

## UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

<b>Agenda Item number:</b>	6.1
<b>Reference number:</b>	PA/14/00990
<b>Location:</b>	Quay House, Admirals Way, London, E14
<b>Proposal:</b>	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.

### 1.0 REPRESENTATIONS

1.1 A further representation has been received raising the following objection:

- The application fails to consider the relationship between this site and the remainder of Waterside Estate. The redevelopment of both sites should be considered in a comprehensive approach through a Masterplan so that both of the sites can be redeveloped without either of them prejudicing the development of the other.

*(Officer Comment: The Council is in the process of developing a South Quay Masterplan. However, it is in its early stages and consequently little weight can currently be attached to it. This application should be considered against the Development Plan and other material considerations (including the NPPF).*

1.2 A letter dated 18<sup>th</sup> August from the Greater London Authority to the developer in respect of this application is appended to this Update Report.

### 2.0 RECOMMENDATION

2.1 Officers' recommendation remains as set out in part 3 of the committee report.