

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

21st July 2015

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal / Title
7.1	PA/14/03195	Site 1 Land at 3 Millharbour and Site 2 Land at 6, 7 and 8 South Quay Square, South Quay Square, London	<p>The demolition and redevelopment with four buildings: Building G1, a podium with two towers of 10 - 38 storeys and of 12 - 44 storeys; Building G2, a four floor podium with two towers of 34 and 38 storeys inclusive of podium; Building G3, a tower rising to 44 storeys; and Building G4, a four floor podium with a tower of 31 storeys inclusive of podium.</p> <p>The development proposes: 1,500 new homes in a mix of units and tenures (private, social-rented and intermediate); a new primary school with nursery facilities; further education uses (total D1 floorspace 13,525 sqm with a fall back that 4,349 sqm of this floorspace could also be used in full or part as D1 or D2 leisure floorspace, if necessary); 5,820 sqm of flexible commercial floorspace (B1/D1/D2/A1/A2/A3 and/or A4);</p>
8.1	PA/14/03548 and PA/14/03618	Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1	<p>Redevelopment of the former Nicholls and Clarke urban block and adjoining former depot site, Loom Court and land and buildings north of Fleur de Lis Passage and Fleur de Lis Street, including retention and refurbishment of buildings, for commercially led mixed use purposes comprising buildings of between 4 and 14 storeys to provide B1 (office), A1 (retail), A3 (restaurants and cafés), A4 (public house) and 40 residential units; together with new public open spaces and landscaping, new pedestrian accesses, works to the public highway and public realm, the provision of off-street parking, and all necessary ancillary and enabling works, plant and equipment.</p>
8.2	PA/15/01229	Thirly-Eighth Floor, One Canada Square, London, E14 5AA	<p>Change of use of Level 38, One Canada Square from Class B1 (Offices) to Class D1 (Non-Residential Institution).</p>

8.3	PA/15/0039	Land at 160-166 Chrisp Street	Demolition of existing buildings on the site and redevelopment to provide new buildings ranging from three to thlrteen storeys comprising 272 residential units, including affordable housing, together with associated car parking, landscaping and infrastructure works.
8.4	PA/15/01208	Former Beagle House (now known As Maersk House), Braham Street, London, E1 8EP	Demolition of all existing structures and erection of a mixed use development comprlsng flexible retail floorspace (2,010sq.m) at ground level (Use Classes A1-A3), with office (Use class B1) floorspace above (33,459 sq.m (GIA) contained within a single building of ground floor plus 17 storeys (and an additional two storeys of enclosed plant at roof level and two basement levels) allowing for a maxlimum height of 88.15m AOD to parapet, and associated public realm landscaping

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1.0 ADDITIONAL REPRESENTATIONS

- 1.1 Since the publication of the deferral report, various representations have been received from the applicant and the director of Lanterns Arts Nursery/Lanterns Studio Theatre/Lanterns School of The Performing Arts. In addition, a comment has been received from local ward Cllr Andrew Wood.
- 1.2 In summary, the representations explain the position of both the applicant and director of 'Lanterns' following the previous Strategic Development Committee. They confirm a meeting has taken place to discuss the retention of Lanterns within the development. However, to date an agreement has not been reached.
- 1.3 Officers welcome the discussion that has taken place, however maintain the discussions are separate matters outside the scope of this planning application.

2 Typographical Error

- 2.1 Section 3.3 of the original report to committee (6th June 2015) lists under non-financial obligations, an obligation for 'Alternative Employment uses' this should read 'Alternative Education uses'. The purpose of this obligation is to require the D1 use to be marketed for a defined period for education uses to ensure the education led designed is maintained in the event the existing operators are unable to occupy these spaces.

3 RECOMMENDATION

- 3.1 Officers' original recommendation to **GRANT** planning permission for the proposal as set out in the report to the Development Committee remains unchanged

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