

**LONDON THAMES GATEWAY DEVELOPMENT CORPORATION**

**PLANNING COMMITTEE MEETING: 21 June 2007**

**Planning Application for LTGDC's Determination**

**Report of the Director of Planning**

**CASE NUMBER: LTGDC-06-086-PP**

**DATE MADE VALID: 11/07/2006**

**APPLICATION NO: 06/01172/LTGDC**

**TARGET DATE: 10/10/2006**

**APPLICANT:** Samsen Ltd

**AGENT:** KKM Architects

**PROPOSAL:** Demolition of existing building and construction of a new 5-8 storey residential led mixed use building comprising of 68 flats, 585m<sup>2</sup> of commercial space (B1 use) at part ground and first floor levels, 18 car parking spaces, and 67 bicycle parking spaces.

**LOCATION:** Concorde House, Caxton Street North, Canning Town, London E16

**1. SUMMARY**

1.1 This application was reported at the London Thames Gateway Development Corporation Planning Committee meeting on 10 May 2007. A copy of the Committee Report is attached at **Appendix 1**.

1.2 At the meeting on 10 May 2007 a motion was agreed that a decision on the application be deferred until the June 2007 Planning Committee meeting to enable:

- Planning Officers to clarify justification for pursuing retaining this site for industrial/employment uses given that LB Newham is supportive of a residential development; and
- a site visit by the Planning Committee.

## 2. SITE VISIT BY PLANNING COMMITTEE

2.1 On 30 May 2007 the London Thames Gateway Development Corporation Planning Committee made a visit to the proposed site. The members who attended were:

- Conor McAuley
- Dru Vesty
- John Biggs

Also in attendance were:

- John Allen, Director of Planning
- Sarah Egan, Committee Clerk
- Two representatives of the applicant

The Committee members walked around the parameter of the site and the surrounding streets. They also viewed the inside of the existing building on the site.

The Committee members also viewed the site of a proposed mixed use development close by at St Luke's Square.

## 3. FURTHER INFORMATION

3.1 A note has been received from Eleanor Fawcett from Design for London (on behalf of the GLA) which sets out the Lower Lea Valley industrial land strategy based on the OAPF approved by the Mayor, and its implications for Caxton Street North, Canning Town. The note is attached at **Appendix 2**.

3.2 The note concludes that:

*“The ad hoc introduction of residential uses into the Caxton Street LSIS (Locally Significant Industrial Sites) would:*

- *Create a precedent which would seriously undermine the policy across the LLV and raise hope-value on industrial sites. Inflated land prices would damage the potential for effective value-capture by the LTGDC, and compromise the delivery of the vision for the LLV.*
- *Create high density residential accommodation in an inappropriate location with poor environmental quality, in an ad hoc manner. The wider Canning Town and Custom House area has huge capacity for new and upgraded housing to be delivered in highly appropriate locations – surely it is preferable to support the successful delivery of new residential units in those areas already identified.*
- *Create a situation where the remaining industrial sites in Caxton Street would be unlikely to be viable in the long term in such close proximity to residential, and therefore the only remaining cluster of light industry in Canning Town and Custom House would be removed.”*

3.3 Members should also be aware that there is another current application for a high density residential-led scheme (which is referable to the GLA) on a nearby site.

#### **4. RECOMMENDATION**

- 4.1 It is recommended that Committee members adopt the recommendation for **refusal** as reported at the 10 May 2007 Planning Committee meeting and as set out in the attached Committee Report at **Appendix 1**.

**CASE OFFICER:** Adele Williamson

**Appendix 1: Committee Report (as reported 10 May 2007) – pages 5-41**

**Appendix 2: Note from Eleanor Fawcett, Design for London – pages 42-45**

