

Committee: Strategic Development Committee	Date: 6 th November 2014	Classification: Unrestricted	Agenda Item No:
Report of: Corporate Director of Development & Renewal		Title: Planning Application for Decision	
Case Officer: Robert Lancaster		Ref No: PA/14/00990	
		Ward: Canary Wharf	

1.0 APPLICATION DETAILS

Location: Quay House, 2Admirals Way, London E14

Existing Use: B1(a) office use. Vacant 3 storey (1980s) office building (1,821 sq.m (GIA) floor space) and surface car park for 39 spaces.

Proposal: Demolition of the existing building and redevelopment to provide a residential led, mixed use scheme to include a tower of 68 storeys (233 metres AOD) comprising 496 residential units, 315.3 sq.m. (GEA) of flexible commercial uses including retail/financial and professional services/café/restaurant uses (Use Classes A1 to A3), a residents' gymnasium and associated residential amenity space, car and cycle parking and landscaping.

Drawing Numbers: 2211_A_9;2211_A_10; 2211_A_11;
2211_A_12; 2211_A_13; 2211_A_14;
2211_A_15; 2211_A_30; 2211_A_31;
2211_A_40; 2211_A_98; 2211_A_99;
2211_A_100; 2211_A_101; 2211_A_102
Rev 2; 2211_A_103 Rev 2; 2211_A_104
Rev 1; 2211_A_105; 2211_A_106;
2211_A_107; 2211_A_108; 2211_A_109;
2211_A_201; 2211_A_202; 2211_A_203;
2211_A_204; 2211_A_205; 2211_A_206;
2211_A_210; 2211_A_211; 2211_A_212;
2211_A_213; 2211_A_301; 2211_A_501;
2211_A_502; 2211_A_510; 2211_A_511;
2211_A_512; 2211_A_513; 2211_A_514;
2211_A_515; 2211_A_590.

Supporting Documents: Planning Statement
Design & Access Statement
Affordable Housing Statement
Sustainability Statement
Energy Strategy
Statement of Community Involvement
Transport Assessment
Viability Report
Environmental Statement, Non-Technical Summary
Environmental Statement, Volume I (main chapters), Volume II (Heritage, Townscape and Visual Impact Assessment) and Volume III (Technical Appendices).

Applicant: Investin Quay House Ltd

2.0 Background

- 2.1 This application was reported to the Strategic Development Committee on the 25th of September 2014 with an Officers recommendation for **REFUSAL**. The Committee resolved to defer the application for Members to undertake a site visit to further understand the issues raised.
- 2.2 Officers recommendation is that subject to any direction by the London Mayor, planning permission is **REFUSED** for the following reasons:
1. The proposed development exhibits clear and demonstrable signs of overdevelopment which include:
 - i. a limited and compromised public realm which would not provide a high-quality setting commensurate with a building of such significant height;
 - ii. an insensitive relationship with South Dock southern quayside, which as a result would provide little visual relief, be overbearing and fail to provide a human scale of development at street level;
 - iii. a failure to provide an active and engaging frontage on its southern façade due to its awkward geometry and design at lower levels;
 - iv. a failure to provide high quality child play space which, as a result, would not provide high quality residential accommodation.

As a result the proposed development would not be sensitive to the context of its surroundings or successfully bridge the difference in scale between Canary Wharf and surrounding residential area.

Accordingly, it would fail to provide a sustainable form of development in accordance with the National Planning Policy Framework and would be contrary to the Development Plan, in particular policies 3.4, 3.5, 3.6, 7.4, 7.5, 7.6 and 7.7 of the London Plan (2011), policies SP02, SP10 and SP12 of the Tower Hamlets' Core Strategy (2010) and policies DM4, DM24 and DM26 and Site Allocation 17 of the Tower Hamlets' Managing Development Document that taken as a whole, have an overarching objective of achieving place-making of the highest quality, ensuring that tall buildings are of outstanding design quality and optimise rather than maximise the housing output of the development site.

2. In the absence of a legal agreement to secure Affordable Housing and financial and non-financial contributions including for Employment, Skills, Training and Enterprise, Community facilities, Leisure facilities, Education, Health, Sustainable Transport, Public Realm, Streetscene and Built Environment, Highways and Energy, the development fails to maximise the delivery of affordable housing and fails to mitigate its impact on local services, amenities and infrastructure. This would be contrary to the requirements of Policies SP02 and SP13 of the LBTH Core Strategy, Policy DM3 of the LBTH Managing Development Document and Policies 3.11, 3.12 and 8.2 of the London Plan and the Planning Obligations SPD.

3.0 UPDATES AND CLARIFICATIONS

- 3.1 In paragraph 8.6 and 12.10 of the 25th September Committee Report it was stated to the 3-bed affordable units would be delivered as an affordable rent product at LBTH Affordable Rent levels for 2014/15. These units are, in fact, being delivered as a social rent product. The recommendation remains unchanged.
- 3.2 The applicant on the 17th November submitted, on an informal basis, amendments to the application to see whether agreement could be reached on reducing the number of points of refusal. The applicant also advised that if these amendments could not be incorporated in time for the application to go to the 6th November Strategic Development Committee then to take the scheme as submitted (i.e. not to accept the potential amendments on a formal basis). It was not possible to consider and consult on the amendments in time for the November Committee. Accordingly, the scheme remains as originally submitted.

4.0 CONCLUSION

- 4.1 All relevant policies and considerations have been taken into account and officers recommend that planning permission should be **REFUSED**, subject to any direction from the Mayor of London.