and D.H2.

**48** - In the event that the Council transfers a freehold or leasehold interest in any part of land to any third party (other than a person acquiring the freehold or leasehold title of an individual dwelling unit) within the planning application boundary, no works (or no further works as the case may be) shall be carried out under this planning permission unless the transferee of the freehold or leasehold interest is bound by a S106 agreement, which secures the affordable housing provisions as required by condition 47.

Reason: To ensure the development secures the planning obligations to make the development acceptable.

**Informatives:**

**1 -** Please note that since 26th April 2023, with the adoption of an updated Code of Construction Practice, there is now a charge applied to Major and Strategic development for the review, approval and monitoring of CMP/SEMP documentation.

The applicant is advised to contact the CMP Service team, at the earliest opportunity, regarding their application for discharge of condition on the following email address: CMP@TowerHamlets.gov.uk

Further information on the process can also be found on Tower Hamlets webpages.

- Search for **Transport and Streets** – then go to the 'Construction Management Plan Service'
- Find the following information:
    - Why is a CMP/SEMP required?
    - Which development sites are expected to provide CMP/SEMP?
    - When is a s61 required?
    - Area wide CMP/SEMPs
    - Construction Forums – area based
    - Developer Construction Forums
    - Health Assessment
    - CMP Service application process
    - CoCP Checklist
    - CMP/SEMP approval
    - CoCP Checklist discharge
    - Compliance and monitoring of CMP/SEMP
    - Fees and charges
    - Fee schedule
    - How to pay
    - Key contacts

The **Code of Construction Practice Checklist** (CoCP Checklist) and associated documents and plans must be submitted to the **CMP Service** no later than **40 working days** prior to scheduled commencement on site.

The fee must be paid **prior** to Tower Hamlets CMP Service starting any engagement around the review, approval and monitoring of CMP/SEMPs. The countersigning of the CoCP Checklist, by the CMP Officer, is required to apply for discharge of the condition applied at planning approval stage.

**Community Infrastructure Levy (CIL) Information Note**

This application is considered to be liable for the Community Infrastructure Levy (CIL) raised by the Mayor of London and Tower Hamlets council. The CIL is a planning charge levied on net additional floorspace arising from new developments or the creation of new dwellings (including through a change of use) in order to fund infrastructure to support development in the local area. The Council acts as collecting authority for the Mayor of London who has a levy to raise money for transport infrastructure in the London area.

The first step in the CIL process is to complete a Form 1: CIL Additional Infomation. You should have already submitted this with your application. The CIL Team will measure the floorspace from the plans and information you provided for the planning application, however we are unable to discount existing floorspace that has been in lawful use without the above form. We may ask you for proof of existing use for the last three years before gaining planning permission.

We now require Form 2: Assumption of Liability within the next two weeks. Again, you may have already been asked for this form. This must be completed in order to produce a Liability Notice. This form tells us who is responsible for paying the CIL charge. If this form is not completed within two weeks of the issue of the planning decision notice we will make a Land Registry search and send the CIL Liability Notice to the landowner and any other interested parties noted on the register.

If you wish to apply for an exemption from the levy, for example, for charitable or social housing relief, then please complete one of the forms below:

- Form 7: Self Build Exemption Claim – Part 1 & Part 2
- Form 8: Residential Annex Exemption Claim
- Form 9: Residential Extension Exemption Claim
- Form 10: Charitable and/or Social Housing Relief Claim

Exemption forms must be submitted before commencement of the development. Please provide these forms in good time as commencement should not start before the council has issued a Relief Decision Notice.

The CIL Liability Notice will be registered as a local land charge against the land affected by the planning permission and will be revealed when a property search is made. CIL payment will make the charge on the register fulfilled.

All the forms mentioned above can be found at:
https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5

For further information or if you have any questions regarding CIL please contact us at cil@towerhamlets.gov.uk or on 020 7364 5009.