

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/16/03518	49-59 Millharbour, 2-4 Muirfield Crescent And 23-39 Pepper Street, London, E14	Demolition of existing buildings at 49-59 Millharbour, 2-4 Muirfield Crescent and 23-39 Pepper Street and the comprehensive mixed use redevelopment including two buildings ranging from 26 storeys (90.05m AOD) to 30 storeys (102.3m AOD) in height, comprising 319 residential units (Class C3), 1,708sqm (GIA) of flexible non-residential floor space (Classes A1, A3, A4 and D1), private and communal open spaces, car and cycle parking and associated landscaping and public realm works.

## 1.0 CLARIFICATIONS AND CORRECTIONS

- 1.1 Paragraph 6.29 to be amended as follows "...the height of the proposal does not raise strategic concern..."
- 1.2 Paragraph 8.224 to be amended as follows "...A development viability review clause to identify and secure any uplift of affordable housing ~~if the development has not been implemented within 48 months from the grant of permission (with the definition of 'implementation' to be agreed as part of the S-106 negotiations)~~ in the event that the completion of demolition works to grade level, all ground preparatory works and the commencement of basement excavation works, along with a contract for the formation of the basement structure and above ground superstructure being in place is not achieved within 2 years of the date of consent is recommended should permission be granted."

## 2.0 ADDITIONAL REPRESENTATION

- 2.1 Since the publication of the committee report, the Council has received an additional 2 objection letters. The following points are raised:
- Impact upon infrastructure;
  - Overdevelopment;
  - Height of proposal and failure to step down;
  - Daylight and sunlight impacts;
  - Increase in crime;
  - Impact upon views from Maritime Greenwich;
  - Loss of existing office space;
  - Facility for general public as opposed to police should be provided.
- 2.2 These matters have been considered in the officer's report.

## 3.0 RECOMMENDATION

- 3.1 Officer's recommendations to grant planning permission remain unchanged.

