

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

25th February 2014

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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Agenda item no	Reference no	Location	Proposal
6.1	PA/13/02911	Ocean Estate Site H, west of Aston Street, including Allonby, Channel and Studland Houses	Demolition of existing buildings on site and construction of three residential blocks between two and thirteen storeys high comprising 225 residential dwellings (64 one-bed, 106 two-bed, 30 three-bed, 15 four-bed and 10 five-bed) with associated landscaping and basement parking.
6.2	PA/13/0692	Sceptre Court, 40 Tower Hill, London EC3N 4DX	Change of use from Office (Use Class B1) to a dual use as Higher Educational Establishment (Use Class D1) and Office Use (Use Class B1)

Agenda Item number:	6.1
Reference number:	PA/13/02911
Location:	Ocean Estate Site H, west of Aston Street, including Allonby, Channel and Studland Houses
Proposal:	Demolition of existing buildings on site and construction of three residential blocks between two and thirteen storeys high comprising 225 residential dwellings (64 one-bed, 106 two-bed, 30 three-bed, 15 four-bed and 10 five-bed) with associated landscaping and basement parking.

1.0 CONSULTATION RESPONSE

- 1.1 A consultation response has been received from the Council's Contaminated Land Officer. Standard land contamination conditions are recommended because land contamination could have occurred during the post war redevelopment of the site.
- 1.2 As requested, a condition requiring land contamination tests and remediation works would be imposed.

2.0 RECOMMENDATION

- 2.1 Officers' recommendation remains as set out in the committee report

Agenda Item number:	6.2
Reference number:	PA/13/0692
Location:	Sceptre Court, 40 Tower Hill, London EC3N 4DX
Proposal:	Change of use from Office (Use Class B1) to a dual use as Higher Educational Establishment (Use Class D1) and Office Use (Use Class B1)

2.0 ERROR/CLARIFICATION

- 2.1 Paragraph 2.2 refers to the Order 2008; however this is referring to the London Mayoral Order 2008.
- 2.2 Paragraph 8.54 should read:

As the proposal is for a change of use and no new additional floor space would be created, there would be nil CIL liability associated with this development.

3.0 RECOMMENDATION

- 3.1 Officers' recommendation remains approval.