

STRATEGIC DEVELOPMENT COMMITTEE - 6 SEPTEMBER 2023
UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
7.1	PA/21/01713	26-38 Leman Street, London	Demolition of the existing buildings and redevelopment of the site to provide a building ranging from basement, ground plus 19 storeys, comprising office (Class E (g)) and aparthotel (Class C1); associated cycle and car parking, hard and soft landscaping and other associated works.

1. CORRECTIONS AND CLARIFICATIONS

- 1.1 Paragraph 7.202 – clarification that the scheme is proposing an electricity-led centralised energy strategy with a hybrid system of air source heat pumps (ASHP) and gas boiler for high temperature top up.
- 1.2 Paragraph 8.3 – TfL Cycle Hire Docking Station contribution should be noted as £70,000, not £120,000.
- 1.3 Supporting Documents – an update Delivery and Servicing Plan (Issue 6) was submitted on 20 June 2023. This supersedes the Delivery and Servicing Plan dated December 2021 that is listed in the committee report.
- 1.4 The Committee will note from the main report that the site includes a nightclub. This “sui-generis” use has operated for many years providing specialist adult entertainment services. Given the nature of the entertainment use, officers are satisfied that the venue would not represent a cultural or community facility that would warrant protection or re-provision in line with policy HC5 of the London Plan. The loss would not conflict with the Mayor of London’s Cultural Infrastructure Plan.

2. RECOMMENDATION

- 2.1 The office recommendation to grant planning permission remains, subject to an amended financial contribution to TfL cycle hire docking station.