



Meeting of the

# **STRATEGIC DEVELOPMENT COMMITTEE**

---

**Thursday, 19 January 2012 at 7.30 p.m.**

---

**SUPPLEMENTAL INFORMATION**

---

**Update Report**

If you require any further information relating to this meeting, would like to request a large print, Braille or audio version of this document, or would like to discuss access arrangements or any other special requirements, please contact:

Zoe Folley, Democratic Services

Tel: 020 7364 4877, E-mail: [zoe.folley@towerhamlets.gov.uk](mailto:zoe.folley@towerhamlets.gov.uk)

This page is intentionally left blank

# Agenda Annex

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

19 January 2012 at 7.30 pm

---

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

---

## INDEX

Agenda item no	Reference no	Location	Proposal
7.1	PA/11/00798	45 Millharbour, London	Demolition of existing buildings and erection of a part 7 storey & part 14 storey mixed use building comprising 880sq.m of ground floor commercial (A2/A3/B1) floorspace, 132 residential flats (C3), ground level public open space and associated underground parking.

---

<b>Agenda Item number:</b>	6.1
<b>Reference number:</b>	PA/11/00798
<b>Location:</b>	45 Millharbour, London
<b>Proposal:</b>	Demolition of existing buildings and erection of a part 7 storey & part 14 storey mixed use building comprising 880sq.m of ground floor commercial (A2/A3/B1) floorspace, 132 residential flats (C3), ground level public open space and associated underground parking.

### 1.0 Error

Paragraph 8.87 should read:

*The separation distance of the proposed building and its neighbouring building at **No 41** Millharbour is 18.2m. Therefore, this is considered acceptable. The separation distance from the proposed building to **No 47** Millharbour varies from **12m to 18m. However window to window distance varies from 15m to 18m.** Where the separation distance falls short of 18m, the building has been suitably designed to minimise direct overlooking through translucent walls **or high windows**. In the opinion of officers, the separation distances between the proposed development and directly facing neighbouring properties is considered acceptable given the urban context of the surrounding area. 15m to 18m.*

### 2.0 Additional information

Paragraph 8.27:

A total of 44 of the 132 residential units within the proposal would be affordable housing, which represents a total provision of 37% based on habitable rooms. Of the 44 units, 32 of the residential units would be Social Rented which represents 73% and 12 residential units would be Intermediate, representing 27%. **The applicant has submitted a viability assessment with the application. The viability assessment demonstrates that the proposed number of affordable housing together with the Council's asking s106 contributions is viable and deliverable.**

### 3.0 Recommendation

Officer's recommendation remains approval.