

Committee: Strategic Development	Date: 16 th November 2006	Classification: Unrestricted	Agenda Item No: 6.6
Report of: Corporate Director of Development and Renewal		Title: Planning application for decision	
Case Officer: David Gittens		Ref No: PA/06/00144	
		Ward(s): Whitechapel	

1. APPLICATION DETAILS

Location: Site Formerly Known As 44 To 56 Prescott Street and 2 To 20 South Tenter Street, Prescott Street, London

Existing Use: Mixed office, industrial, vacant.

Proposal: Erection of a part 8, part 13, part 16 storey building to provide 252 room hotel with 120 serviced apartments, retail unit, health club, conference centre and basement car parking.

Drawing Nos: 2000A; 2001G; 2002D; 2003E; 2004J; 2005E; 2006D; 2007D; 2008B; 2009B; 2010B; 2011B; 2012B; 2013B; 2016B; 2201C; 2202C; 2203C; 2204C; 2301B; 2302B; Artists view looking westwards.

Applicant: Grange Hotels

Owner: Grange Hotels

Historic Building: No

Conservation Area: No

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

Reasons for grant

- 2.1 The local planning authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan, associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:
- In principle, the redevelopment of the site to provide a part 8, part 13, part 16 storey building to provide 252 room hotel with 120 serviced apartments, retail unit, health club, conference centre and basement car parking is acceptable, subject to an appropriate planning obligations agreement and conditions to mitigate against the impact of the development; and
 - It is considered that the proposed use would not have an adverse impact on the residential amenity of the surrounding properties. A number of conditions are recommended to secure submission of details of materials, landscaping, external lighting, and plant, and to control noise and hours of construction.

3. RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** planning permission subject to:

A. **Referral to the Mayor of London** pursuant to the Town & Country Planning (Mayor of

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

Brief Description of background papers:	Tick if copy supplied for register	Name and telephone no. of holder:
Application, plans, adopted UDP, draft LDF and London Plan		David Gittens 020 7364 5260

London) Order 2000 under categories 1B 1 (b) and 1C 1 (c) of Part 1 of the Schedule of the Order for a building exceeding 20,000 square metres floor space in Central London and more than 30 metres high outside the City of London.

- B. The prior completion of a **legal agreement**, to the satisfaction of the Chief Legal Officer, to secure the following:
 - a) A financial contribution of £50,000 towards the improvement of pedestrian and cycle facilities in the locality;
 - b) £150,000 towards public art;
 - c) £10,000 towards local childcare provision;
 - d) TV reception monitoring and mitigation as appropriate;
 - e) Air quality monitoring during construction;
 - f) Local labour in construction.
- C. Social Compact and Service Level Agreement to secure such matters as the Employment Training Programme & Borough Schools Programme (includes financial contribution of £26,000 to Skillsmatch).
- D. An agreement under section 278 of the Highways Act to fund highway resurfacing and repaving adjacent the site.

3.2 That the Head of Development Decisions is delegated power to impose conditions and informatives on the planning permission to secure the following:

Conditions

- 1) Permission valid for 3 years.
- 2) Submission of details of external materials.
- 3) Submission of details of hard and soft landscaping treatment.
- 4) All planting, seeding or turfing.
- 5) Submission details of any proposed walls fences gates and railings.
- 6) Submission of details of any external lighting.
- 7) Investigation and remediation measures for land contamination.
- 8) Archaeological investigation and recording prior to commencement.
- 9) Submission of foundation design and method statement.
- 10) Design and construction details of the new basements should be submitted to the local planning authority.
- 11) Submission of the passive design measures, centralised heating system, Combined Heat and Power system, Groundwater Cooling/Heating (and associated electrical chillers), solar water heating, photovoltaic panels, which shall be in accordance with the submitted Cundall Genesys Environmental outline energy strategy in perpetuity.
- 12) Submit a swept path analysis to demonstrate that the junction of Prescott Street/St Mark Street can safely accommodate the passage of large vehicles.
- 13) Control hours of construction.
- 14) Control hours of power/hammer driven piling/breaking out.
- 15) Details of noise levels to be submitted.
- 16) Details of means of fume extraction and ventilation for restaurant.
- 17) Details of means of fume extraction and ventilation for the conference catering facilities.
- 18) Restriction of apart-hotel occupancy to 90 consecutive days or less.
- 19) Any other condition(s) considered necessary by the Head of Development Decisions

Informatives

- 1) This permission is subject to a planning obligation agreement made under Section 106 of the Town and Country Planning Act 1990.
- 2) With regard to Conditions 7 (Decontamination), you should contact the Council's Environmental Health Department.

- 3) With regard to condition 10 you should contact the Council's Structures Section
 - 4) You are advised that the Council operates a Code of Construction Practice and you should discuss this with the Council's Environmental Health Department.
 - 5) You should consult the Council's Highways Development Department, regarding any alterations to the public highway.
 - 6) You are strongly encouraged to increase the provision of wheelchair accessible rooms to more than the minimum 5%.
- 3.3 That, if by 28th February 2007 the legal agreement has not been completed to the satisfaction of the Chief Legal Officer, the Head of Development Decisions is delegated power to refuse planning permission.

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 Application is made for full planning permission for the demolition of the existing buildings on the site and redevelopment to provide a part 8, part 13, part 16 storey building to provide a 252 room hotel with 120 serviced apartments. The block would be arranged with the two tower elements of 16 and 13 storeys at the western and eastern extents respectively joined by the lower 8 storey section of the building. The western tower, accessed directly from fronting Prescott Street would incorporate the hotel reception whilst the eastern tower accessed off St Mark Street would incorporate the reception for the serviced apartments.
- 4.2 The building would have three basement levels providing plant and 6 car parking spaces together with a car lift, conference facilities and a health club. The ground floor would incorporate a retail unit and bar/restaurant at street level fronting Prescott Street, the car lift entrance fronting St Mark Street and a goods delivery bay fronting South Tenter Street. The scheme would also incorporate landscaped areas at ground floor level, and on roof terraces at second floor level.
- 4.3 The serviced apartments would include small kitchenettes and would be intended for longer occupancy than conventional hotel use, up to a maximum of 90 days.
- 4.4 The present scheme is a substitution of a previous application on the site for a larger version of the scheme (comprising a part 8, part 16, part 20 storey building) to provide a 256-bedroom hotel and 156 serviced studio apartments (PA/04/1150). However after meetings with the Council and the GLA, principally with regard to concerns with regard to the scale of the proposal in relation to its surroundings, that application was withdrawn.

Site and Surroundings

- 4.5 The application site measures 0.34 hectares, situated on the north side of Prescott Street and occupies a whole street block bounded by St Mark Street to the east, South Tenter Street to the north and West Tenter Street to the west.
- 4.6 The site is mostly cleared and vacant but contains 2 separate three storey buildings fronting South Tenter Street at no 14, and at no 22-24. There are a number of vehicular accesses to the site in both South Tenter Street and St Mark Street which, along with West Tenter Street, are roads for which the Council is the highway authority, whilst Transport for London are the highway authority for Prescott Street.
- 4.7 The land surrounding the site is mixed in character being primarily office type commercial uses interspersed with residential. On the south side of Prescott Street are residential and restaurant uses plus the Grade 2 listed English Martyrs Roman Catholic church and ancillary hall. The offices opposite at 24 Prescott Street recently obtained planning permission for change of use to a hotel.

- 4.8 The west side of West Tenter Street is occupied by the flank wall of premises fronting Prescott Street and the rear of buildings fronting Mansell Street and include office, residential and Class A3/A4 uses. The north side of South Tenter Street is occupied by the rear of a row of three storey houses that front Scarborough Street to the north beyond which lies English Martyrs primary school. An 8 storey office building occupies the east side of St. Mark Street separated from a small housing development to the north by the eastern end of South Tenter Street.
- 4.9 The site is well located in relation to shopping facilities, community services and public transport. It is within walking distance of Fenchurch Street National Railway Station, Tower Hill, Aldgate and Aldgate East Underground Stations and Tower Gateway DLR station. A number of bus routes pass either along Prescott Street and stop nearby on Lemn Street and Mansell Street.
- 4.10 The application site is within the City Fringe of Tower Hamlets and lies within the area covered by the draft City Fringe Area Action Plan 2006. The site is also within the Central Area Zone designated by the 1998 UDP and the Central Activities Zone of the Emerging LDF.

Planning History

- 4.11 Originally developed for housing, the site suffered extensive bomb damage during the Second World War. The majority of the site is vacant and has been used for many years as a surface level car park.
- 4.8 The following planning decisions are relevant to the application:
- **1979 – 1988** – Various temporary permissions for use of parts of the site as a car park/secure storage for cars.
 - **February 1991** - The entire site, with the exception of Nos. 22 and 24 South Tenter Street, was granted planning permission for the construction of a part two, part five storey (plus 2 level basement) office building to provide 15,500 square metres of floor space, with ancillary car parking, servicing and landscaping treatment. This permission was renewed in October 1996 and again in January 2002 but never implemented.
 - **February 2003** - planning permission was granted for the enclosure of 200 sq m of the site with an 8 ft high fence for the storage of building materials as a replacement for a builders compound elsewhere on the site.
 - **March 2003** - the Council's Development Committee resolved to grant planning permission for the demolition of existing buildings and erection of 25,000 square metres of office floor space plus leisure/retail facilities together with associated car parking, servicing and landscaping, subject to the completion of a Section 106 planning obligation agreement. An agreement has not yet been signed although a draft agreement has been submitted to the Council for consideration.
 - **July 2003** – An enforcement appeal in respect of the continued use of the site as a public car park (for between 110 and 130 spaces) was dismissed.
- 4.9 There have also been various refusals of planning permission during this time for the use of the site or parts of the site for mixed office/residential use, office use, use as a builders compound, use as a public car park and for the display of advertisements.

5. POLICY FRAMEWORK

5.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

Unitary Development Plan

Proposals:	Archaeological importance or potential Central Area Zones
Strategic Policies:	ST15 Encourage a wide range of economic activities at suitable locations
	ST16 Encourage development which promote job opportunities
	ST18 Economic development and protection/enhancement of local environment
	ST37 Improve appearance of Borough
	ST38 Provide and increase range of leisure and recreational facilities
	DEV1 Design Requirements
	DEV2 Environmental Requirements
	DEV3 Mixed use Developments
	DEV4 Planning obligations
	DEV6 High buildings and views
	DEV12 Landscaping
	DEV17 Street Furniture
	DEV18 Public Art
	DEV39 Development Affecting the setting of a Listed Building
	DEV50 Noise
	DEV51 Soil Tests
	DEV55 Development and Waste Disposal
	EMP1 Promoting employment growth
	EMP6 Employment of Local People
	T9 Discourage Non-Essential Private Car Journeys
	T13 Essential Parking Needs
	T15 Capacity of Transport System
	T16 Impact of Traffic
	T17 Parking Standards
	T19 Pedestrians
	T21 Pedestrians
	T23 Cyclists
	ART7 Tourist Accommodation

Emerging Local Development Framework

Proposals:	CP8 Central Activities Zone
	CP49 Archaeological Priority Area
	CF13 Preferred Uses: Employment (B1), Hotel (C1), Retail (A2, A3, A4).
Core Strategies:	CP1 Creating Sustainable Communities
	CP2 Equality of Opportunity
	CP3 Sustainable Environment
	CP4 Good Design
	CP5 Supporting Infrastructure
	CP7 Job Creation and Growth
	CP8 Tower Hamlets’ global Financial and Business Centre and the Central Activities Zone
	CP12 Creative and Cultural industries and Tourism
	CP13 Hotels, Serviced Apartments and Conference centres

CP15	Provision of a Range of Shops and Services
CP29	Improving Education and Skills
CP38	Energy Efficiency and Production of Renewable Energy
CP39	Sustainable Waste Management
CP40	A Sustainable Transport Network
CP41	Integrating Development With Transport
CP42	Streets for People
CP46	Accessible and Inclusive Environments
CP47	Community Safety
CP48	Tall Buildings
CP49	Historic Environment

Policies:	DEV1	Amenity
	DEV2	Character and Design
	DEV3	Accessibility and Inclusive Design
	DEV4	Safety and Security
	DEV5	Sustainable Design
	DEV6	Energy Efficiency and Renewable Energy
	DEV9	Sustainable Construction Materials
	DEV10	Disturbance From Noise Pollution
	DEV11	Air Pollution and Air Quality
	DEV12	Management of Demolition and Construction
	DEV14	Public Art
	DEV15	Waste and Recyclables Storage
	DEV17	Transport Assessments
	DEV18	Travel Plans
	DEV19	Parking for Motor Vehicles
	DEV22	Contaminated Land
	DEV24	Accessible Amenities and Services
	DEV27	Tall Buildings Assessment
	EE2	Redevelopment/Change of Use of Employment Sites
	EE4	Serviced Apartments
	CON4	Archaeology and Ancient Monuments

Planning Standards

Planning Standard 1:	Noise
Planning Standard 3:	Parking

Government Planning Policy Guidance/Statements

PPS1	Delivering Sustainable Development
PPG13	Transport

Community Plan The following Community Plan objectives relate to the application:

- A better place for living safely
- A better place for creating and sharing prosperity
- A better place for learning, achievement and leisure

6. CONSULTATION RESPONSE

LBTH Environmental Health

- 6.1 In terms of overshadowing, due to its design and setback, the proposal would have a minimal impact, and indeed a lesser impact on its surroundings than the previously approved 7 storey office scheme.

Accept air quality assessment findings. Request additional air quality information/monitoring during construction.

Request a condition to ensure the developer carries out a site investigation and monitoring of contamination.

LBTH Highways

- 6.2 The issue regarding the taxi drop off point has now been resolved. Satisfied with the revised proposal. This was also submitted to TfL.

The whole area around English Martyrs School is the subject of a Safer Routes to School assessment with future traffic calming proposals to be introduced.

The design and construction details of the new basements should be submitted to the Council for technical approval.

Transport For London (Statutory Consultee)

- 6.3 No objections. Site has a PTAL level of 6. TfL supports the provision of 50 cycle parking spaces within the development and welcome the taxi drop-off facility however requires parking to be restricted on West Tenter Street to ensure the efficient operation of the pick-up/drop-off arrangements.

TfL requires the submission of a swept path analysis to demonstrate that a small rigid vehicle can manoeuvre into St Mark Street while a vehicle is waiting to access onto Prescott Street, and if necessary, any mitigation measures needed to address any issues identified to be provided by the developer.

Request a contribution of £50,000 towards design development and subsequent implementation of a proposal to remove the Aldgate gyratory system. S278 agreement required for an entry treatment to West Tenter Street and footway upgrade works along the northern side of Prescott Street.

Greater London Authority (Statutory Consultee)

- 6.4 The GLA Stage 1 report is supportive of the proposed development. The GLA advise that the scheme is generally acceptable in principle subject to the following concerns being addressed by a legal agreement or planning conditions:
1. energy;
 2. employment initiatives; and
 3. TfL's comments on transportation

The Authority also encourages the applicant to increase the amount of accessible rooms above the minimum requirement.

English Heritage (Statutory Consultee)

- 6.5 Requests that conditions be attached to secure prior to development:
1. archaeological investigation and recording; and
 2. detailed foundation design and method statement.

Thames Water

- 6.6 Waste Comments:
Requests that the applicant incorporate a suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

In respect of surface water the applicant should ensure that storm flows are attenuated or regulated into the receiving network through on or off site storage.

Water Comments:

On the basis of information provided, Thames Water is unaffected by this proposed development and therefore have no comments to make.

Supplementary Comments:

The developer should liaise with Thames Water Developer Services to agree acceptable positions of connection to public sewers. All basement drainage should pump to ground level.

City of London

- 6.7 Consider that the proposal will not impact on the City and therefore do not wish to express a view.

CABE

- 6.8 Stated that they wished not to comment.

7. LOCAL REPRESENTATION

- 7.1 A total of 171 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application has also been publicised in East End Life and on site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 16 Objecting:15 Supporting:1
No of petitions received: 1 objecting – 24 signatures

- 7.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:

Objecting

Land Use:

- Hotels are only proposed because of the offices that have remained empty for years are no longer viable.
- There are a sufficient number of hotels in the locality.
- What is the viability of another hotel in this locality.

Design:

- The proposed 16 storey building is out of character with the street.
- The proposed building will dwarf the smaller residential buildings behind it.

Amenity:

- The proposal will give rise to significant loss of daylight and sunlight to nearby residents, businesses.
- The proposal will give rise to significant loss of daylight and sunlight to the buildings and playground of the nearby English Martyrs School.
- The block will overlook the school playground and, given current concerns about child protection, it can be argued that this is a material impact on the school.

- The proposal will cause disruption and noise and disturbance in the locality particularly at night due to the coming and goings of people and vehicles and doors slamming 24 hours a day.
- Deliveries to the hotel will cause disruption to local residents.
- The proposal will adversely affect television reception.

Highways:

- The proposal will adversely hamper parking and refuse collection for existing residents.

Overdevelopment:

- The scheme is too high and dense.

Supporting

- Happy to support this proposal which will put this unique site on the City Fringe to good use.

8. MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the Committee must consider are:

1. Land use
2. Design
3. Amenity issues
4. Highways issues
5. Section 106 obligations.

Land Use

8.2 The emerging LDF states that the Central Activities Zone is where the Council will promote the expansion of, amongst other things, tourism and leisure facilities. (Central Area Zone within the UDP) Policy ART7 of the UDP also supports major hotels within the Central Area Zone. The site is also identified in the LDF as having preferred uses of Employment, Hotel and Retail (A2, A3, A4).

8.3 The site offers potential within the Central Activities Zone as a location for tourism including hotels. The March 2003 resolution of the Council's Development Committee resolved to grant planning permission for 25,000 square metres of offices confirms the site's suitability for significant commercial redevelopment. Accordingly, in view of the above the proposed hotel/serviced apartment use is considered acceptable.

8.4 The ground floor would incorporate a retail unit directly accessed from Prescott Street and bar/restaurant at street level accessed from within the building. It is not considered that the proposed retail unit is of a scale that would adversely affect the viability of established retail centres in the Borough. Accordingly the proposed retail and restaurant uses are considered acceptable.

Design

8.5 The key issues that relate to the design of the scheme are the impact of the proposed building in terms of its size and mass on the surrounding townscape, together with the impact on the street scene in particular the setting of the nearby listed building.

8.6 The site currently comprises an unsightly vacant plot in a built up area. The proposal would

envisage the construction of a part 8 (25 metres from ground level), part 13 (40 metres), part 16 (49 metres) storey building to provide a 252 room hotel with 120 serviced apartments. The block would be arranged with the two tower elements at the western and eastern extents respectively linked by the lower 8 storey section of the building.

- 8.7 As stated earlier, the present scheme is a substitution of a previous application on the site for a larger version of the scheme to provide a 256-bedroom hotel and 156 serviced studio apartments, together with ancillary facilities which was eventually withdrawn. However, whilst reducing the towers by 3 and 4 storeys, the present scheme maintains the welcome variation in building heights that contributes positively to the articulation of the street scene and allows the proposed building to relate well to the variety of building heights in its surroundings.
- 8.8 The reduction in massing has assisted in minimising the impact of the proposal on the nearby listed building by avoiding immediate overbearing impact of scale on its setting. The horizontal and vertical gradation have helped to create a slender appearance to the overall massing. Should planning permission be granted, whilst any final details of the materials would be reserved by condition, likely samples have been submitted for preliminary consideration. The combined use of brickwork, metal louvers, metal panels and glass is considered appropriate in the building context.
- 8.9 A key to the success of the proposed building will be its interface with the public realm. In this regard, the applicant has indicated landscaped areas around the perimeter of the building and a number of green roof terraces at second floor level. High quality hard and soft landscape finishes and external lighting, would be required by condition.
- 8.10 The proposal would provide much welcomed built fabric into this long standing gap in Prescott Street, would improve the public realm and be a positive addition to the area.

Amenity

- 8.11 The key amenity impacts being considered in this case relate to how the amenity of local residents may be affected by:
- loss of daylight/sunlight;
 - the impact of the activity of the hotel function;
 - the noise of plant installed on the proposed building.
- 8.12 The effects of the scheme in terms of sunlight and daylight have been assessed by a specialist firm in this field in the context of its individual impact and against the impact of the previously approved office 7 storey office scheme.
- 8.13 Although significantly taller in places, the upper parts of the application proposal are pulled significantly away from the rear boundary for much of the building's width. This has meant that overall, daylight conditions on the surroundings.
- 8.13 The Council's Environmental Health Section have reviewed the daylight sunlight study and find the proposal acceptable.
- 8.14 With regard to the potential for residents to experience noise and disturbance from the activities of the proposed hotel the Council's Environmental Health Section have not raised any specific concerns. Indeed there may be some noise benefit as the building itself may provide some acoustic screening to the houses to the north from the road noise generated in Prescott Street. However any noise generated by plant, including the proposed car elevator, can be restricted by condition.

Highways

- 8.15 The application site is centrally located within an area that is particularly well served by

public transport and able to cope with the anticipated transport demand. The proposal is therefore acceptable and consistent with strategic policy ST32, and policy T15 of the UDP.

- 8.16 The site is set within a controlled parking zone with on street parking in the vicinity controlled during the daytime with a mixture of red routes, yellow lines, pay and display and business and residents parking bays. Accordingly, it is not anticipated that the proposed building, would contribute significantly to on-street parking stress in the locality.
- 8.17 Although parking spaces are provided within the site, at 26 (including 3 disabled bays) this is lower than the maximum level of parking allowed by the Council's current policies. This is combined with the provision of 5 motor cycle and 50 cycle parking spaces. Accordingly, the proposal is considered a benefit for cycling overall and indeed may encourage cycling as a means of transport
- 8.18 TfL recognise that the largest vehicle used to service the hotel would be small rigid laundry vehicles or goods vehicles via South Tenter Street from St Mark Street. There are no facilities provided for the servicing of the site by coaches which has not been requested by either TfL or the Council's Highways Section.

Planning obligations

- 8.19 Policy DEV4 of the adopted UDP and Policy IMP1 of the emerging LDF say that the Council will seek to enter into planning obligations with developers where appropriate and where necessary for a development to proceed.
- 8.20 The applicant has agreed to making the following financial contributions:
- £50,000 to be used towards the improvement of highways, pedestrian and cycle facilities in the locality;
 - £150,000 towards the provision of public art;
 - £10,000 towards local childcare provision;
 - TV reception monitoring an mitigation as appropriate; and
 - Air quality monitoring during construction.
- 8.21 The applicants have also agreed to the Council's standards provisions in respect of Local Labour in Construction.
- 8.22 The Secretary of State advises that planning obligations should be necessary, relevant to planning, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development and to be reasonable in all other respects. The applicants have agreed to the planning obligations, as set out in Section 3.1B of this report, to mitigate against the impact of the proposed development.

Social Compact Agreement

- 8.23 It is acknowledged that the application site is within the locality of some of the highest unemployment rates within the Borough and yet the associated social deprivation sits adjacent to one of Europe's major economic centres.
- 8.24 The applicants have committed to a compact agreement which puts forward a variety of means by which they would be involved in the local community. These include:

Employment and Training programme

- Engage in an employment programme that will concentrate on job opportunities and the provision of pre-employment training to overcome skills gaps relating to all front of house job opportunities (including Luggage Porters, Concierge Staff, Bar

Staff, Waiting staff, Reception staff, and Switchboard Operators) and all back of house job opportunities (including Cleaners, Security Staff, Sales, Marketing and Events staff, Chefs, Kitchen Porters and Administrators).

- Allow Skillsmatch to provide a team of staff to advertise the vacancies, screen and match local job seekers, offer testing and pre-employment sessions and refer suitable candidates to managers at Grange Hotels.
- Skillsmatch and Grange Hotels devise and deliver (with partners) a suitable pre-employment training package for all new starters at the hotel, ensuring they reach the necessary skills and attributes requirements of the business. This will include the provision of all necessary advertising, screening, matching and testing of applicants.
- Grange Hotels will provide £4,000 per year for 5 years towards the staffing costs of Skillsmatch.

Borough Schools Programme

- Participate in a schools programme that will concentrate on introducing local residents of school age to career opportunities within Hospitality, Leisure, Travel and Tourism. This will include:
 - Positive engagement with the Tower Hamlets Education team to support curriculum development in related NVQ programmes, including the provision of a minimum of 2 work experience placements per year
 - The provision of at least 2 open days a year for students to visit the business and receive presented material on career opportunities within the hotel sector
 - Participation in workshops during themed sector recruitment events aimed at young people at least twice a year
 - Grange Hotels will provide £2,000 per year for 3 years to support the promotion of Hospitality, Leisure, Travel and Tourism to borough students.

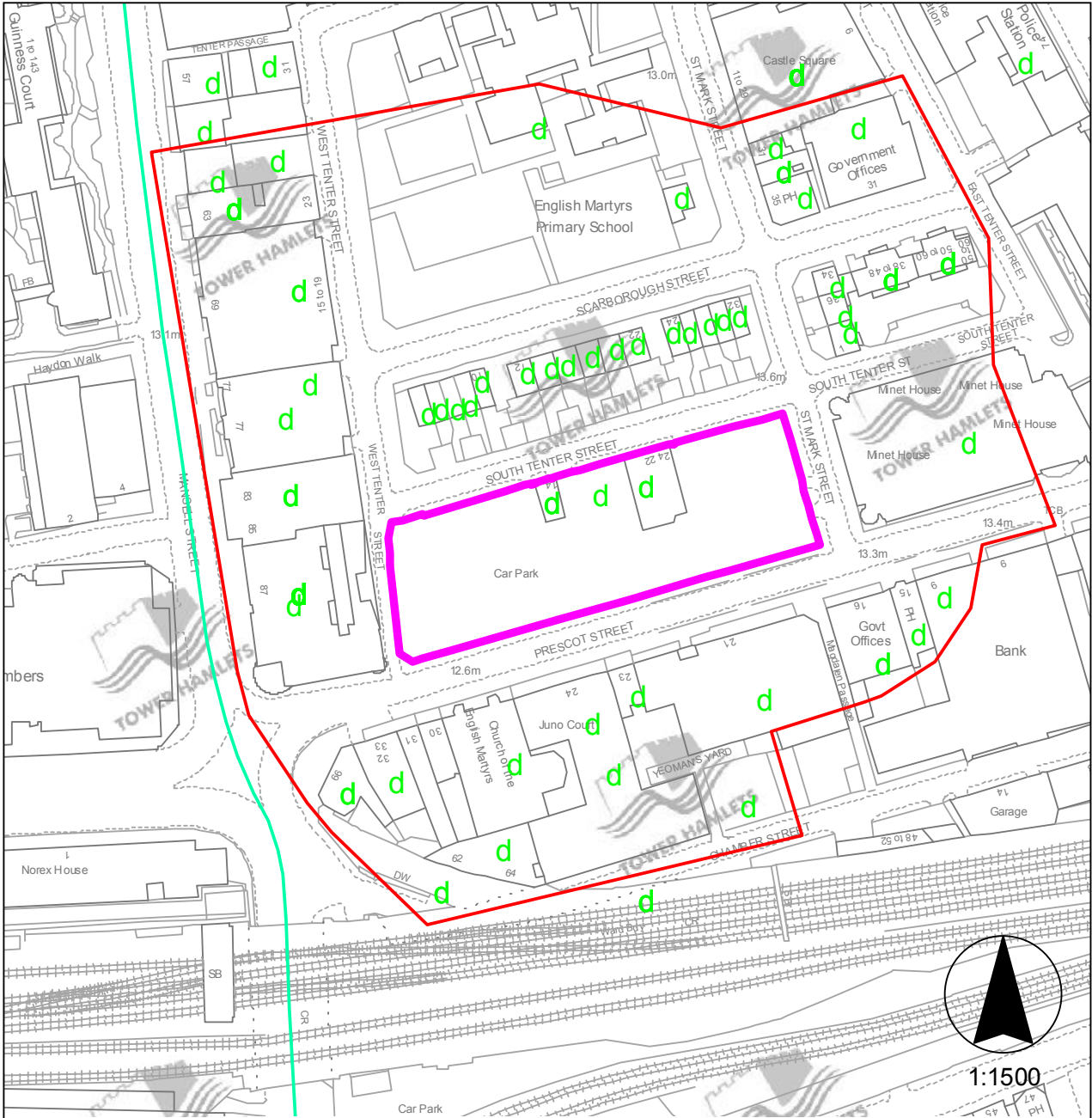
8.25 The compact also includes proposals for regular update and liaison meetings to monitor the impact of the benefits on people and businesses and contribute ideas as to how the Programme could reasonably be adjusted with a view to provide additional/further benefit.

8.26 It is considered that the planning obligations recommended in section 3.1B of this report are appropriate in this case and accord with the government guidance.

9 CONCLUSION

9.1 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Site Map



Legend

- Planning Application Site Boundary
- Consultation Area
- Land Parcel Address

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. London Borough of Tower Hamlets LA086568

Site Formerly Known As 44 To 56 Prescott Street And 2 To 20 South Tenter Street, Prescot Street, London