

**STRATEGIC DEVELOPMENT COMMITTEE 3 APRIL 2024  
UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL**

<b>Agenda item no</b>	<b>Reference no</b>	<b>Location</b>	<b>Proposal / Title</b>
5.1	PA/23/02079	Former News International Site, Buildings H & J, London Dock, 1 Virginia Street, London E98 1XY	Redevelopment of the site comprising the erection of two buildings comprising residential (Use Class C3), flexible commercial (Use Class E) and ancillary residential floorspace (Use Class C3), basement, disabled persons' car parking, cycle parking, new public realm, landscaping and play space, plant, refuse and associated works

**1. Additional drawings and documents recommended for approval not listed in the previous SDC report**

Schedule of additional documents

- Updated London Plan Fire Statement
- Updated Gateway 1 Fire Statement
- Design and Access Statement P14
- Winter Views

Schedule of additional drawings

- 412-PTA-HJ-L00-DR-A-1001\_S4-P15, Buildings H and J General Arrangement Level 00
- 412-PTA-HJ-L01-DR-A-1001\_S4-P13, Buildings H and J General Arrangement Level 01
- 412-PTA-HJ-ZZ-DR-A-1200\_S4-P08, Buildings H and J Planning Application Boundary Level 00
- 412-PTA-HJ-ZZ-SK-A-0002\_S4-P24, Plots H and J Site Location and Landscape Plan Proposed
- 412-PTA-HJ-ZZ-SK-A-0021\_S4-P13, Plots H and J Playspace quantum and location and communal open space
- 412-PTA-HJ-ZZ-SK-A-0063\_S4-P10, Plots H and J Urban Greening Factor

**2. Clarifications**

2.1 In the Executive Summary of the committee report, it is stated that *'the wider London Dock development was consented before CIL.'* Mayor of London CIL was paid on the London Dock 2014 hybrid planning permission, but not Tower Hamlets CIL. This application scheme will provide Tower Hamlets CIL as detailed elsewhere in the report.

2.2 In the Relevant Planning History of the committee report, the following planning application should also be included:

PA/24/00092/NC – Currently under consideration: Application for non-material amendment to planning ref: PA/22/02666, Dated 30/06/2023 is not present within the table.

Non Material amendment(s) Sought:

- The extension of the 7th floor along the terrace of Cores G3 and G4 to provide a corridor connecting the building cores to allow access to a second staircase for each core;
- The introduction of four maisonettes at Levels 07 and 08 within core G4 replacing eight apartments; a reduction of one home resulting from changes to 4 homes to 3 homes within the Level 09 tower and a reduction of 5 homes resulting from changes from 4 homes to 3 homes and reducing 3 bedroom homes to 2 bedroom homes at Levels 10 to 19;
- Amendments to internal layouts and party walls, balconies and window locations, alterations to external columns and to the external façade appearance; and
- Amendments to landscaping to allow fire tender access to the site; and
- An increase in the size of the play space within the Water Garden and along the Promenade.

2.3 Para 7.14 of the committee report states that *'the outline planning consent for Plots H and J has now expired.'* It should be clarified that the outline planning consent has not expired, but the time period for reserved matters applications to be submitted for Plots H and J has now expired. Therefore, a full planning application would be required for new development on the site. Para 7.52 of the committee report states that *'These angled bay windows were not designed into other buildings in the wider development with similar conflicts, therefore the proposal has improved the situation compared to the parent consent.'* Instead of *'parent consent,'* this should refer to the *'hybrid planning consent.'*

2.4 Para 7.45 of the committee report describes the differences between First Time Buyer (FTB) and Shared Ownership properties. It should be clarified that FTB homes are only available to first-time buyers, however Shared Ownership properties are targeted at first time buyers but owners do not necessarily have to be first time buyers. Furthermore, with FTB homes, rent is not paid on the remaining equity, as it is with Shared Ownership homes.

2.5 Para 7.75 of the committee report states that '*167sqm of over 12s play space is provided on-site.*' This should read '*325sqm.*'

### **3. Recommendation**

5.1 The officer recommendation to grant planning permission remains.