

**STRATEGIC DEVELOPMENT COMMITTEE**

**HELD AT 7.00 P.M. ON THURSDAY, 25 SEPTEMBER 2014**

**DECISIONS ON PLANNING APPLICATIONS**

**ORDER OF BUSINESS**

The order of business was changed at the meeting as follows. However, for ease of reference, the order of these decisions follow the agenda order.

6.3, Peterley Business Centre, 472 Hackney Road London (PA/13/02722)

6.4, 7 Limeharbour, E14 9NQ (PA/14/00293)

6.1, Quay House, 2 Admirals Way, London E14 (PA/14/00990)

6.2, 1 Park Place, Canary Wharf, London PA/13/02344 (Outline Planning Application) and PA/13/02366 (Listed Building Consent)

**1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS**

No declarations of disclosable pecuniary interests were made.

Councillor Sirajul Islam declared an interest in agenda item 6.1, Quay House, 2 Admirals Way, London E14 (PA/14/00990). This was because the Councillor had attended a consultation meeting for the application.

**2. MINUTES OF THE PREVIOUS MEETING(S)**

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 14<sup>th</sup> August 2014 be agreed as a correct record and signed by the Chair.

**3. RECOMMENDATIONS**

The Committee **RESOLVED** that:

- 1) In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes is delegated to the Corporate Director, Development and Renewal along the broad lines indicated at the meeting; and
- 2) In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate

Director, Development and Renewal is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision

#### **4. PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE**

The Committee noted the procedure for hearing objections, together with details of persons who had registered to speak at the meeting.

#### **5. DEFERRED ITEMS**

None.

#### **6. PLANNING APPLICATIONS FOR DECISION**

##### **6.1 Quay House, 2 Admirals Way, London E14 (PA/14/00990)**

Update Report tabled.

On a unanimous vote, the Committee **RESOLVED:**

1. That planning permission PA/14/00990 at Quay House, 2 Admirals Way, London E14 for the demolition of the existing building and redevelopment to provide a residential led, mixed use scheme to include a tower of 68 storeys (233 metres AOD) comprising 496 residential units, 315.3 sq.m. (GEA) of flexible commercial uses including retail/financial and professional services/café/restaurant uses (Use Classes A1 to A3), a residents' gymnasium and associated residential amenity space, car and cycle parking and landscaping be **DEFERRED** to enable a site visit to be held so that Members can better acquaint themselves with the site and surrounds.

(Members present: Councillors Sirajul Islam, Danny Hassell, Amina Ali, John Pierce, Helal Uddin, Suluk Ahmed, Julia Dockerill, Harun Miah, Gulam Kibria Choudhury)

##### **6.2 1 Park Place, Canary Wharf, London PA/13/02344 (Outline Planning Application) and PA/13/02366 (Listed Building Consent)**

Update Report tabled.

On a unanimous vote, the Committee **RESOLVED:**

1. That planning permission PA/13/02344 be **GRANTED** for the outline application for the demolition of any existing structures, and construction of a building of up to 102,102 sq.m (GIA) comprising office use (use class B1) along with a decked terrace to the Middle Dock, access and highways works, provision for flood storage, landscaping, pedestrian link and other works incidental to the application (all matters reserved) subject to:

2. Any direction by The Mayor of London.
3. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report.
4. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.
5. That the Corporate Director Development & Renewal is delegated authority to recommend the conditions and informatives in relation to the matters set out in the Committee report and as amended in the update report.
6. Any other informative(s) considered necessary by the Corporate Director Development & Renewal
7. That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

On a unanimous vote, the Committee **RESOLVED:**

1. That Listed Building Consent PA/13/02366 at 1 Park Place, Canary Wharf, London be **GRANTED** for the alterations to grade I listed Quay Wall in connection with the redevelopment of the site under associated outline planning application PA/13/02344 subject to the conditions and informatives set out in the Committee report.
2. Any other informative(s) considered necessary by the Corporate Director Development & Renewal
3. That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

### **6.3 Peterley Business Centre, 472 Hackney Road London (PA/13/02722)**

Update Report tabled.

The Committee moved and agreed that a Business Relocation Strategy and a Marketing Strategy be submitted for the rent levels for the commercial units

On a vote of 6 in favour, 1 against and 2 abstentions, the Committee **RESOLVED:**

1. That planning permission PA/13/02722 at Peterley Business Centre, 472 Hackney Road London be **GRANTED** for the demolition of existing building and phased redevelopment of the site to provide a residential

led mixed use development, comprising the facade retention and extension to the former Duke of Cambridge public house, erection of part 7 to 10 storey building on Clare Street and erection of part 4 to 12 storey building on Hackney Road/ Clare Street, all to provide 217 dwellings and 1521 sqm of commercial space falling within use classes A1, A2, A3, A4, B1, D1 and/or D2, plus disabled car parking spaces, cycles parking, refuse/recycling facilities and access together with landscaping including public realm, communal and private amenity space subject to:

2. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report and the further condition in the update report regarding the child play space.
3. That the Corporate Director Development & Renewal and the Service Head (Legal Services) are delegated power to negotiate and complete the legal agreement indicated above acting within normal delegated authority.
4. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the Committee report AND following matters:
  - the submission of a Business Relocation Strategy and a Marketing Strategy for the rent levels for the commercial units.
  - the additional condition in the update report regarding the child play space.
5. That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director of Development & Renewal is delegated power to refuse planning permission.

#### **6.4 7 Limeharbour, E14 9NQ (PA/14/00293)**

Update Report Tabled.

On a vote of 7 in favour, 2 against, the Committee **RESOLVED**:

1. That planning permission (PA/14/00293) at 7 Limeharbour, E14 9NQ be **GRANTED** for the demolition of the existing building and the construction of a new residential building ranging from 6 to 23 storeys (with additional lower ground level) and comprising 134 residential units, private leisure facilities, a new urban square (including new pedestrian links and hard and soft landscaping), revised vehicle access arrangements, and basement car parking and servicing subject to:
  2. Any direction by The London Mayor
  3. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report

4. That the Corporate Director Development & Renewal is delegated power to negotiate and complete the legal agreement indicated above acting within normal delegated authority.
5. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the Committee report and the additional condition in the update report regarding the architectural treatment.
6. Any other conditions(s) considered necessary by the Corporate Director Development & Renewal
7. That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.

## **7. UPDATE REPORT**

### **HEAD OF PAID SERVICE AND CORPORATE DIRECTOR – COMMUNITIES, LOCALITIES AND CULTURE.**

(Please note that the wording in this document may not reflect the final wording used in the minutes.)