
Application for Planning Permission

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Reference	PA/22/00731
Site	4 & 5 Harbour Exchange Square, London, E14 9TQ
Ward	Blackwall and Cubitt Town
Proposal	<p>Demolition of existing building and erection of a mixed-use residential led building containing 450 residential units (Class C3) and new podium level to accommodate flexible retail, community, creative, and amenity uses (Class E and F2) as well as basement level blue-badge parking, new public realm and landscaping, and all associated works.</p> <p>This application is accompanied by an Environmental Statement.</p>
Summary Recommendation	Grant planning permission with conditions and planning obligations
Applicant	GAW Capital and City & Docklands
Architect/agent	Make Architects and DP9
Case Officer	Jane Jin
Key dates	<ul style="list-style-type: none">- Application registered as valid on 16/05/2022- Revised plans received on 19/10/2022- Amended fire statement received on 25/10/2022- Based on additional environmental information received, officers carried out Reg 25 on 13/04/2023 which finished on 20/05/2023

1. BACKGROUND

- 1.1 This application was considered by the Strategic Development Planning Committee on 16th July 2024. A copy of the original report is appended to this report.
- 1.2 As set out in the draft minutes of the meeting, the Committee voted to undertake a site visit to better understand the likely construction impacts arising from the proposed development.
- 1.3 The application was therefore deferred to allow Members to undertake a site visit, which will take place on 22/08/2024.
- 1.4 An Update report will be prepared following the site visit to report on the outcome, findings and discussions as this report is published ahead of the planned site visit.

2. RECOMMENDATION

- 2.1 That subject to any direction by the Mayor of London, **conditional planning permission is GRANTED** subject to the prior completion of a legal agreement to secure the planning obligations as outlined in the Main report.

- 2.2 That the Corporate Director of Place is delegated the power to negotiate the legal agreement. If within three months of the resolution the legal agreement has not been completed, the Corporate Director for Place is delegated power to refuse planning permission.
- 2.3 That the Corporate Director of Place is delegated the power to impose conditions and informatives to address the following matters: