

UPDATE REPORT, STRATEGIC DEVELOPMENT COMMITTEE

Agenda Item No.	Reference	Site
5.1	PA/21/02777	East India Dock House, 240 East India Dock Road, London

1. **Clarifications and corrections**

- 1.1 Para. 8.2 Financial Obligations, point e. should read Monitoring fee £59,902.86
- 1.2 A page of approved plans 'other approved documents' has been omitted from the published report. The additional documents are within Appendix 1 of this report and should be read in conjunction with Appendix 1 (page 49) of the committee report.

2. **Additional consultation responses**

- 2.1 An additional consultation response has been received from the owner of the adjoining site. In summary, it raises concerns regarding the assessment of the relationship between the application site and adjoining water body which have consent for "Change of use at basement level from ancillary Class B1 Office to Class D2 Gym use, the erection of a two-storey podium structure to the west end of the northern canal for use as Class D2 Gym use and conversion of the existing canal to use as an outdoor swimming pool, associated alterations, boundary treatment and landscaping."
- 2.2 The letter outlines that whilst there is no in principle objection to the proposals, it is not considered that a scenario in which the adjoining consented scheme, or any other subsequent scheme has been adequately addressed in the application submission or committee report.
- 2.3 The letter requests that either an additional condition is recommended requiring submission of a detailed elevation showing the removal of the fenestration at ground floor level to the south, or further express assessment of the relationship is provided.
- 2.4 Officers have considered the relationship between the two sites in the assessment of the application, and conclude it is acceptable.

3. **RECOMMENDATION**

As per the original recommendation to GRANT planning permission.

Appendix 1

Document Title	Prepared By
Soft Landscape Specification	ACD Environmental Ltd
Surface Water Drainage Strategy	Stantec
Sustainable Drainage Proforma	Stantec
Transport Assessment	Stantec
Tree Report, including Tree Survey and Tree Protection Plan	ACD Environmental Ltd
Urban Greening Factor Calculation	ACD Environmental Ltd
UXO Risk Assessment	1st Line Defence Ltd
Whole Life Cycle Carbon Assessment	Norman, Disney & Young
Workplace Travel Plan	Stantec
Wind Environment Study	Windtech Consultants
Townscape and Visual Impact Assessment	Built Heritage Consultancy
Tall Buildings Assessment	Stantec
Archaeology WSI	Archaeology South-East