

STRATEGIC DEVELOPMENT COMMITTEE

UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/24/01229 & PA/24/01248	Royal Mint Court, London, EC3N 4QN	Redevelopment of the site to provide an embassy (Sui Generis use class), involving the refurbishment and restoration of the Johnson Smirke Building (Grade II listed), partial demolition, remodelling and refurbishment of Seaman's Registry (Grade II listed), with alterations to the west elevation of the building, the retention, part demolition, alterations and extensions to Murray House and Dexter House, the erection of a standalone entrance pavilion building, alterations to the existing boundary wall and demolition of substation, associated public realm and landscaping, highway works, car and cycle parking and all ancillary and associated works.

1. ADDITIONAL INFORMATION

1.1. Since publication of the Committee Report, the applicant has submitted additional supporting information which includes an Environmental Statement Addendum, Biodiversity Net Gain Assessment, and drawings. This information will be assessed as part of the forthcoming Local Inquiry.

2. RECOMMENDATION

2.1. That the Committee inform the Secretary of State that it would have resolved to **GRANT** Planning Permission and Listed Building Consent.

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/24/00173	Site at 2-6 Commercial Street, 98,101-105 Whitechapel High Street and Canon Barnett Primary School, London E1	<p>Demolition of 101 Whitechapel High Street, 6 Commercial Street and the western annex of the Canon Barnett Primary School; partial demolition and partial retention of 102 - 105 Whitechapel High Street (with internal alterations) and 2 – 4 Commercial Street (façade retained); and redevelopment to provide buildings ranging from ground plus 17 storeys, comprising office floorspace (Class E(g)), community hall (Class F2); relocation and expansion of the existing school playground and School Annex (Class F1); associated car and cycle parking, hard and soft landscaping and other associated works.</p> <p>This application is accompanied by an Environmental Statement.</p>

1. ADDITIONAL REPRESENTATIONS

- 1.1. Since publication of the Committee Report, an additional 8 letters of representation have been received.
- 1.2. Six are in support and two are in objection. One of the representations in support has no address. The remaining representations in support are from:
 - London College of Marketing and Technology (LCMT)
 - 50 Activ Club UK
 - Bancroft Elderly Club
 - GB Badminton Club
 - Sporting Foundation
- 1.3. In summary the letter from LCMT states that they consider the existing building to not be fit for purpose and that they will be leaving the premises shortly. LCMT do not believe that the education facility should be retained in the existing building.
- 1.4. The points raised in the remaining letters of support cover the same areas as the representations in support that have been summarised in the Committee Report.
- 1.5. The additional objections are from the East End Preservation Society and one letter with no address. The letter from the East End Preservation Society objects on the basis of the scale, height and massing of the proposed development as it will cause substantial harm to the character and significance of the Conservation Area, including to the setting of Grade II* Whitechapel Gallery. The two additional objections also each raise other points which cover the same areas as the representations in objection that have been summarised in the Committee Report.

2. CORRECTIONS

- 2.1. At paragraphs 1.1 and 3.1 there is reference to planning application PA/19/00535. The correct address for this development is 97 Whitechapel High Street. The site for PA/19/00535 is outside of the application site for application PA/24/00173.
- 2.2. The table below corrects a minor error in 'Table 6: Loss of daylight – Vertical Sky Component measure' at paragraph 7.185 of the Committee Report. The incorrect figures are showing in ~~strikethrough~~.

	Total windows assessed	No. windows below VSC guidelines	No. windows 20-29.99% loss	No. windows 30-39.99% loss	No. windows >40%
Kensington Apartments	218	146 145	30	59	57 56

- 2.3. At paragraph 7.193 it is stated that following the development some windows at Nagpal House would receive no light. This is incorrect. All windows would retain a VSC value and none drop to zero. The degree of impact is correctly set out in Tables 6 and 7.

3. PUBLIC BENEFITS

- 3.1. The applicant has offered the following bespoke provisions as part of their 'Enterprise and Training Support' package:

Affordable Workspace Initiatives:

- 3.2. Workspace for Local Startups: Allocate a % of affordable workspace for startups or social enterprises that are based within the borough (or within specific mile radius) or for those whose work directly to address local needs, such as tackling unemployment or promoting skills training within the borough.

Local Talent Incubator:

- 3.3. In exchange for this space, the equivalent of 2 days per year could be given by the subsidised tenant to run skills / mentorship / upskilling / career pathway etc events or activities with individuals from local schools (e.g. a mentorship programme / outreach workshops where an individual runs a workshop in a local school based on curriculum and need etc).
- 3.4. These provisions could be secured in a legal agreement were permission to be granted. However, when considered in isolation or cumulatively with the other benefits that would flow from this development they would not provide sufficient weight to outweigh the heritage and other harm that would arise from the proposed development.

4. RECOMMENDATION

- 4.1. That subject to any direction by the Mayor of London, planning permission is **REFUSED** for the reasons as outlined in the Committee Report.