

UPDATE REPORT, DEVELOPMENT COMMITTEE. 10th October 2019

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/19/01301	City Hotel, 12-20 Osborn Street, London, E1 6TE	Part 4, 5 and 6 storey rear extension plus partial basement and associated internal changes to the existing hotel to create an additional 153 rooms, external alterations to the Osborn Street elevation, cycle parking facilities, disabled car parking, plant, demolition of rear buildings within car park and other associated works.

1.0 CLARIFICATIONS

1.1 Paragraph 4.4 of the report sets out the reasons for objection. There should be one additional objection included here as follows:

- Negative impact on the biodiversity of neighbouring private amenity spaces.

1.2 Paragraph 7.57 should state that 18 out of the 21 rooms tested meet the ADF target. The additional room that fails is a living/kitchen/dining room. However, it should be noted that, although this room does not meet the ADF target there is no change in value as the development has no material impact on the room's ADF.

1.3 Paragraph 7.64 should state 'reductions ranging between 22.1% and 55.2%'.

1.4 Paragraph 7.67 states that 95 rooms tested meet the APSH requirements. This should state that 94 out of 95 rooms meet the APSH requirements. The window that fails the APSH test is W27 as set out within the submitted Daylight and Sunlight Assessment.

1.5 Paragraph 7.122 should state that the BREEAM Excellent will be applied to the new extension only.

1.6 Paragraph 7.142 should state that the proposed development would be liable for Tower Hamlets Community Infrastructure Levy (CIL) payments of approximately £1,338,499.46 and Mayor of London CIL of approximately £802,480.00

1.7 Appendix 1 – List of Plans for Approval should be revised to the following:

- A-000-001 REV P0 – Existing Site Location Plan
- A-025-099 REV P0 – Existing Lower Ground Floor Plan
- A-025-100 REV P0 – Existing Ground Floor Plan
- A-025-101 REV P0 – Existing First Floor Plan
- A-025-102 REV P0 – Existing Second Floor Plan
- A-025-103 REV P0 – Existing Third Floor Plan
- A-025-104 REV P0 – Existing Fourth Floor Plan
- A-025-105 REV P0 – Existing Fifth Floor Plan
- A-025-106 REV P0 – Existing Sixth Floor Plan
- A-025-121 REV P0 – Existing South East Elevation
- A-025-122 REV P0 – Existing North Elevation
- A-025-123 REV P0 – Existing South West Elevation

- A-025-124 REV P0 – Existing South East Elevation
- A-025-131 REV P0 – Existing Section AA
- A-025-132 REV P0 – Existing Section BB
- A-100-099 REV P2 – Proposed Lower Ground Floor Plan
- A-100-100 REV P1 – Proposed Ground Floor Plan
- A-100-101 REV P0 – Proposed First Floor Plan
- A-100-102 REV P0 – Proposed Second Floor Plan
- A-100-103 REV P0 – Proposed Third Floor Plan
- A-100-104 REV P0 – Proposed Fourth Floor Plan
- A-100-105 REV P1 – Proposed Fifth Floor Plan
- A-100-106 REV P1 – Proposed Roof Floor Plan
- A-110-001 REV P0 – Proposed South West Elevation – Osborn Street
- A-110-002 REV P1 – Proposed North Elevation
- A-110-003 REV P0 – Proposed North East Elevation
- A-110-004 REV P1 – Proposed South West Elevation – Hotel Courtyard
- A-110-005 REV P0 – Proposed South Elevation
- A-120-001 REV P1 – Proposed Section AA
- A-120-002 REV P1 – Proposed Section BB
- A-500-001 REV P0 – Proposed Façade Details
- A-500-002 REV P0 – Proposed Cycle Store Details

2.0 RECOMMENDATION

- 2.1 Officer recommendation remains that planning permission should be GRANTED for the reasons set out in the main report and all conditions/obligations.