

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

19 January 2012 at 7.30 pm

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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Agenda item no	Reference no	Location	Proposal
7.1	PA/11/00798	45 Millharbour, London	Demolition of existing buildings and erection of a part 7 storey & part 14 storey mixed use building comprising 880sq.m of ground floor commercial (A2/A3/B1) floorspace, 132 residential flats (C3), ground level public open space and associated underground parking.

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1.0 Error

Paragraph 8.87 should read:

*The separation distance of the proposed building and its neighbouring building at **No 41** Millharbour is 18.2m. Therefore, this is considered acceptable. The separation distance from the proposed building to **No 47** Millharbour varies from **12m to 18m. However window to window distance varies from 15m to 18m.** Where the separation distance falls short of 18m, the building has been suitably designed to minimise direct overlooking through translucent walls **or high windows**. In the opinion of officers, the separation distances between the proposed development and directly facing neighbouring properties is considered acceptable given the urban context of the surrounding area. 15m to 18m.*

2.0 Additional information

Paragraph 8.27:

A total of 44 of the 132 residential units within the proposal would be affordable housing, which represents a total provision of 37% based on habitable rooms. Of the 44 units, 32 of the residential units would be Social Rented which represents 73% and 12 residential units would be Intermediate, representing 27%. **The applicant has submitted a viability assessment with the application. The viability assessment demonstrates that the proposed number of affordable housing together with the Council's asking s106 contributions is viable and deliverable.**

3.0 Recommendation

Officer's recommendation remains approval.