

<b>Committee:</b> Strategic Development Committee	<b>Date:</b> 3 <sup>rd</sup> November 2005	<b>Classification:</b> Unrestricted	<b>Report Number:</b> SDC006/056	<b>Agenda Item Number:</b> 5.1
<b>Addendum Report of:</b> Director Development and Renewal		<b>Title:</b> Town Planning Application		
<b>Case Officer:</b> Renee Goodwin		<b>Location:</b> 10 TO 20 DOCK STREET, LONDON, E1 8JP		
		<b>Ward:</b> St Katharine's and Wapping		

## 1. **BACKGROUND**

1.1 The applicant lodged an appeal against the non-determination of the planning application for 10 – 20 Dock Street (PA/04/993), with the Planning Inspectorate on the 25<sup>th</sup> November 2004. The Inspectorate is an executive agency of the ODPM. Consequently, a public inquiry has been scheduled and it is the Inspector conducting that inquiry rather than Tower Hamlets as Local Planning Authority, which will approve or refuse the planning application.

Instead, Members of the Strategic Development Committee are asked to give an indication of what view they would have reached, had they been allowed to make a decision. As such, members are asked to consider the '**minded to refuse**' recommendation outlined in paragraph 2.1 of the original 3<sup>rd</sup> November 2005 report.

1.2 Similarly, due to the lodgement of the appeal, the Mayor cannot direct approval or refusal of this planning application. The Greater London Authority (GLA) reported the scheme to the Council on the 18<sup>th</sup> October 2005. The report provides the London Borough of Tower Hamlets with an **indication of what the Mayors decision would have been** had the Mayor not lost the opportunity to make representations to the Council.

1.3 The height of the tallest part of the scheme is 41m. Therefore, the GLA is a statutory consultee because:  
*"Development which comprises or includes the erection of building... more than 30 metres high and outside of the City of London",*  
 has to be referred to them.

1.4 The appeal is to be heard at an inquiry on the 13<sup>th</sup> – 15<sup>th</sup> December 2005 (Appeal Ref: APP/E5900/A/04/1168750).

1.5 At the inquiry, the Planning Inspectorate will consider the planning application taking into account, the case put forward by the Council, the case put forward by the Appellant, and the consultation responses received with respect to the application, including the views of the GLA and this committee.

1.6 The Planning Inspectorate will determine the outcome of this planning application at the inquiry.

## 2. **GLA STRATEGIC PLANNING APPLICATION STAGE 1 REFERRAL**

2.1 The stage 1 report recommends that Tower Hamlets be Council be advised that the principle of the scheme is generally supported in strategic policy terms. However there are numerous matters that either remain outstanding, or require clarification, in order to demonstrate compliance with London Plan policies.

2.2 The matters identified by the GLA that either remain outstanding, or require clarification, in order to demonstrate compliance with London Plan policies are summarised below:

### LOCAL GOVERNMENT ACT 2000 (Section 97) LIST OF BACKGROUND PAPERS USED IN THE DRAFTING OF THIS REPORT

Brief Description of background paper:	Tick if copy supplied for register	Name and telephone no. of holder
Application case file, plans and & UDP	√	Development Control 020 7364 5338

- Concerns are raised over the quality of some of the accommodation that will be provided;
- Concerns are raised as to the appropriateness of such a high density scheme;
- The high proportion of small units has not been adequately justified;
- The lack of outdoor amenity space and the awkward relationships between some of the units should be clarified and improved upon;
- The level of affordable housing is low and its appropriateness is, as yet, unresolved;
- The scheme has not demonstrated compliance with London Plan policies relating to the use of renewable energy technologies and energy efficiency measures; and
- The incorporation of inclusive design principles in the design of both the commercial and residential units has not been demonstrated.

2.3 A copy of the GLA strategic planning application stage 1 report is attached as Appendix A.

### **3. AFFORDABLE HOUSING**

3.1 With regard to the low level of affordable housing, paragraph 6.2.7 of the officer report (refer report number SDC006/056) noted that the applicant would provide a more up-to-date version of the toolkit between 13 – 20 October 2005.

3.2 However, at the time of preparation of this addendum report (1 November 2005), the additional more up-to-date version of the toolkit had still not been made available to the Council.

### **4. IMPLICATIONS**

4.1 As the application has already been appealed on non-determination grounds, the Mayor has lost his opportunity under article 3 of the Town and Country Planning (Mayor of London) Order 2000 to make representations to the London Borough of Tower Hamlets. The Mayor's views are nonetheless relevant to the consideration of the scheme.

4.2 The matters identified by the GLA and that will form part of the contents of the evidence to be presented at the appeal are as follows:

- Concerns are raised over the quality of some of the accommodation that will be provided;
- Concerns are raised as to the appropriateness of such a high density scheme;
- The high proportion of small units has not been adequately justified;
- The lack of outdoor amenity space and the awkward relationships between some of the units should be clarified and improved upon;
- The level of affordable housing is low and its appropriateness is, as yet, unresolved; and
- The incorporation of inclusive design principles in the design of both the commercial and residential units have not been demonstrated.

### **5. CONCLUSIONS**

5.1 The matters identified in 4.2 above will form part of the contents of the evidence to be presented at the appeal in conjunction with the recommendation contained within the officer report number SDC006/056.

5.1 The assessment of the other matters contained within the officer report remain unaltered as does its recommendation.

