

Agenda Item number:	7.3.
Reference number:	PA/06/2131 PA/06/2132 PA/06/2133
Location:	St. Katharine Docks, St Katharine's Way, E1.
Proposal:	<p>Applications for planning permission, listed building consent and conservation area consent comprising:</p> <ol style="list-style-type: none"> 1. Redevelopment of Commodity Quay to provide 23,373 sq. m of Class B1 (Business) and 2,951 sq m of Class A1 (Shop) at quay and basement levels together with underground servicing and other works incidental to the development; 2. The erection of a 150 sq. m extension to International House for use either for Class A1 (Shop), A2 (Financial and professional services), A3 (Food and drink), or A4 (Drinking establishments) and change of use of 1,550 sq. m of the ground floor of International House from Class B1 (Business)) to either Class A1, A2, A3 or A4 with the creation of a new quayside double height main entrance, installation of shop fronts, reconfiguration of existing servicing arrangements and erection of canopies; 3. Alterations and extension to 'Tradewinds', including ground and first floor extension for Class A3 (Food and drink) use, the provision of a glazed western elevation and re-cladding; 4. Creation of new north gateway entrance including the provision of stairs, lift and viewing gallery; 5. Creation of new south pedestrian gateway entrance, including the provision of new stairs and ramps; 6. Erection of new pedestrian boardwalks around the West Dock; 7. Landscaping of the public space outside the Dickens Inn.

1. ADDITIONAL REPRESENTATIONS

1.1. Six additional representations in support of the applications have been received from Café Rouge, Spencer Coleman Fine Arts, The Medieval Banquet, Katypel Limited, Prohibition Bar and Grill and Zizzi Ristorante which are all existing businesses located at St. Katharine Docks. The additional material representations may be summarised as follows:

- Modern architecture can highlight the significance of London's great historic buildings. The development is an opportunity to showcase some of the best that London has to offer in a setting that also highlights the best of London's past achievements.
- Whilst the area is serene oasis, its sustainability depends on a certain amount of growth and the provision of quality commercial space. If this was stifled, the area would ultimately get left behind.
- Visibility, access and amenities would all be improved whilst preserving the historic nature of the area.
- Half the dock is currently closed off by the private access at International House and the big gap in interest at Commodity Quay. The proposals will remedy the incomplete feel of the dock.

- The existing entrances at the north, and particularly the south, aren't good enough for such a great attraction adjacent to Tower Bridge and the Tower of London. The plans will resolve this and help the docks meet their full potential while maintaining their identity.
 - The proposal to accommodate new walkways and retail space is excellent and long overdue.
- 1.2 A resident of the Ivory House has requested that any planning permission granted should be conditional upon the following conditions to maintain pedestrian access during the construction phase.
- *During all demolition and construction work the boardwalk alongside Commodity Quay is to remain open at all times or a temporary boardwalk structure is put in place for the duration so that a walkway route is retained.*
 - *That the demolition and rebuild is consecutive (no breaks between demolition and the rebuild) and possibly a time period for the entire project completion is written into the planning approval.*
- 1.3. (Officer Comments: The representation about modern architecture in a historic environment is accepted. In this case, the most significant new building is the replacement for the 1980's Commodity Quay with a building which is considered architecturally superior to the existing. The council's planning policies identify St Katharine Docks as a preferred office location, a tourist focus area and an area for evening and night time focus. The proposed increase of 4,303 sq m of offices and 2,951 sq m of shops at Commodity Quay, the change of use of 1,550 sq m of offices to Class A Uses at International House together with a 150 sq m extension, the remodelling of the River Lounge and improvements to pedestrian arrangements would all comply with those policies. The docks would remain an enclosed oasis with the character and appearance of this part of the Tower Conservation Area preserved and enhanced.
- 1.4. With regard to pedestrian arrangements during construction, recommended Condition 3 requires the submission and approval of a Programme of Works (Phasing Plan). This would include details of arrangements to ensure pedestrian access around the dock during the construction phase.)

3. RECOMMENDATION

- 3.1. The recommendation to GRANT planning permission, listed building consent and conservation area is unchanged.