

STRATEGIC DEVELOPMENT COMMITTEE

Monday, 8 July 2019 at 6.30 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.

Contact for further enquiries:

Zoe Folley, Democratic Services

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

Tel: 020 7364 4877

E-mail: Zoe.Folley@towerhamlets.gov.uk

Web: <http://www.towerhamlets.gov.uk/committee>

Scan this code for
electronic agenda:



PAGE NUMBER(S)	WARD(S) AFFECTED
3 - 4	Mile End

**5 .1 Mile End East Estate, Mile End, London E3
PA/17/02373**

Proposal:

Construction of 2-storey roof extensions to Buttermere House, Coniston House, Derwent House, Windermere House and Loweswater House; residential conversion of ground level garages to Windermere House and Wentworth Mews; infill units to Levels 1-4 of Windermere House to provide a total of 142 new dwellings; access and servicing including car parking spaces for disabled motorists; cycle parking spaces and incidental works.

Recommendation:

Grant planning permission with conditions and planning obligations

UPDATE REPORT OF CORPORATE DIRECTOR OF PLACE

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/17/02373	Mile End East Estate, Mile End, London E3	Construction of 2-storey roof extensions to Buttermere House, Coniston House, Derwent House, Windermere House and Loweswater House; residential conversion of ground level garages to Windermere House and Wentworth Mews; infill units to Levels 1-4 of Windermere House to provide a total of 142 new dwellings; access and servicing including car parking spaces for disabled motorists; cycle parking spaces and incidental works.

1.0 ADDITIONAL REPRESENTATIONS

1.1. One further objection was received since the publication of the committee report; however this is from a previous objector who reiterates their objection to the proposal. All material planning issues have already been addressed in the committee report.

2.0 GRANT FUNDING UPDATE

2.1 On 4th July 2019 the Mayor of London awarded grant funding for the additional intermediate affordable housing (London Living Rent) referred to as Option 2 within the committee report.

2.2 As such Option 1, as referred to in paragraphs 7.5-7.7, 7.13 -7.16 and 8.5 of the committee report, is no longer relevant and the applicant has agreed to commit through a S106 planning obligation to implement Option 2, as referred to in paragraphs 7.8-7.10, 7.17-7.18 and 8.5 of the committee report, to provide 78.4% affordable housing.

2.3 Given that the 78.4% affordable housing offer has now been confirmed and will be secured as a planning obligation, Option 2 now carries full weight, representing a very substantial public benefit in favour of the development proposal.

3.0 RECOMMENDATION

3.1 Officer’s recommendation to GRANT planning permission, subject to the recommended planning conditions and planning obligations, as set out in the Committee Report, is unchanged.

This page is intentionally left blank