

UPDATE REPORT OF DIVISIONAL DIRECTOR OF PLANNING AND BUILDING  
CONTROL

Agenda item no	Reference no	Location	Proposal / Title
4.1	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), 2,034sqm (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.
5.1	PA/16/02692	Ailsa Wharf, Ailsa Street, London	Demolition of existing structures/buildings and the redevelopment of the site for a mixed use scheme providing 785 residential units (C3) and 2,954 sqm GIA commercial floorspace (A1/A3/B1/D2) within a series of thirteen building blocks varying between 3 and 17 storeys (Maximum AOD height of 59.9); the creation of a new access road and the realignment of Ailsa Street; the provision of cycle and car parking spaces; and associated site-wide landscaping and public realm works.
5.2	PA/16/02249	Land bound by the East India Dock Basin to the west and Orchard Place to the East	Temporary permission (3 years) for the erection of a 3 storey building comprising of a B1(a) (site office) in conjunction with the construction of the London City Island development, along with various enhancements to East India Dock Basin.

Agenda item no	Reference no	Location	Proposal / Title
4.1	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), 2,034sqm (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 After paragraph 5.4, an additional paragraph should be inserted to read as follows:

*5.5 As both the emerging Local Plan and London Plan move closer to adoption the policies contained within both of these documents could be given more weight within any future appeal.*

- 1.2 Paragraph 6.2 to be amended to include a second reason for refusal in addition to that already proposed which would read as follows:

*2. In the absence of a legal agreement to secure agreed and policy compliant financial and non-financial contributions including for affordable housing, employment, skills, training and enterprise, carbon offsetting and transport matters the development fails to mitigate its impact on local services, amenities and infrastructure. The above would be contrary to the requirements of Policies SP02 and SP13 of the LBTH Core Strategy, Policies 8.2 of the London Plan (2016) and Planning Obligations SPD (2016).*

## 2.0 ADDITIONAL REPRESENTATION

- 2.1 Since the publication of the committee deferral report, the Council has received an additional 2 updated objection letters from members of the public whose objections had previously been reported to committee. The contents of both of these letters do not raise any further material planning considerations beyond those previously raised and considered.

## 3.0 RECOMMENDATION

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

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/16/02692	Ailsa Wharf, Ailsa Street, London	Demolition of existing structures/buildings and the redevelopment of the site for a mixed use scheme providing 785 residential units (C3) and 2,954 sqm GIA commercial floorspace (A1/A3/B1/D2) within a series of thirteen building blocks varying between 3 and 17 storeys (Maximum AOD height of 59.9); the creation of a new access road and the realignment of Ailsa Street; the provision of cycle and car parking spaces; and associated site-wide landscaping and public realm works.

## 1.0 CLARIFICATIONS AND REPRESENTATIONS

- 1.1 Within the description of the proposal on the front cover and within paragraph 2.2, it is stated that the maximum AOD heights is 59.5m but the correct height is 59.88m.
- 1.2 Paragraph 9.47 refers to wheelchair units being 'adaptable' but this should be 'accessible'.
- 1.3 Paragraph 9.104 refers to the building 'becoming more slender and lighter in brick colour at the top,' this should read 'becoming lighter in brick colour at the top giving a more slender appearance.'
- 1.4 Paragraph 9.136 makes reference to the junction and Bromley Hall Road/ Ailsa Street remaining open at certain times. It has now been agreed that this road will be open at all times.
- 1.5 Within the drawing list, drawing: 3334\_PL(20)119 Rev D Roof plan landscape is listed twice in error.
- 1.6 Below paragraph 9.126, the following should be added: *'The submitted daylight/ sunlight assessment also takes in to account the impact on the school development at Bromley Hall School should this site come back in to use. All windows pass in terms of Average Daylight Factor and on this basis, officers are satisfied that if the school were to come back in to use there would be no material harm caused by the impact of the proposed development.'*

## 2.0 RECOMMENDATION

- 2.1 Officer's recommendations to grant planning permission and listed building consent remains unchanged.

Agenda item no	Reference no	Location	Proposal / Title
----------------	--------------	----------	------------------

5.2	PA/16/02249	Land bound by the East India Dock Basin to the west and Orchard Place to the East	Temporary permission (3 years) for the erection of a 3 storey building comprising of a B1(a) (site office) in conjunction with the construction of the London City Island development, along with various enhancements to East India Dock Basin.
-----	-------------	---	--

## **1.0 CLARIFICATIONS AND CORRECTIONS**

- 1.1 Paragraph 3.2 to be amended to include an additional condition (6) requiring the submission of a travel plan for the proposed development.

## **2.0 ADDITIONAL REPRESENTATION**

- 2.1 Since the publication of the committee report, the Council has received an additional updated letter (neither objecting nor supporting the application) from a member of the public whose comments had been reported in the committee report. The contents of this letter raise the following additional points:

- The loss of the previously proposed temporary education facility is regrettable in terms of how this proposal offsets for the temporary loss of MOL.

- 2.2 These matters have been considered in the officer's report.

## **3.0 RECOMMENDATION**

- 3.1 Officer's recommendations to grant planning permission and listed building consent remains unchanged.