

STRATEGIC DEVELOPMENT COMMITTEE

Thursday, 26 October 2017 at 7.00 p.m.

Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove
Crescent, London, E14 2BG

UPDATE REPORT

This meeting is open to the public to attend.

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5.3 Update Report

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UPDATE REPORT OF DIVISIONAL DIRECTOR OF PLANNING AND BUILDING CONTROL

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.
5.2	PA/17/00534 PA/17/00536	East India Dock Basin, Lower Lea Crossing, London	Relocate the Grade I listed vessel SS Robin from the Royal Victoria Docks to the East India Dock Basin. The vessel will occupy an elevated position on the east side of the Lock Entrance beside the River Thames.

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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.

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/17/00534 PA/17/00536	East India Dock Basin, Lower Lea Crossing, London	Relocate the Grade I listed vessel SS Robin from the Royal Victoria Docks to the East India Dock Basin. The vessel will occupy an elevated position on the east side of the Lock Entrance beside the River Thames.

1.0 ADDITIONAL REPRESENTATION

- 1.1 The Lee Valley Regional Park Authority submitted further comments raising concerns regarding the potential impact of the development on the biodiversity value of the basin.
- 1.2 The Council's biodiversity officer has assessed the development and supports the proposal subject to conditions which would limit the impact on the natural environment.

2.0 RECOMMENDATION

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

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