

UPDATE REPORT OF CORPORATE DIRECTOR OF PLACE

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/17/02373	Mile End East Estate, Mile End, London E3	Construction of 2-storey roof extensions to Buttermere House, Coniston House, Derwent House, Windermere House and Loweswater House; residential conversion of ground level garages to Windermere House and Wentworth Mews; infill units to Levels 1-4 of Windermere House to provide a total of 142 new dwellings; access and servicing including car parking spaces for disabled motorists; cycle parking spaces and incidental works.

1.0 ADDITIONAL REPRESENTATIONS

- 1.1. One further objection was received since the publication of the committee report; however this is from a previous objector who reiterates their objection to the proposal. All material planning issues have already been addressed in the committee report.

2.0 GRANT FUNDING UPDATE

- 2.1 On 4th July 2019 the Mayor of London awarded grant funding for the additional intermediate affordable housing (London Living Rent) referred to as Option 2 within the committee report.
- 2.2 As such Option 1, as referred to in paragraphs 7.5-7.7, 7.13 -7.16 and 8.5 of the committee report, is no longer relevant and the applicant has agreed to commit through a S106 planning obligation to implement Option 2, as referred to in paragraphs 7.8-7.10, 7.17-7.18 and 8.5 of the committee report, to provide 78.4% affordable housing.
- 2.3 Given that the 78.4% affordable housing offer has now been confirmed and will be secured as a planning obligation, Option 2 now carries full weight, representing a very substantial public benefit in favour of the development proposal.

3.0 RECOMMENDATION

- 3.1 Officer's recommendation to GRANT planning permission, subject to the recommended planning conditions and planning obligations, as set out in the Committee Report, is unchanged.