

Committee: Strategic Development	Date: 13 th May 2009	Classification: Unrestricted	Agenda Item No:
Report of: Corporate Director of Development and Renewal		Title: Applications for planning permission, listed building consent and conservation area consent.	
Case Officer: Richard Humphreys		Ref: PA/06/2131, PA/06/2132 and PA/06/2133	
		Ward: St. Katharine's and Wapping	

1. APPLICATION DETAILS

- Location:** St. Katharine Docks, St Katharine's Way, E1.
- Existing use:** Docks / marina, offices, restaurant, wine bar, yacht club / restaurant and public amenity space.
- Proposals:** A. Application for planning permission comprising:
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.

LOCAL GOVERNMENT ACT 2000 (Section 97) LIST OF BACKGROUND PAPERS USED IN THE DRAFTING OF THIS REPORT

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Application case file, plans, adopted UDP, London Plan, emerging LDF and City Fringe AAP		Development Control 020 7364 5338

The application for planning permission is accompanied by an Environmental Impact Assessment pursuant to the Town And Country Planning (Environmental Impact Assessment) Regulations 1999.

B. Application for listed building consent for the construction of new boardwalks adjoining the West Dock walls and alterations to the wall on East Smithfield.

C. Application for conservation area consent for the demolition of Commodity Quay.

**Drawing Nos.
Application for
planning
permission:**

Unnumbered site location plan, SI.AP(0)10B, SI.AP(2)10F, IN.AP(0)09, IN.AP(0)10A, IN.AP(0)11A, IN.AE(0)02, IN.AS(0)01, IN.AP(2)10C, IN.AP(2)11C, IN.AE(2)02C, IN.AS(2)01A, PZ.AP(0)10, PZ.AP(0)11, PZ.AE(0)02, PZ.AP(2)10C, PZ.AP(2)11C, PZ.AP(2)12C, PZ.AE(2)02C, SG.AP(0)10, SG.AE(0)02, SG.AP(2)10B, SG.AE(2)02B, TW.AP(0)01A, TW.AP(0)11, TW.AP(0)12, TW.AE(0)01, TW.AE(0)02, TW.AP(2)10D, TW.AP(2)11D, TW.AP(2)12D, TW.AE(2)01C, TW.AE(2)02B, TW.AE(2)03B, TW.AE(2)04B, CQ.AP(0)0 08, CQ.AP(0)0 09, CQ.AP(0)0 10, CQ.AP(0)0 11, CQ.AP(0)0 12, CQ.AP(0)0 13, CQ.AP(0)0 14, CQ.AP(0)0 15, CQ.AP(0)0 16, CQ.AP(0)0 17, CQ.AP(0)0 18, CQ.AP(0)0 19, CQ.AS(0)0 01, CQ.AS(0)0 02, CQ.AE(0)0 01, CQ.AE(0)0 02, CQ.AE(0)0 03, CQ.AE(0)0 04, CQ.AE(0)0 05, CQ.AE(0)0 06, CQ.AED (2) 04, CQ.AP(2)0 09A, CQ.AP(2)0 10A, CQ.AP(2)0 11A, CQ.AP(2)0 12A, CQ.AP(2)0 13A, CQ.AP(2)0 14A, CQ.AP(2)0 15A, CQ.AP(2)0 16A, CQ.AP(2)0 17A, CQ.AP(2)0 18A, CQ.AP(2)0 19B, CQ.AP(2)0 20B, CQ.AS(2)0 01A, CQ.AS(2)0 02B, CQ.AE(2)0 01B, CQ.AE(2)0 02B, CQ.AE(2)0 03B, CQ.AE(2)0 04B, CQ.AE(2)0 05B, CQ.AE(2)0 06B, CQ.AD(2)0 01A, CQ.AD(2)0 02A, CQ.AD(2)0 03A, CQ.AD(2)0 04, CQ.SK01, BW.SI(0)01A, BW.SI(2)01A, BW.CQ(0)01, BW.CQ(2)01A, BW.IN(0)01, BW.IN(2)01A, BW.TWC(0)01, BW.TWC(2)01A, DI.AP(0)10 and DI.AP(2)10A.

Environmental Statement including Additional Regulation 19 Information.

Design and Access Statement.

Retail Statement.

Conservation Plan December 2008 (Revision A).

Transport Assessment.

Energy Statement.

Statement of Community Involvement.

Tradewinds Traffic Management Proposal.

**Drawing Nos.
Application for
listed building
consent:**

Unnumbered site location plan, SI.AP(0)10B, SI.AP(2)10E, CQ.AD (2) 0.01A, CQ.AD (2) 0.02A, CQ.AD (2) 0.3B, BW.SI(0)01A, BW.SI(2)01A, BW.CQ(0)01, BW.CQ(2)01A, BW.IN(0)01, BW.IN(2)01A, BW.TWC(0)01, and BW.TWC(2)01A.

Drawing Nos. Application for conservation area consent: Unnumbered site location plan, SI.AP(0)10B, CQ AE(0) 01, CQ AE(0) 0, CQ AE(0) 04 and CQ AE(0) 06.

Applicant: St Katharine's Investments LP.

Owners: St Katharine's Investments LP, Skil One Ltd, Skil Two Limited, The RT Hon David Mellor, Lightship Restaurant Ltd, Corporation of London, Ms K Fishlock, Fuerst Day Lawson Holdings Ltd, NTT Europe Ltd, Mala Restaurant Ltd, Ince & Co, Reynolds Technological Enquiries Ltd, Rod Mitchell Ltd, Taylor Woodrow Plc, Spotform Plc, DPR Consulting Ltd, Bentley's, Victoria Steamship and Sword Insurance Technology Solutions Plc.

Historic buildings: Dock walls, dock side bollards and perimeter wall on East Smithfield Grade 2 listed. The site adjoins Tower Bridge and the Tower of London both listed Grade 1 and lies within the UNESCO World Heritage Site. Grade 2 listed Ivory House and Dockmaster's House, Grade 2* Johnson Smirke Building in Royal Mint Court, Grade 2 entrances to Royal Mint Court and Grade 2 sundial on the riverside walk also adjoin.

Conservation area: The Tower.

2. BACKGROUND

- 2.1. On 15th April 2009, the Strategic Development Committee considered a report and an addendum update report on the three applications for planning permission, listed building consent and conservation area consent for development at St Katharine Docks itemised above. The report and update report are attached at **Appendix 1 and Appendix 2** to this item.
- 2.2. After consideration of the report and the addendum update report, the Committee resolved that it was minded not to support the officer's recommendations and to **REFUSE** planning permission, listed building consent and conservation area consent on the grounds of design, form, mass, scale, materials and the impact of the boardwalks.
- 2.3. In accordance with Rule 10.2 of the Constitution, the applications were **DEFERRED** to a future meeting of the Committee to enable officers to present a supplemental report setting out the reasons for refusal and the implications of the decision.

3. RECOMMENDATION

- 3.1. The Committee is requested to endorse the following refusal reasons:

Reasons for Refusal

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Application for planning permission PA/06/2131

- 3.2. 1. By reason of design, form, mass, scale and use of materials, the development would be insensitive to the context of the surrounding area, fail to preserve or enhance the character and appearance of the Tower Conservation Area, adversely affect the setting of listed buildings and unacceptably impact on the openness of the water area of the West Dock contrary to:
- (a) Policies DEV1, DEV37, DEV46 and DEV49 of the Tower Hamlets Unitary Development Plan 1998, which requires development to take into account and be sensitive to the character of the surrounding area, in terms of design, bulk, scale and the use of materials and the development capabilities of the site; and resists development that would have an adverse impact on the water environment and dock areas.
 - (b) Policies 4B.1, 4B.3, 4B.8, 4B.10, 4B.11 and 4B.12 of the London Plan 2008 that require development to respect local context, history, built heritage and character, result in a high quality design for all waterside development and ensure the protection and enhancement of historic assets.
 - (c) National advice in Planning Policy Guidance Note 15 – Planning and the Historic Environment.
 - (d). Policies CP49, DEV1, DEV2, CON1, CON2 and CON3 of the Council's interim planning guidance 2007 which seek to ensure development is of a high quality design, preserves or enhances the character and appearance of conservation areas and preserves listed buildings and their settings.

Application for listed building consent PA/06/2132

- 3.3. The installation of cantilevered boardwalks to the listed dock walls would unacceptably detract from the historic relationship of dock edge structures and the enclosed water space contrary to policies DEV37 and DEV46 of the Tower Hamlets Unitary Development Plan 1998 and policy CON1 of the Council's interim planning guidance 2007.

Application for conservation area consent PA/06/2133

- 3.4. In the absence of acceptable and detailed plans for redevelopment, the demolition of Commodity Quay would be contrary to policy DEV28 of the Tower Hamlets Unitary Development Plan 1998, policy CON2 of the Council's interim planning guidance 2007 and conflict with paragraph 4.27 of the National advice provided by Planning Policy Guidance Note 15 – Planning and the Historic Environment.

Implications of the decision

- 3.5. If the above recommendations are adopted, the applicant has a right of appeal to the Planning Inspectorate.

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