

UPDATE REPORT, STRATEGIC DEVELOPMENT COMMITTEE. 5th November 2019

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/19/01422	Queen Mary University London, Site at Hatton House, Westfield Way, London, E1	Demolition of the existing Hatton House (Student Accommodation Use Class C2) and No.357 Mile End Road (Use Class D1 Non-Residential Institution) and the construction of a new building for teaching and educational purposes (Use Class D1) along with associated access, public realm works, landscaping and cycle parking

1.0 NEW REPRESENTATIONS

1.1 Four additional representations from three objectors have been received. These can be summarised as:

- Objection to loss of the locally-listed building (No. 357 Mile End Road) and harm to the character of the Regents Canal Conservation Area;
- Discussion of the locally-listed building's date of origin and significance; and
- Concerns about construction management impacts.

1.2 In total, this brings the total number of objections up to 7.

1.3 Further to the above, the Canal and Rivers Trust have provided a late update to their comments previously submitted and suggest that 357 Mile End Road may make a greater contribution to the significance of the conservation area than has been assessed by the applicant.

1.4 In response to comments from the Canal and Rivers Trust and additional objectors set out above, the Council note that there is not full clarity on the date of construction of No. 357 Mile End Road. Even if the building is deemed to make a greater contribution to the character and appearance of the conservation area, the officer position is that the loss of this building and the impact of the proposed building would result in a less than substantial harm to the Regents Canal Conservation Area and the setting of the Clinton Road Conservation Area.

1.5 In accordance with Chapter 15 in the Committee Report, officers would re-state that the public benefits of the proposals would outweigh the harm to heritage assets and the proposals would accord with the provisions of the NPPF.

2.0 CLARIFICATIONS

2.1 Paragraph 3.2 should be updated to include an additional condition requiring that, prior to demolition, evidence of the contract(s) for the carrying out of the completion of the entire scheme of works for this building are submitted to and approved by the Council.

2.2 Paragraph 6.11 should be updated to read the following: 'The Planning Inspectorate has on 08/10/2019 confirmed the soundness of the Draft New London Plan, subject to recommended modifications. The GLA are however not bound by the Inspector's

recommended modifications and it is noted that with regards to the below policies relevant to this application, there are no major issues raised within the modifications. As such, it is considered that the policies now carry substantial weight pending formal adoption of the document'.

2.3 The proposed drawings list within Appendix 2 should be revised to the following:

- QMUL-FAB-BM-ZZ-DR-L-00210 REV P04;
- QMUL-NHA-BM-01-DR-A-PL102 REV 04;
- QMUL-NHA-BM-02-DR-A-PL103 REV 04;
- QMUL-NHA-BM-03-DR-A-PL104 REV 04;
- QMUL-NHA-BM-04-DR-A-PL105 REV 04;
- QMUL-NHA-BM-05-DR-A-PL106 REV 04;
- QMUL-NHA-BM-06-DR-A-PL107 REV 04;
- QMUL-NHA-BM-07-DR-A-PL108 REV 04;
- QMUL-NHA-BM-B1-DR-A-PL100 REV 03,
- QMUL-NHA-BM-GF-DR-A-PL101 REV 04;
- QMUL-NHA-BM-ZZ-DR-A-PL001 REV 03;
- QMUL-NHA-BM-ZZ-DR-A-PL010 REV 00;
- QMUL-NHA-BM-ZZ-DR-A-PL200 REV 03;
- QMUL-NHA-BM-ZZ-DR-A-PL201 REV 04;
- QMUL-NHA-BM-ZZ-DR-A-PL300 REV 03;
- QMUL-NHA-BM-ZZ-DR-A-PL301 REV 04.

2.4 The supporting documents list within Appendix 2 should be updated to include the following document:

- Transport Assessment Addendum prepared by AECOM dated 30 October 2019.

3.0 RECOMMENDATION

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