

# London Chest Hospital

THE GAME PLAN

# Strategy

- ▶ Planning application submitted by developer
- ▶ Objections by local residents - must be expressed in specific terms in order to be effective
- ▶ Planning decision will be taken at a committee meeting and voted on by the planning committee
- ▶ Our objective is to ensure that our voice is heard at the committee meeting when the decision is taken
- ▶ **Two step process for us**

# The 2 stages

## Stage 1 - objection email

- ▶ We have taken advice from a planning consultant.
- ▶ Consultant has provided a list of key points which are valid objections under planning law and regulations.
- ▶ Important to steer clear of the wrong terms because it can result in the objection email being disregarded
- ▶ The list of things to include and terms to avoid are set out later

## Stage 2 - objection referred to planning committee

- ▶ When sending the objection email, CC in the secretary of the TRA (details on next slide)
- ▶ TRA will collate all of the objections via a Google doc so that we can present these to our councillors.
- ▶ Our councillors will have to liaise with the planning committee in the first instance. Collating the objections will make this as easy as possible for them.

# Objection email - where to send - EMAIL IS BEST

- ▶ Submit your comments directly to the Council by any of the following:
- ▶ Email the Council at [development.control@towerhamlets.gov.uk](mailto:development.control@towerhamlets.gov.uk)
- ▶ CC in secretary of the TRA : [secretaryparkview@gmail.com](mailto:secretaryparkview@gmail.com)
- ▶ Online in relation to the applications PA/24/00184 and PA/24/00187
- ▶ By Post to the below address:  
Head of Planning, Planning Place Directorate, Tower Hamlets Council,  
Mulberry Place, 5 Close Crescent, London E14 2BG

# Contents of objection email

- ▶ The following slides include the objections that the planning consultant has identified as valid planning objections
- ▶ She has reviewed the key documents to produce this (there are over 200 documents that form the planning application)
- ▶ Please add any additional comments that you wish to in addition to the key objections, in your own words
- ▶ If the council receives 100 letters that are all the same, they will treat that like one objection. The objective is to send as many different voices as possible highlighting the key objections

# Key Objections

Email subject heading - PA/24/00184 and PA/24/00187 | Former London Chest Hospital, Bonner Road, London, E2 9JX

Say what your opinion is of this development and state whether you object to any part of it

## ► Scale and Massing -

Explain your view on the height of the proposed development. Blocks vary from 5 - 9/10 storeys. Highest block is roughly double the height of most of the blocks in the area (except Reynolds House and Southeby Lodge)

To roughly illustrate density - in Cleland, Goodrich, Kemp and Piggot there are approximately 68 flats all together. In the development, there will be 274 flats

# Key Objections continued

## ► Heritage Impact

The heritage statement says that the height and size of Block E in particular requires further assessment because of the impact it will have to the Victoria Park Conservation Area

Scale of development not in keeping with the Conservation Area. Does not preserve the character and appearance of the area

# Key Objections continued

## ► Daylight and Sunlight

Current residents in the area are going to be heavily impacted by loss of light due to the height and density. Each building has a different level of impact, but we are all affected.

Cleland House 19 windows of 52 do not meet the BRE guidelines. Goodrich House, 17 of 52 fail. Rosebery House, 33 of 105 fail. Sankey House, 45 of 80 fail. Pomeroy House, 9 of 60 fail. Vicarage, 4 out of 8.

The development itself fails to provide adequate levels of light in the new apartments being built particularly in block A.

All private amenity space, including balconies should have been assessed to understand the impact of overshadowing and the loss of daylight/sunlight, and further consultation with residents on this is required. Any loss of daylight/sunlight to private balconies will be opposed by residents.



# Key Objections continued

## ► Impact on Trees

8 Trees which are supposedly protected by a Tree Preservation Order (TPO) will be removed.

Three category A trees will be removed.

22 trees in total will be cut down.

# Key Objections continued

## ▶ Quality of accommodation/Use of space in development

38% of the homes will have inadequate ventilation and poor light levels. The flats are too tightly packed together.

## ▶ Affordable Housing

Guidelines specify that there should be 50% affordable housing. They have provided misleading calculations. There are 274 homes and only 121 of those are “affordable”. This equates to 44%.

There is zero social housing.

# Terminology to avoid

- ▶ There is considerable overlap in the terminology used in development projects. E.G. Rights to Light is NOT material. This is a separate consideration to daylight/sunlight impact which IS a material consideration
- ▶ **THINGS NOT TO SAY**
- ▶ Who the applicant is/the applicant's background
- ▶ Impact on private views
- ▶ Property value
- ▶ Disruption during construction
- ▶ Rights of way
- ▶ Rights of light (this is a separate consideration to Daylight/Sunlight impacts which are material considerations) as stated above

# Deadline - Saturday 16<sup>th</sup> March 2024

- ▶ Objection emails must be sent before this deadline to be certain that the council will consider it.
- ▶ Every email counts so please spread the word amongst your neighbours and encourage them to send their own objection email
- ▶ They can join the WhatsApp group using the QR code that has been dotted around the estate to keep up to date on the progress