

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

20th October 2016

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.3	PA/16/00899 + PA/16/00900	The Quay Club, Bank Street, Canary Wharf, London, E14	Demolition of the existing concrete slab and associated infrastructure; alterations to Bank Street including the removal of existing coping stones above the existing Banana Wall to enable the installation of proposed utilities services and future deck; the installation of new piles in the Bank Street; and the erection of a five storey building on the existing marine piles for use as a members club (Use Class Sui Generis) and other associated works incidental to the development.

1.0 CLARIFICATION

- 1.1 The applicant has submitted a further note entitled 'File Note' dated '20/10/2016' which clarifies the position regarding the surface water drainage from terraces/balconies. This clarifies that the issue of potential pollution from surface water drainage from terraces/balconies only applies to the ground floor as opposed to all terraces/balconies draining into the dock as noted in previously submitted documents. It should be noted that both the Canal and River Trust and the Council's position is unchanged as a result of this document and that this element of the proposal is still supported subject to the inclusion of a compliance condition.
- 1.2 Paragraph 2.4 within the executive summary states that the proposal results in the loss of water space. For the avoidance of doubt it should be noted that the 353sqm of 'lost water space' as a result of this application has been calculated on the loss of surface water space (through its coverage) as opposed to the complete removal of the water space.
- 1.3 Paragraph 3.1 within the recommendation states that the development will incur a monitoring fee of £2,000. This figure should be £3,500 as opposed to £2,000.
- 1.4 Paragraph 3.1 within the recommendation states that the development should provide 8 apprenticeships for local residents during the construction phase. This figure should be 5 as opposed to 8.
- 1.5 Paragraph 4.18 within the relevant planning history includes application PA/16/02742. It should be noted that this application was withdrawn by the applicant on 10/10/2016.
- 1.6 Paragraphs 8.15-8.21 within the material planning considerations refer to the 'infilling' of Middle Dock. It should be noted that the proposed development

involves the 'coverage' of the Middle Dock as opposed to its 'infilling' as the existing water below the proposed deck will remain.

- 1.7 Paragraph 8.43 includes the underlining of the words 'substantial harm' on line 8. It should be noted that this is a typographic error and the words 'substantial harm' should not in fact be underlined.

2.0 RECOMMENDATION

- 2.1 Officers' original recommendation to APPROVE planning permission and listed building consent remains unchanged.