

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

19th January 2017

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
4.1	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 ADDITIONAL REPRESENTATION

1.1 Since the completion of the deferral report, three additional representations, two from the public and one from Cllr Wood, have been received in support stating the following:

- There has been a concrete plinth in this location for many years and the amended scheme only takes up a small amount of water. The advantages of this facility would outweigh the limited loss of water access.
- The proposal will result in 400 jobs which will be attractive to a wider range of residents than the traditional office or retail jobs normally found within Canary Wharf offering jobs to those with more limited skills.
- This development will make Canary Wharf a more enticing business location and will help it to be more competitive and possibly assist the area in retaining businesses bringing in further business rates.
- There are no other similar facilities in the area.
- This development will not have any effect on the residents.

2.0 FURTHER CONSULTEE RESPONSES

2.1 Since the completion of the report, the following consultees have further commented on the amended proposal:

LBTH Biodiversity Officer

2.2 The Council's biodiversity officer has given further comment on the amended proposal, specifically with regard to the illumination of the underside of the building:

"I agree with the Ecology Report that the dock is already heavily illuminated at night, so I don't think this would be a significant impact in this location."

Canal and River Trust

- 2.3 Comments from the Canal and River Trust on the amended proposal have now been received.

"You will be aware that the Trust did not object to the previous design proposal. Nevertheless, we consider the amended proposal, which reveals the dock wall and some of the waterspace to be an improvement. It should increase understanding of the original dock layout, compared to the original proposal. [...] We welcome the proposal to undertake a Water Space Strategy, a Dock Heritage Survey and to install Heritage Interpretation Boards on Bank Street. We would very much welcome (and encourage) the applicant and the Council engaging with us in the production of these."

3.0 CLARIFICATION

- 3.1 The report heading states that this is a report of the Director of Development and Renewal. It should be noted that this should instead be referring to the Director of Place.
- 3.2 Paragraph 3.2 within the revised offer / amendments to scheme states that the amended proposal will reveal 110sqm of water space. It should be noted that this figure includes the space covered by the glazed bridge, and that the area of water space completely uncovered (i.e. excluding the area under the glazed bridge) is in fact 85sqm. The amended proposal therefore results in the covering of 268sqm of water space.
- 3.3 Paragraphs 3.2 and 3.6-3.8 refer to an '£800,000 financial contribution towards water space and heritage features improvements and enhancements in the borough'. It should be noted that this contribution relates to the local area as opposed to the borough, and that the preparation and delivery of both a water space strategy and dock heritage survey, along with the delivery of two heritage interpretation boards on Bank Street form three separate non-financial heads of terms and do not form a part of the £800,000 financial contribution towards water space and heritage features improvements and enhancements in the local area.
- 3.4 Paragraph 6.3 within the summary of issues raised by members and officer's response section does not, but should, also reference policy DM10 of the Tower Hamlets Managing Development Document (2013).
- 3.5 Paragraph 7.4 states "section 3 and 4 of this report set out the officer's assessment of how unlikely the Council would be in defending the reasons for refusal at appeal", however it should be noted that this sentence should instead be making reference to section 6 of this report.

4.0 RECOMMENDATION

- 4.1 Officer's recommendation remains to GRANT planning permission and listed building consent subject to the prior completion of a legal agreement and conditions and informatives.
- 4.2 The full list of legal obligations and conditions and informatives have been listed below to pick up the changes to the legal obligations proposed by the applicant along with minor changes to the conditions and informatives:

4.3 Legal Obligations

Financial Obligations:

- a) A contribution of £800,000 towards water space and heritage features improvements and enhancements in the local area;
- b) A contribution of £67,170 towards employment;
- c) A contribution of £27,900 towards environmental sustainability (carbon offset), and;
- d) A monitoring fee of £5,000.

Non-Financial Contributions:

- a) Access to employment (20% local procurement, 20% local labour in construction, 20% end phase local jobs);
- b) Provide 5 apprenticeships for local residents during the construction phase;
- c) Travel plan;
- d) Interpretation boards;
- e) Cycle parking;
- f) A water space strategy;
- g) A dock heritage survey, and;
- h) A public access strategy.

4.4 Conditions on Planning Permission

Compliance Conditions:

- 1. Time limit
- 2. Development to be built in accordance with the approved plans
- 3. Development to be carried out in accordance with submitted construction environmental management plan (CEMP)
- 4. Contaminated land
- 5. CO2 emission reductions in accordance with the approved energy strategy and delivery of on-site CHP
- 6. No cleaning products to be discharged into the dock

Prior to Commencement of Superstructure Works Conditions:

- 7. Further details of drainage and SUDS features
- 8. Submission of material samples
- 9. Details of biodiversity enhancements

Prior to Completion of Superstructure Works Conditions:

- 10. Details of plant and equipment
- 11. Details of the blue badge valet parking service
- 12. Updated delivery and servicing plan
- 13. Details of external lighting

Post Occupation Conditions:

- 14. BREEAM final certificates

4.5 Informatives on Planning Permission

1. Green roof design
2. Thames water

4.6 Conditions on Listed Building Consent

Compliance Conditions:

1. Time limit
2. Development to be built in accordance with the approved plans

Prior to Commencement of Superstructure Works Conditions:

3. Details recording the works to the listed dock wall