

Committee: Strategic Development	Date: 10 th November 2009	Classification: Unrestricted	Agenda Item No:
Report of: Director of Development and Renewal		Title: Town Planning Application and Conservation Area Consent	
Case Officer: Richard Murrell		Ref No: PA/08/02709 and PA/08/0710 (CAC)	
		Ward: Millwall (February 2002 onwards)	

1. APPLICATION DETAILS

Location:	Hertsmere House, 2 Hertsmere Road , London E14 4AB
Existing Use:	Office (Class B1 Use)
Proposal:	Demolition of existing building. Erection of a ground and 63 storey building for office (use class B1), hotel (use class C1), serviced apartments (sui generis), commercial, (use classes A1-A5) and leisure uses (use class D2) with basement, parking, servicing and associated plant, storage and landscaping.
Applicant:	Commercial Estates Group for and on behalf of GMV Ten Ltd
Ownership:	Commercial Estates Group EDF Energy
Historic Building:	Site in vicinity of Grade I and Grade II Listed buildings.
Conservation Area:	West India Dock

2. RECOMMENDATION

- 2.1 Members are not required to make any decision. The purpose of this report is to update Members on the decision made by the Mayor of London in relation to these applications.

3 Background

- 3.1 At Strategic Development Committee on 4th August 2009 Members resolved to refuse planning permission and Conservation Area Consent for the 'Columbus Tower' development. Following referral the Mayor of London exercised his powers under the Town and Country Planning (Mayor of London) Order 2008 and took over the planning applications.
- 3.2 Officers' for the Greater London Authority published a report recommending that the applications be approved. The Mayor held a Representation Hearing on 7th October 2009 at which the applications were determined.
- 3.3 The Hearing was attended by representatives from Development and Renewal and the Legal Section. The Development Control Manager spoke on behalf of the Council. He objected to the grant of planning permission and defended the reasons for refusal given by Members.
- 3.4 Objectors to the scheme, a ward Member, and the Applicant also made representations at the Hearing.

4 Decision of the Mayor

- 4.1 Following the Hearing the Mayor resolved that he agreed with the recommendation made in the GLA officer's report and granted planning permission and Conservation Area Consent. A copy of the Mayor's draft decision notice is included at appendix one.
- 4.2 The application was approved subject conditions and a S106 Agreement. The S106 included the following obligations:-
- £1,155,340 towards the provision of off-site affordable housing.
 - £4,000,000 towards Crossrail works.
 - £180,000 towards bus capacity improvements.
 - £332,756 towards local employment and training initiatives.
 - £433,252 for improvements to local parks, open spaces and public realm.
 - Travel Plan, Construction Logistics Plan and Delivery & Servicing Plan
 - Publicly accessible pavilion and upper floor restaurant and bar.
 - TV and radio reception monitoring.
- 4.3 The financial contributions towards off-site affordable housing, local employment and improvements to local parks would be made to Tower Hamlets. The Crossrail and bus capacity contributions would be made to the Greater London Authority.
- 4.4 It is understood that the formal decision notices will be issued in the near future once the GLA has finalised the wordings of the legal agreement and conditions.