

## UPDATE REPORT, DEVELOPMENT COMMITTEE. 10<sup>th</sup> DECEMBER 2020

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/20/01124	319-337 Petrol Station, Cambridge Heath Road, London, E2 9LH	Demolition of existing petrol filling station and associated retail store and erection of a four to six-storey building (7,036m <sup>2</sup> GEA) for a 157-bedroom hotel (6,458m <sup>2</sup> ) and ground floor/basement office use (578m <sup>2</sup> GEA), together with ancillary landscaping, servicing and cycle parking.

### 1.0 Clarifications

- 1.1 Relevant Planning History: To include – PF/17/00240: The demolition of the existing petrol filling station, associated convenience store and automatic car wash, and its replacement with a part 5-storey, part 6-storey mixed-use development consisting of ground and basement commercial (retail) space and residential apartments. Pre-application closed: 18/04/2017
- 1.2 Relevant Planning History: To include – PF/19/00170: Demolition of existing petrol filling station and associated convenience store (sui generis), for a replacement four to six storey hotel with 160 bedrooms, and ground floor/basement uses including gym. Pre-application closed: 13/08/2019
- 1.3 Publicity and Engagement: Paragraph 4.1 should state that 16 planning notification letters were sent to nearby properties
- 1.4 Publicity and Engagement: An objector has filed an official complaint with the Council stating that officers have failed to consider the details contained within their objection. However, as per the procedural rules in the Constitution, representations must be summarised in both the Committee Report and Update Report. The objection in question includes a 'Residential development study' which sets out how the site could accommodate a residential scheme. This includes an assessment of the site constraints, a response to these constraints, an indicative design concept and proposed floor plans. The objection has also been accompanied by supporting Noise Assessment that sets out how other residential developments in the area have met the relevant internal noise criterion through relevant planning conditions.
- 1.5 Paragraphs 7.81: Correction to state that the office use will be serviced from Nant Street.
- 1.6 Conditions: Additional pre-commencement condition requiring further detail of fire precaution matters