

Committee: Strategic	Date: 21 July 2015	Classification: Unrestricted	Agenda Item Number:
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Report of: Director of Development and Renewal	Title: Applications for Planning Permission
Case Officer: Christopher Stacey-Kinchin	Ref No: PA/15/01229
	Ward: Canary Wharf

1.0 APPLICATION DETAILS

Location: Thirty-Eighth Floor, 1 Canada Square, London, E14 5AA

Existing Use: Class B1 (Offices)

Proposal: The change of use of Level 38, One Canada Square from Class B1 (Offices) to Class D1 (Non-Residential Institution)

Drawings and documents: Location Plan
GA Level 38 Plan, DWG No. 3226 – L – 038, Rev P5
Bicycle & Car Parking, Canary Wharf
CWG Statement, Dated 05.05.2015
Deloitte Statement, Dated 06.05.2015
Deloitte Statement, Dated 15.06.2015
Deloitte Statement, Dated 29.06.2015
Plan 1
Cycle Parking Photos

Applicant: University College London

Ownership: Canary Wharf Group PLC

Historic Building: None

Conservation Area: None

2.0 EXECUTIVE SUMMARY

2.1 This application is reported to the Strategic Development Committee as the proposal is a departure from the Development Plan.

2.2 This application is referable to the Greater London Authority under Category 3E of the Schedule to the Town and Country Planning (Mayor of London) Order 2008: 'Development – a) which does not accord with one or more provisions of the development policies force in the area in which the application site is situated; and b) comprises or includes the provision of more than 2,500sq.m of floorspace for a use

falling within any of the classes in the Use Classes Order – xi) class D1 (non-residential institutions).

- 2.3 This application has been considered against the Council’s approved planning policies contained in the London Borough of Tower Hamlets adopted Core Strategy (2010) and Managing Development Document (2013) as well as the London Plan (Consolidated with Alterations since 2013) (London Plan 2015) and the National Planning Policy Framework and all other material considerations.
- 2.4 The proposal is for the change of use of Level 38, One Canada Square from Class B1 (Offices) to Class D1 (Non-Residential Institution).
- 2.5 The proposed end user of this space is to be University College London’s School of Management, specifically its research and postgraduate teaching facilities.
- 2.6 The proposed net loss of B1 (Offices) floorspace within a ‘Preferred Office Location’ (POL) is not normally supported, however it is considered that in this specific instance there is reasonable grounds to support the proposed D1 use, as it would provide a supporting function to the Canary Wharf POL.
- 2.7 It is considered that the change of use of Level 38 of One Canada Square from B1 (Offices) to D1 (Non-Residential Institution) is acceptable in this instance as the loss of 3,187m² of B1 office floorspace will not undermine Canary Wharf’s function as a POL, and there is sufficient evidence to demonstrate that such a use will be beneficial to surrounding businesses and the POL as a whole.

3.0 RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** planning permission subject to:
 - a) Any direction by the London Mayor
 - b) That the Corporate Director of Development & Renewal is delegated authority to recommend the following conditions and informatives in relation to the following matters:

3.2 Conditions on planning permission

- a) Three year time limit
- b) Development to be built in accordance with the approved plans
- c) Proposed cycle parking provision to be provided for the lifetime of the development
- d) Use class order limitation, to enable the proposed D1 use to be used solely for the provision of education (Class D1(c)) only.

4.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The applicant seeks permission for the change of use of Level 38, One Canada Square from Class B1 (Offices) to Class D1 (Non-Residential Institution).

- 4.2 The proposal will result in the loss of 3,187m² of Class B1 (Offices) floorspace and the creation of 3,187m² of Class D1 (Non-Residential Institution) floorspace.
- 4.3 The proposed end user of this space is to be University College London's School of Management, specifically its research and postgraduate teaching facilities.
- 4.4 It is proposed that the School of Management will house a total of 127 staff and 203 FTE students.

Site and Surroundings

- 4.5 The application relates to Level 38 of One Canada Square which is a 50 storey tower largely in office use (Class B1) and currently provides in excess of 111,000 sq. metres of floorspace.
- 4.6 One Canada Square sits at the heart of the Canary Wharf estate and was the first high rise office block to be built on the estate.
- 4.7 The predominant land use found within the vicinity of the site is Class B1 (Offices), however a number of supporting uses, namely Class A1 (Retail) and Class A3 (Restaurants and Cafes) also exist in the surrounding area and can predominantly be found either at ground floor level or below ground.
- 4.8 The surrounding area is characterised by high density development, and a number of similarly tall buildings can also be found within close proximity to the One Canada Square.

Relevant Planning History (1 Canada Square)

- 4.9 PA/99/01080 – Change of use of part 5th floor from offices to medical clinic/ consultancy. (Permission granted 19/10/1999)
- 4.10 PA/05/01500 – Change of use from B1 to A1 retail. (Permission granted 25/10/2005)
- 4.11 PA/06/00417 – Change of use to part of floor 6 from offices (B1) to education (D1). (Permission granted 15/05/2006)
- 4.12 PA/07/02257 – Change of use of 435 sq.m of existing Class B1 floorspace and the creation of 96 sq.m of new floorspace to be used as Class A3/A4 floorspace with ancillary service area, storage and circulation space, together with other works incidental to the application. (Permission granted 30/10/2007)
- 4.13 PA/11/02661 – Change of use classification from B1 (office use) to dual B1 (office use) and D1 (non-residential institutional use). (Permission granted 28/11/2011)

5.0 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:

5.2 Government Planning Policy

National Planning Policy Framework 2012
National Planning Practice Guidance

5.3 London Plan (Consolidated with Alterations since 2013) 2015

- 2.10 – Central activities zone – strategic priorities
- 2.11 – Central activities zone – strategic functions
- 2.13 – Opportunity areas and intensification areas
- 2.15 – Town centres
- 3.18 – Education facilities
- 4.1 – Developing London’s economy
- 4.2 – Offices
- 4.3 – Mixed use development and offices
- 5.17 – Waste capacity
- 6.3 – Assessing effects of development on transport capacity
- 6.9 – Cycling
- 6.13 – Parking

5.4 Core Strategy 2010

- SP01 – Refocusing on our town centres
- SP05 – Dealing with waste
- SP06 – Delivering successful employment hubs
- SP07 – Improving education and skills
- SP09 – Creating attractive and safe streets and spaces
- SP12 – Delivering placemaking

5.5 Managing Development Document 2013

- DM1 – Development within the town centre hierarchy
- DM14 – Managing waste
- DM16 – Office locations
- DM19 – Further and higher education
- DM20 – Supporting a sustainable transport network
- DM22 – Parking
- DM25 – Amenity

5.6 Supplementary Planning Documents

N/A

6.0 CONSULTATION RESPONSE

6.1 The views of the Directorate of Development & Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.2 The following were consulted regarding the application:

Greater London Authority

6.3 The Greater London Authority has confirmed that there is no land use planning issue with the change of use on this site.

LBTH Enterprise & Employment

6.4 The proposal involves the change of use from B1 (Offices) to D1 (Non-Residential Institution). The location of this proposal affects a main office building within the heart of the Canary Wharf financial business centre, which lies within a ‘Preferred Office Location’ (POL). According to Policy DM16 (1) in the Managing Development

Document, any change of use that incurs the loss of employment floorspace within a Preferred Office Location won't be supported.

Officer comment: This is discussed further under material planning considerations.

LBTH Transportation & Highways

- 6.5 No details were submitted within the initial application regarding the transportation aspects of the proposal. Whilst no objections to the change of use are raised, further details regarding issues such as cycle and car parking allocation to this proposed use are required to ensure that adequate provision is being made before transport and highways can recommend approval of the proposal.

Officer comment: This is discussed further under material planning considerations.

LBTH Waste Policy & Development

- 6.6 No adverse comments have been received from the Council's Waste Policy & Development team.

Officer comment: See material planning considerations.

7.0 LOCAL REPRESENTATION

- 7.1 A total of 62 letters were sent to neighbours and interested parties. A site notice was also displayed on site and the application was advertised in 'East End Life'.
- 7.2 No letters of representation were received in response to the notification and publicity of the application.

8.0 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main application has been assessed against all relevant policies under the following report headings:
1. Land Use (Loss of B1 floorspace)
 2. Land Use (Creation of D1 floorspace)
 3. Transportation
 4. Amenity
 5. Waste
 6. Conclusion
- 8.2 The application proposes no external alterations to the existing building and therefore raises no design implications.

Land Use - loss of B1 floorspace

- 8.3 The planning application proposes the loss of 3,187m² of B1 (Offices) floorspace on the 38th floor of One Canada Square. The application site is currently vacant, and has been since the last occupier of Level 38 vacated it in its entirety in October 2014. The applicant has stated in their supporting statement that this space has been marketed for B1 (Offices) use during the succeeding period unsuccessfully, however no evidence to back this claim up has been submitted.

- 8.4 According to paragraph 19 of the NPPF, the planning system should do everything it can to support economic growth and encourage sustainable growth in order to build a strong and competitive economy.
- 8.5 Policy 2.10 of the London Plan (2015) seeks to sustain and enhance the Isle of Dogs as a strategically important, globally-orientated financial and business services centre, whilst policy 4.2 seeks to meet the distinct needs of the Isle of Dogs office market, by sustaining and developing its unique and dynamic cluster of ‘world city’ and other specialist functions.
- 8.6 The Council’s Core Strategy policy SP06 seeks to maximise and deliver investment and job creation in the Borough and also seeks to focus larger floor-plate offices and intensify floorspace in ‘Preferred Office Locations’ (POLs) in Canary Wharf, the Bishopsgate road corridor, Aldgate and around Tower Gateway public transport interchange. The supporting text goes on to state that these locations have been chosen due to their existing context, infrastructure, concentration of activity and high levels of accessibility.
- 8.7 The Council’s Managing Development Document policy DM16 (1) states that development resulting in the net loss of office floor space in ‘Preferred Office Locations’ (POLs) will not be supported. The supporting text goes on to state that in order to ensure the continued growth of these areas, the Council requires, under part (1) of the policy, that existing office floor space will be protected. The supporting text also states that any development of sites currently used for office floor space will need to re-provide office floor space to meet the demand for offices within these areas.
- 8.8 Whilst this proposal is a departure from the Council’s development plan, specifically part 1 of policy DM16, contained within the Managing Development Document (2013), it should be recognised that the amount of B1 (office) floorspace being lost through this proposal (3,187m²) when compared to the amount of office floorspace present within the POL (1 Canada square alone provides over 111,000m² of office floorspace) is in percentage terms a very small loss.
- 8.9 Canary Wharf is considered to be an expanding POL with larger floor plate office floors being consented within the Estate (e.g. 1 Bank Street, 10 Bank Street and 1 Park Place) and the recent Wood Wharf planning permission which provides an additional 165,000m² of B1 (Offices) floorspace alone. In this context it can be considered that the functionality of Canary Wharf as a POL is not undermined as a result of this application and that the loss of office floorspace in this instance can be mitigated through the re-provision of office floorspace elsewhere in the POL.
- 8.10 For the above reasons it is considered that the loss of 3,187m² of office (B1) floorspace is on balance considered to be acceptable in this instance as it will not undermine Canary Wharf’s function as a POL, nor will it result in an overall net loss of B1 (Offices) space within the POL when other developments currently coming forward within the POL are taken into account.

Land Use - creation of D1 floorspace

- 8.11 The application proposes the creation of 3,187m² of D1 (Non-Residential Institution) floorspace on the 38th floor of One Canada Square. The proposed end user of this space is to be University College London’s School of Management, specifically its research and postgraduate teaching facilities, and it is proposed that the School of Management will house a total of 127 staff and 203 FTE students.
- 8.12 According to paragraph 21 of the NPPF, local authorities should plan positively for the location and promote the expansion of clusters of networks of knowledge driven, creative or high technology industries.

- 8.13 Policy 3.18 of the London Plan (2015) seeks to support development proposals which enhance education and skills provision, including new build, expansion of existing or change of use to educational purposes.
- 8.14 The Council's Core Strategy policy SP07 seeks to support the growth and expansion of further and higher education facilities in the Borough through promoting universities as employment hubs for the innovation sector and the wider knowledge economy and working with universities to better integrate buildings and campuses into the surrounding areas to improve accessibility.
- 8.15 The Council's Managing Development Document policy DM1 (1) states that the Council will support the continued enhancement and promotion of the Central Activity Zone (CAZ) including Canary Wharf. The supporting text to policy DM16 (1) acknowledges that other uses such as gyms, hotels, restaurants and retail uses act as supporting uses to POLs helping to achieve a sustainable office environment. Policy DM19 (1) states that the expansion of existing further and higher education facilities within the Borough will be supported where they are located in accessible locations. Part 2 of this policy goes on to state that new further and higher education facilities will be supported where; they are in or at the edge of town centres; they will not result in over-concentration of education facilities within the town centre; there is a local need for the facility; and additional information to ensure the quality of the facility, such as certification and registration details, are provided by the applicant.
- 8.16 In order to further justify the loss of B1 (office) floorspace in this location, its replacement must contribute to the continued enhancement of Canary Wharf major centre, and there should be sufficient reasoning to depart from the Council's strict policy approach on protecting B1 (office) floorspace within POLs.
- 8.17 The proposed D1 use in essence has many of the characteristics of a B1 space in so far as a large proportion of the space is to feature offices for the 127 staff that are to be employed within the facility. Furthermore the proposed use will introduce a world class research and innovation centre, focusing on business management and executive education, which in turn will act as a supporting function to the rest of the POL, providing a high quality talent pool for the surrounding businesses occupying B1 spaces within the POL, and thus contributing positively to the local economy.
- 8.18 It should also be noted that the applicant has demonstrated reasoning for why this use should be placed within this specific location. Directly above the application site on Level 39 sits the 'technology accelerator space', and on Levels 24 and 42 there are existing 'high growth spaces'. It is envisaged that the proposed D1 (non-residential institution) space on Level 38 will work with and support these existing spaces within One Canada Square due to their close proximity.
- 8.19 In order to satisfy part 2 of policy DM19 within the Council's Managing Development Document, new further and higher education facilities will be supported where it can be demonstrated that they are of high quality. Due to the stature of UCL as an education provider (as evidenced in the submitted planning statement which forms a part of this application) there are no reservations over the quality of this new facility, and facilities such as this would be a welcome addition to both Canary Wharf and the POL, as well as the Borough itself.
- 8.20 For the above reasons it is considered that the creation of 3,187m² of non-residential institution (D1) floorspace is on balance acceptable in this instance, as there is sufficient justification that such a use in this specific location will provide benefits to adjoining businesses and spaces as well as the POL as a whole.

- 8.21 Members should note that the applicant has applied for a personal consent for this use relating specifically to UCL, and has stated that at such time as UCL vacate the premises, the authorised use would revert back to use class B1 (office). The applicant has also suggested that if the authority was to consider a temporary consent, less than 10 years would render the scheme unviable for the applicant. A key aspect of the assessment of this application is to determine whether the loss of B1 (office) floorspace and the creation of D1 (non-residential institution) floorspace is acceptable in land use terms, and as set out above, officers have concluded that the proposal is acceptable in principle and in the context of the current expanding POL, and therefore it would not be necessary to grant either a personal or temporary consent in line with government recommendations on such types of consent, and as such a permanent consent, albeit limited specifically to providers of education, is recommended.
- 8.22 However, Class D1 (non-residential institutions) also includes such land uses as clinics, health centres, crèches, day nurseries, museums, libraries, and places of worship. Whilst the specific higher education use proposed would be acceptable in planning policy terms, other uses within the same class may not be acceptable within the preferred office location or may create different impacts based on the amount of floor space proposed. Hence a condition is recommended to remove permitted development rights for the use to change in the future to other uses in the same class and restrict the permission to educational use only.

Transportation

- 8.23 According to paragraph 29 of the NPPF people should be given a real choice about how they travel, and transport related policies should always favour sustainable modes of transport wherever possible.
- 8.24 Policy 6.3 of the London Plan states that development proposals should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed and that development should not adversely affect safety on the transport network. Policy 6.9 states that developments should provide secure, integrated, convenient and accessible cycle parking facilities in line with the minimum cycle parking standards which are set out in a table which forms a part of policy 6.13.
- 8.25 The Council's Core Strategy policy SP09 (3) seeks to ensure that all new development does not have an adverse impact upon the capacity of the road network.
- 8.26 The Council's Managing Development Document policy DM20 (2) states that development must be able to demonstrate that it is properly integrated with the transport network and has no unacceptable impacts on the capacity and safety of the transport network. Policy DM22 (1 & 4) both state that development will be required to comply with the Council's minimum parking standards in order to ensure suitable provision for cyclists, however it should be noted that these standards have now been superseded by the parking standards set out within the recently adopted London Plan (2015), which this application is being assessed against.
- 8.27 The application site has a PTAL rating of 5, indicating very good access to public transport. No additional car parking provision has been proposed for the D1 (Non-Residential Institution) use which is supported, as both staff and students are expected to use alternative modes of transport (other than a car) to travel to and from the site.
- 8.28 In order for the scheme to be policy compliant in line with the cycle parking standards as set out within the London Plan (2015), this development should provide a total of

71 cycle parking spaces for the proposed use. This is based on D1 uses (universities and colleges specifically) having to provide a minimum of 1 space per 4 staff and 1 space per 20 FTE students of long stay parking and 1 space per 7 FTE students of short stay parking. This change of use proposes that 127 staff will be employed by the facility and that 203 FTE students will be enrolled, meaning that 31.75 long stay staff spaces will be required as well as 10.15 long stay student spaces, in addition to 29 short stay student spaces, totalling 71 spaces (when rounded to the nearest number).

- 8.29 Whilst no provision for cycle parking was included as part of the initial submission, further information was provided to demonstrate that 71 cycle parking spaces would be provided within the site as required by the standards set out in the London Plan (2015). The 71 cycle parking spaces will be allocated to the proposed use within an existing secure cycle parking area within the basement car parking area underneath One Canada Square, which currently has spare capacity to accommodate the needs of the proposed D1 (Non-Residential Institution) use. A compliance condition securing these 71 spaces and making them available for the lifetime of the proposed use would be placed upon the final decision notice.
- 8.30 Considering the above, officers conclude that the applicant has taken the necessary steps to ensure that the proposed development provides adequate cycle parking provision, and will thus not have a negative impact upon the capacity of the surrounding highway network.

Amenity

- 8.31 According to paragraph 17 of the NPPF local planning authorities should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 8.32 The Council's Core Strategy policy SP10 (4) states that the Council will ensure that all development protects the amenity of surrounding building occupiers.
- 8.33 The Council's Managing Development Document policy DM25 states that development should seek to protect, and where possible improve, the amenity of surrounding existing and future residents and building occupants by not creating unacceptable levels of noise, vibration, artificial light, odour, fume or dust pollution during the construction and life of the development.
- 8.34 It should be noted that whilst this application is for a change of use from B1 (business) to D1 (non-residential institution), the nature of the proposed use is not that dissimilar from a B1 use in the sense that a large proportion of the floorspace will be given over to offices for the 127 staff envisaged to be present in the space. As such officers do not envisage that this change of use will have a significant impact upon the amenity of other occupiers within One Canada Square in terms of the levels of noise generated from the proposed D1 use.

Waste

- 8.35 Policy 5.17 of the London Plan states that all developments should plan for waste management, and should minimise waste and achieve a high level of performance with respect to reuse and recycling.

- 8.36 The Council's Core Strategy policy SP05 (1) states that the Council will ensure that development implements the waste management hierarchy of reduce, reuse and recycle by ensuring that building users reduce and manage their waste effectively.
- 8.37 The Council's Managing Development Document policy DM14 (2) states that development should demonstrate how it will provide appropriate storage facilities for residual waste and recycling as a component element to implement the waste management hierarchy of reduce, reuse and recycle.
- 8.38 Whilst no specific details relating to waste management have been included within the application, the management and collection of waste on this site will be the subject of a private arrangement between Canary Wharf Group and their chosen contractors, and as such this application has no impact upon the Council's waste management service. It should also be noted that the change of use from B1 (Business) to D1 (Non-Residential Institution) is unlikely to have a major impact upon the quantity of waste being produced on this site.

Conclusion

- 8.39 The net loss of B1 (Offices) floorspace would not normally be supported in a POL, it is considered in this instance that as the Canary Wharf POL is currently experiencing significant growth, with a considerable amount of new office floorspace coming forward, the loss of 3,187m² of B1 (Offices) floorspace will not undermine Canary Wharf's function as a POL, and the proposed D1 (Non-Residential Institution) use will positively contribute to adjoining businesses and act as a supporting function to the POL and the Canary Wharf town centre as a whole.
- 8.40 In light of the above, it is considered appropriate for the Council to make a departure from its Development Plan in this specific instance.

9.0 HUMAN RIGHTS CONSIDERATIONS

- 9.1 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. In the determination of a planning application the following are particularly highlighted to Members:
- 9.2 Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. "Convention" here means the European Convention on Human Rights, certain parts of which were incorporated into English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant, including:-
- Entitlement to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law in the determination of a person's civil and political rights (Convention Article 6). This includes property rights and can include opportunities to be heard in the consultation process;
 - Rights to respect for private and family life and home. Such rights may be restricted if the infringement is legitimate and fair and proportionate in the public interest (Convention Article 8); and
 - Peaceful enjoyment of possessions (including property). This does not impair the right to enforce such laws as the State deems necessary to control the use of property in accordance with the general interest (First Protocol, Article 1). The European Court

has recognised that "regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole".

- 9.3 This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as local planning authority.
- 9.4 Both public and private interests are to be taken into account in the exercise of the Council's planning authority's powers and duties. Any interference with a Convention right must be necessary and proportionate.
- 9.5 Members must, therefore, carefully consider the balance to be struck between individual rights and the wider public interest.
- 9.6 As set out above, it is necessary, having regard to the Human Rights Act 1998, to take into account any interference with private property rights protected by the European Convention on Human Rights and ensure that the interference is proportionate and in the public interest.

10.0 EQUALITIES ACT CONSIDERATIONS

- 10.1 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs, gender and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and the Committee must be mindful of this duty inter alia when determining all planning applications. In particular the Committee must pay due regard to the need to:
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 10.2 The report outlines that the Council's Access officer objected to the proposal on the basis that the gate would be a potential barrier to people with impairments and thus could be seen as a proposal that could discriminate against a section of the community, which does not fall in line with The Equality Act 2010. Were Members minded to not to follow officers' recommendation, Members need to satisfy themselves that the proposal is satisfactory and could be managed to prevent discrimination.

11.0 FINANCIAL CONSIDERATIONS

Localism Act (amendment to S70(2) of the TCPA 1990)

- 11.1 Section 70(1) of the Town and Country Planning Act 1990 (as amended) entitles the relevant authority to grant planning permission on application to it. Section 70(2) requires that the authority shall have regard to:
- The provisions of the development plan, so far as material to the application;
 - Any local finance considerations, so far as material to the application; and,
 - Any other material consideration.

11.2 Section 70(4) defines “local finance consideration” as:

- A grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
- Sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.

11.3 In this context “grants” might include New Homes Bonus. This is not applicable to this application.

11.4 As regards Community Infrastructure Levy considerations, Members are reminded that that the London mayoral CIL became operational from 1 April 2012 however as the proposal does not result in the creation of a new dwelling or net increase of new floorspace the proposal is not liable for Mayoral CIL.

11.5 The Borough’s Community Infrastructure Levy came into force from 1st April 2015. Again, the proposal would not be liable for Borough CIL as there is no net increase in new floorspace being created.

12.0 CONCLUSION

12.1 All other relevant policies and considerations have been taken into account. Planning permission should be GRANTED for the reasons set out in the MATERIAL PLANNING CONSIDERATIONS section of this report.

13.0 SITE MAP

**Planning Application Site Map
PA/15/01229**



Planning Application Site Boundary	Locally Listed Buildings	Land Parcel Address	0	20 m
Consultation Area	Statutory Listed Buildings	OSLine		

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.

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1:1,250