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**Application for Planning Permission**

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<b>Reference</b>	PA/22/00731
<b>Site</b>	4 & 5 Harbour Exchange Square, London, E14 9TQ
<b>Ward</b>	Blackwall and Cubitt Town
<b>Proposal</b>	<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>
<b>Summary Recommendation</b>	Grant planning permission with conditions and planning obligations
<b>Applicant</b>	GAW Capital and City & Docklands
<b>Architect/agent</b>	Make Architects and DP9
<b>Case Officer</b>	Jane Jin
<b>Key dates</b>	<ul style="list-style-type: none"><li>- Application registered as valid on 16/05/2022</li><li>- Revised plans received on 19/10/2022</li><li>- Amended fire statement received on 25/10/2022</li><li>- Based on additional environmental information received, officers carried out Reg 25 on 13/04/2023 which finished on 20/05/2023</li><li>-Strategic Development Committee (main Item) 16/07/2024</li><li>-Members' site visit 22/08/2024</li><li>-Strategic Development Committee (deferred Item) 28/08/2024</li></ul>

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**1. BACKGROUND**

- 1.1 The Strategic Development Planning Committee considered this application as a main item on 16<sup>th</sup> July 2024. A copy of the original report is appended to this report. The Committee voted to defer their decision to undertake a site visit to better understand the likely construction impacts arising from the proposed development and the site visit was undertaken on 22/08/2024.
- 1.2 On 28<sup>th</sup> August 2024 the proposal was presented for Members' decision as a deferred item. A copy of the report is appended to this report. Members raised concerns about the lack of family-sized units, and that there would be impacts from the construction activities if the scheme were to be granted. Members voted to defer the item again to establish if the scheme can incorporate more family-sized units to mitigate the impact.
- 1.3 The proposed scheme provides a generally compliant level of housing in affordable housing tenures, detailed in the main report and presented at the Committee Meetings on 16/07/2024 and 28/08/2024.

- 1.4 The proposal provides 52 family-sized units (three and four bedrooms) in the affordable housing tenure. The proposal provides 35% (measured by habitable room) of affordable housing. The proposal accords with policy D.H2 of the Tower Hamlets Local Plan.
- 1.5 Within the affordable rented tenure, the units are very close to matching policy requirements. There would be a policy-compliant proportion of 1, 2 and 3-bed units, with the four beds slightly under by 0.5%. However, overall, there would be a good range of unit sizes within this tenure.
- 1.6 Within the Intermediate tenure, again, the focus has been on delivering smaller 1 and 2-bed units, and therefore, these units comply with the policy requirements. In terms of 3 and 4 beds, 45% is required as a combined requirement. The proposal is short by 4.5%. As reported, this is acceptable given that an overall provision within the affordable housing tenure is generally compliant, and larger family-sized units in the Intermediate tenure could be less affordable for prospective owners.
- 1.7 There are appropriate measures that would be secured through planning conditions and obligations through an s.106 Agreement to mitigate any impacts arising from the construction activity. Therefore, it is officers view that seeking additional family sized affordable units to mitigate the concerns raised by the construction activity carries very little weight and would not warrant a refusal of planning permission

## 2. REPRESENTATION

- 2.1 The applicant has confirmed that the proposal is at a policy-compliant level, and the scheme will remain unchanged as initially proposed.

## 3. RECOMMENDATION

- 3.1 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.
- 3.2 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.
- 3.3 That the Corporate Director of Place is delegated the power to impose conditions and informatives to address the following matters: