Application for Planning Permission

Reference: PA/18/03580
Site: Unit 2, Discovery Dock Apartments East, 3 South Quay Square, E14 9RU
Ward: Canary Wharf
Proposal: Infill extension to existing ground floor commercial unit (currently in use as estate agent) for flexible use including A1 (retail), A2 (financial and professional services), A3 (restaurant) and B1a (office)
Summary Recommendation: Grant planning permission with conditions.
Applicant: The Komoto Group
Architect/agent: Rolf Judd Planning
Case Officer: Victoria Coelho
Key dates:
- Application registered as valid on 28/01/2019
- Public consultation finished on 21/02/2019
- Significant amendments received on 08/04/2019

1. Background

1.1 This application for planning permission was considered by the Development Planning Committee on 11th July 2019. A copy of the original report is appended.

1.2 The application was deferred on the advice of the Council's Legal Officer to ensure that the area to the south of the site was not subject to any formal walkway agreement under the relevant highways legislation. In addition, the site is not subject to a planning obligation to maintain a walkway secured by a legal agreement.

1.3 Both officers and the applicant have reviewed the issue. The applicant's solicitor has confirmed that they are not aware of any right of access across the area whether by agreement with the local authority or by dedication. Officers have reviewed the planning history and are not aware of any planning obligations/legal agreements over the subject land.

1.4 In addition, during the committee meeting of 11th July, the applicant put forward a condition to require the submission a servicing and delivery management plan in response to concerns raised during the meeting in this regard. As such, an additional condition is recommended to secure this.
RECOMMENDATION

2.1 Officers recommendation remains to GRANT PLANNING PERMISSION, subject to conditions.

3. CONDITIONS

1. Time Limit
2. Approved Plans
3. Cycle Storage
4. Waste Storage
5. Hours of Operation
6. Servicing and Delivery Plan