

UPDATE REPORT OF DIVISIONAL DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
7.1	PA/18/01554	Site At 3-11 Goulston Street And 4-6 And 16-22 Middlesex Street, London	Demolition of existing substation and construction of a part 8/16/24 storey building with basement, including 913 rooms of purpose built student accommodation (sui generis); 430sqm of exhibition space (Use Class D1); 120sqm of incubator floorspace and 1380sqm of office space (Use Class B1) at ground, first, second and third floor levels; together with cycle parking; landscaping and public realm improvements.

1.0 ADDITIONAL REPRESENTATIONS

- 1.1. A representation has been received from Kings College London. This notes that Kings College London fully supports the development and has entered into an Option Agreement to take a Nominations Agreement on the proposed student accommodation. Concern is raised however that the officers' report states that the Nominations Agreement would need to be signed before the commencement of development. This would cause difficulties and depart from common practice for securing Nominations Agreements for student accommodation, which is for them to be signed prior to occupation.
- 1.2. *Officer response: The comments of Kings College London are noted. In line with the approach set out in the emerging London Plan, it is agreed that the trigger for the securing of the nominations agreement for the student accommodation should be 'prior to occupation' rather than 'prior to the commencement of development' as set out in the report.*

2.0 CLARIFICATIONS

- 1.1 The estimated CIL contributions at paragraph 7.82 of the report should be updated to take account of indexation to £14.0674m for Tower Hamlets CIL and £1.8865m for Mayoral CIL.
- 1.2 With regard to the proposed public realm as detailed at 7.26 to 7.30 in the report, it should be emphasised that the applicant has agreed to undertake substantive public realm works on LBTH adopted highway, secured via a s278 nested within the s106 to help *mitigate the impact of the scale of development and deliver good place-making.*
- 1.3 Letters have been received from 21 objectors in total, with the concerns raised set out in section 4.3 of the report.

3.0 RECOMMENDATION

- 2.1 Officer's recommendation to GRANT planning permission, subject to the recommended planning conditions and planning obligations and any direction by the Mayor of London, as set out in the Committee Report, is unchanged.