

Mulberry Place,
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Email: planningandbuilding@towerhamlets.gov.uk

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="1 - 126"/>
Address line 1	<input type="text" value="Basin Approach"/>
Address line 2	<input type="text" value="Limehouse"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text" value="E14 7JA"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="536397"/>
Northing (y)	<input type="text" value="181043"/>

Description

Application relates to 4 adjacent residential tower blocks incorporating all of the addresses between 1 and 126 Basin Approach. The blocks are adjacent and connected at basement level.

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Peter"/>
Surname	<input type="text" value="Ibrahim"/>
Company name	<input type="text" value="Limehouse East Management Ltd."/>
Address line 1	<input type="text" value="Howes Farm"/>
Address line 2	<input type="text" value="Doddinghurst Road"/>
Address line 3	<input type="text" value="Brentwood"/>
Town/city	<input type="text" value="Essex"/>

2. Applicant Details

Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="CM15 0SG"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

3. Agent Details

Title	<input type="text" value="Mrs"/>
First name	<input type="text" value="Samantha"/>
Surname	<input type="text" value="Money"/>
Company name	<input type="text" value="BPG Architects + Surveyors"/>
Address line 1	<input type="text" value="Studios 1 + 2, Old Kings Head Court"/>
Address line 2	<input type="text" value="11 High Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Dorking"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="RH4 1AR"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Site Area

What is the measurement of the site area? (numeric characters only).	<input type="text" value="4375.00"/>
Unit	<input type="text" value="Sq. metres"/>

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	<input type="text" value="EGL218237"/>
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Energy Performance Certificate

5. Site Information

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? Yes No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

0000-0000-0000-0000-0000

Public/Private Ownership

What is the current ownership status of the site? Public Private Mixed

6. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Replacement of existing combustible external cladding with aesthetically similar systems to meet current fire regulations. External cladding systems to be replaced include: MCM walling being replaced with aluminium rainscreen cladding and aluminium spandrel panels. Areas of existing brickwork are deemed compliant so no works are proposed to these areas. This proposed work is the subject of an application to the Building Safety Fund being administered by the Ministry of Housing, Communities & Local Government and Greater London Authority.

Has the work or change of use already started? Yes No

7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria? Yes No

Do the proposals cover the whole existing building(s)? Yes No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed? Yes No
If the proposal does not include affordable housing, select 'No'.

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	N/A not increasing in height
Maximum height (Metres)	0
Number of storeys	0

Loss of garden land

Will the proposal result in the loss of any residential garden land? Yes No

Projected cost of works

Please provide the estimated total cost of the proposal

8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit? Yes No

9. Superseded consents

Does this proposal supersede any existing consent(s)? Yes No

10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development.

10. Development Dates

If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
Re-cladding works	October	2021	August	2022

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name?

Yes No

Please enter the scheme name

Basin Approach - Block C

Developer Information

Has a lead developer been assigned?

Yes No

12. Existing Use

Please describe the current use of the site

Residential blocks

Is the site currently vacant?

Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

13. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
C3 - Dwellinghouses	11000	0	0
Total	11000	0	0

14. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls

14. Materials

Description of existing materials and finishes (optional):	The existing block comprises of three main types of cladding material including brick, MCM wall and spandrel panels.
Description of proposed materials and finishes:	To be re-clad in aluminium rainscreen cladding (Alucobond A2 or equivalent) and new aluminium spandrel panels (Metalline Ultima A2, Newbrel Ultraglaze NC or equivalent) to match the colour and appearance of existing materials as closely as possible. Areas of existing brickwork will remain as existing and no proposed works to these areas.

Windows	
Description of existing materials and finishes (optional):	Existing windows to be retained with glazed panels to be removed to allow installation of fire barriers and then reinstated. Aluminium spandrel panels also used.
Description of proposed materials and finishes:	Aluminium spandrel panels (Metalline Ultima A2, Newbrel Ultraglaze NC or equivalent) to be replaced to match existing finish as closely as possible.

Are you supplying additional information on submitted plans, drawings or a design and access statement? Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

4263C-BPG-XX-XX-DR-A-1000 - LOCATION AND SITE PLAN
 4263C-BPG-XX-XX-DR-A-2000 - BLOCKS C1 TO C4 EXISTING STREET ELEVATIONS
 4263C-BPG-XX-XX-DR-A-2001 - BLOCKS C1 TO C4 PROPOSED STREET ELEVATIONS
 4263C-BPG-XX-XX-DR-A-2101 - BLOCKS C1 & C4 - EXISTING - ELEVATION A
 4263C-BPG-XX-XX-DR-A-2102 - BLOCKS C1 & C4 - EXISTING - ELEVATION B
 4263C-BPG-XX-XX-DR-A-2103 - BLOCKS C1 & C4 - EXISTING - ELEVATION C
 4263C-BPG-XX-XX-DR-A-2104 - BLOCKS C1 & C4 - EXISTING - ELEVATION D
 4263C-BPG-XX-XX-DR-A-2105 - BLOCKS C2 & C3 - EXISTING ELEVATION A
 4263C-BPG-XX-XX-DR-A-2106 - BLOCKS C2 & C3 - EXISTING - ELEVATION B
 4263C-BPG-XX-XX-DR-A-2107 - BLOCKS C2 & C3 - EXISTING - ELEVATION C
 4263C-BPG-XX-XX-DR-A-2108 - BLOCKS C2 & C3 - EXISTING - ELEVATION D
 4263C-BPG-XX-XX-DR-A-2121 - BLOCKS C1 & C4 - PROPOSED ELEVATION A
 4263C-BPG-XX-XX-DR-A-2122 - BLOCKS C1 & C4 - PROPOSED ELEVATION B
 4263C-BPG-XX-XX-DR-A-2123 - BLOCKS C1 & C4 - PROPOSED ELEVATION C
 4263C-BPG-XX-XX-DR-A-2124 - BLOCKS C1 & C4 - PROPOSED ELEVATION D
 4263C-BPG-XX-XX-DR-A-2125 - BLOCKS C2 & C3 - PROPOSED ELEVATION A
 4263C-BPG-XX-XX-DR-A-2126 - BLOCKS C2 & C3 - PROPOSED ELEVATION B
 4263C-BPG-XX-XX-DR-A-2127 - BLOCKS C2 & C3 - PROPOSED ELEVATION C
 4263C-BPG-XX-XX-DR-A-2128 - BLOCKS C2 & C3 - PROPOSED ELEVATION D
 4263C-BPG-XX-XX-DR-A-2141 - BLOCKS C2 & C3 - PROPOSED MATERIALS ELEVATION A
 4263C-BPG-XX-XX-DR-A-2142 - BLOCKS C2 & C3 - PROPOSED MATERIALS ELEVATION B
 4263C-BPG-XX-XX-DR-A-2143 - BLOCKS C2 & C3 - PROPOSED MATERIALS ELEVATION C
 4263C-BPG-XX-XX-DR-A-2144 - BLOCKS C2 & C3 - PROPOSED MATERIALS ELEVATION D
 4263C-BPG-XX-XX-RP-A-R01-DesignandAccessStatement

15. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

16. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? Yes No

17. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes No

18. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

19. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

20. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

21. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space? Yes No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? Yes No

22. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

23. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal? Yes No

Please state the expected internal residential water usage of the proposal (litres per person per day)

0.00

Does the proposal include the harvesting of rainfall? Yes No

Does the proposal include re-use of grey water? Yes No

24. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? Yes No

25. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)? Yes No

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? Yes No

26. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

27. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

0

27. Other Residential Accommodation

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

28. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste? Yes No

29. Utilities

Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

Fire safety

Is a fire suppression system proposed? Yes No

Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

Has consultation with mobile network operators been carried out? Yes No

30. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation? Yes No

Heat pumps

Will the proposal provide any heat pumps? Yes No

Solar energy

Does the proposal include solar energy of any kind? Yes No

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013? Yes No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

30. Environmental Impacts

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

31. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

32. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes No

33. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

Is the proposal for a waste management development?

Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

34. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes No

35. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

36. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

37. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

38. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE C - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

38. Ownership Certificates and Agricultural Land Declaration

I certify/The applicant certifies that: - Neither Certificate A or B can be issued for this application - All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/the applicant has been unable to do so.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

The steps taken were:

Part of the freehold covers a vast area across the Limehouse Basin area including multiple blocks of flats. We have been unable to acquire contact information for all of these. All leaseholders within the block have been notified of the planning application and proposed works and issued notice 1, and notice 2 has been issued within a local newspaper (see below)

- I have/the applicant has given the requisite notice to the persons specified below being persons who, on the day 21 days before the date of this application, were owners/agricultural tenants of any part of the land to which this application relates.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	1-126
Address line 1	Basin Approach
Address line 2	
Town/city	London
Postcode	E14 7JA /B
Date notice served (DD/MM/YYYY)	12/07/2021

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	First Floor North, Station House,
Address line 2	500 Elder Gate,
Town/city	Milton Keynes
Postcode	MK9 1BB
Date notice served (DD/MM/YYYY)	13/07/2021

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

East London Advertiser

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

08/07/2021

Person role

38. Ownership Certificates and Agricultural Land Declaration

- The applicant
- The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

39. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)