

DEVELOPMENT COMMITTEE 30 November 2023
UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/23/00513	5 th Floor, 34 Westferry Circus, London, E14 8RR	Alterations to include the addition on new bi-folding glass doors to the 3 rd floor to provide an internal terrace, minor alterations to the glass façade, including the addition of bi-folding doors to the 4 th floor and proposed roof extension with creation of an external terrace space with outdoor seating to existing restaurant and new plant.

1. CLARIFICATIONS

- 2.1 Para 1.1 should read as follows ‘ The application site is a five-storey building located within the mixed-use development known as Canary Riverside which comprises a hotel, offices, restaurants, serviced apartments, and residential buildings. The application site is located adjacent to the River Thames, which is to the west of the site. The building is accessible by a public walkway which runs parallel to the river.
- 2.2 With regard to the restaurant use of the third and fourth floors of the building, it should be noted that they have been left vacant for 8 years, as opposed to the shorter time frames erroneously referred to in paras 1.2 and 4.4.
- 2.3 The initial Site Notice was publicised on 14 April 2023.
- 2.4 Para’s 7.55 to 7.56 refer to the proposals impacts towards Air Quality. The comments extend to concerns relating to smell and odour also. Environmental Health Officers have been consulted, and do not consider the proposals to present harm as a result of the site’s separation distance from neighbouring residential buildings. Furthermore, the application of conditions relating to plant and plant machinery, will ensure that any future introduction of plant and/or plant machinery, will not result in undue harm.

2. RECOMMENDATION

- 2.1 Officers recommendation is to GRANT planning permission, subject to the conditions outlined in the original report.

Agenda item no	Reference no	Location	Proposal / Title
5.2.	PA/22/01979	Site at Northeast of Atlantic Court, Jamestown Way, London	Demolition of the existing building and redevelopment of the site to provide commercial space (Class E) and residential accommodation (Class C3) with associated infrastructure and works, including reconfiguration and upgrades to the adjoining public garden.

1. CLARIFICATIONS

- 1.1 The description of development should include class F1 and F2 as potential use classes for the commercial space. The correct description of development should read as below

Demolition of the existing building and redevelopment of the site to provide flexible commercial or community space (Class E, F1 or F2) and residential accommodation (Class C3) with associated infrastructure and works, including reconfiguration and upgrades to the adjoining public garden.

- 1.2 An additional condition should be included at 8.4 of the Committee report as set out below.

'Removal of permitted development rights in relation to fencing or enclosure of landscaped area'

- 1.3 Paragraph 8.2 – Financial Obligations. The small sites affordable housing contribution should now be £225,000 rather than £73,835.

2. RECOMMENDATION

- 2.1 16 additional objections have been received since the publication of the report. The issues raised and reflect the concerns set out in the Committee report.