

# Policy & Partnerships Directorate

City Hall  
The Queen's Walk  
London SE1 2AA  
Switchboard: 020 7983 4000  
Minicom: 020 7983 4458  
Web: [www.london.gov.uk](http://www.london.gov.uk)

**Our ref:** PDU/1027/LB05

**Your ref:** PA04/993

**Date:** 19 October 2005

**Owen Whalley**  
Head of Planning  
Tower Hamlets Council  
41 – 47 Bow Road  
LONDON E3 2BS

For the attention of: Renee Goodwin

Dear Mr Whalley,

## **Town & Country Planning Act 1990 (as amended); Greater London Authority Act 1999; Town & Country Planning (Mayor of London) Order 2000 10 – 20 Dock Street/PA 04/993**

I refer to your letter of 22 July 2005, consulting the Mayor of London on the above planning application. On 18 October 2005 the Mayor considered a report on this proposal, reference PDU/1027/01. A copy of the report is attached, in full.

Having considered the report, the Mayor has concluded that the principal of a high quality residential development on this site is generally supported in strategic planning terms. The quality of the external appearance of the proposed blocks is high, and the regeneration benefits the redevelopment of this site will provide are encouraged. However, as raised in the attached report, the Mayor has significant concerns about aspects of the scheme in relation to strategic planning policy.

One major concern is the level and possible mix of the affordable housing, which is yet to be resolved. I understand an updated affordable housing toolkit will be completed shortly, and subsequently a meeting will be held between the applicants, your officers and GLA officers. Hopefully, this further work will help set an appropriate affordable housing contribution. The quality of the internal accommodation within some of flats is also questioned, and may have implications on the level of housing that the site can accommodate.

Additionally, the Mayor also raised concerns about the lack of amenity and playspace; energy efficiency measures and renewable energy technologies; and information on the inclusive design

principles incorporated in the scheme. It is also unclear if there is sufficient space to provide cycle parking.

I trust the attached report clarifies the Mayor's position, and that you find this information useful in the assessment of the scheme and the upcoming appeal.

Yours sincerely,

**Giles Dolphin**

Head of Planning Decisions

cc Jennette Arnold, London Assembly Constituency Member  
Tony Arbour, Chair of London Assembly Planning and Spatial Development Committee  
Andrew Melville, GoL  
Sam Richards, TfL  
Anne Crane, LDA  
Nigel Abbott, Dalton Warner Davis, 21 Garlick Hill, London EC4V 2AU