

**PLANNING COMMITTEE MEETING: Thursday 13 May 2010**

**DETAILS RELATING TO A PLANNING APPLICATION DETERMINED BY THE  
LTGDC**

**REPORT OF THE DIRECTOR OF PLANNING**

<b>UDC CASE NUMBER:</b>	LTGDC-09-100-FUL	<b>DATE MADE VALID:</b>	N/A
<b>APPLICATION NUMBER:</b>	09/01825/LTGDC/LBNM	<b>TARGET DATE:</b>	N/A

<b>APPLICANT:</b>	Lightbanner (Stratford) Ltd.
<b>AGENT:</b>	DPDS Consulting
<b>PROPOSAL:</b>	Proposed facing materials for an 11 storey, 188 bedroom budget hotel with ground floor restaurant, 1 disabled parking space, 10 motorcycle parking spaces, 12 bicycle spaces and ancillary development.
<b>LOCATION:</b>	Kwik Fit Euro Ltd, 1 - 4 Park Lane, Stratford, E15 2JG

**1.0 BACKGROUND**

1.1 On 11 February 2010 the Planning Committee resolved to grant planning permission for the development referred to above subject to any direction from the Mayor of London to refuse planning permission; planning conditions and a S106 Agreement. A copy of the Committee Report is attached at Appendix 1.

1.2 Since the Planning Committee meeting the Mayor of London has confirmed that he will not direct the Corporation to refuse planning permission. The S106 Agreement is currently being finalised before planning permission can be formally issued.

1.3 In resolving to grant planning permission, the Planning Committee decided that it would like to consider the details of the facing materials that will be submitted for formal approval and that condition B1 be amended to require details of facing materials, external signage, windows, external lighting and external plant at 1:20 and 1.5 scale to ensure that the development achieves a high quality design.

1.4 In advance of planning permission being formally granted, and the submission of details pursuant to B1 being formally submitted, the applicant has undertaken further work on the proposed choice and application of the facing materials to be used on the building facades. The purpose of this report is to seek the Planning Committee's

support for the proposed choice and application of the materials.

1.5 Since the Committee meeting, officers of the Corporation, Design for London and the London Borough of Newham have attended two meetings with the applicant's architect to discuss the proposed detailed design of the development, including the use and choice of external materials and window design to all building facades and external signage.

1.6 The applicant has submitted a written explanation of the proposed materials, and 1:20 and 1:5 drawings to show how they will be applied to the building. The façade treatment involves the use of curtain wall glazing, rain screen cladding and ground floor glazing systems.

1.7 The curtain wall system comprises a polyester powder coated aluminium frame; laminate panel Trespa type infill panels (silver and grey); glass fronted spandrel panels; and clear glass double glazing. The rain screen cladding system comprises Trespa type panel boards (grey). The ground floor glazing system comprises polyester powder coated aluminium frames. Facing brickwork (blue), security grilles, security shutter are proposed as part of the side and rear elevations.

1.8 A copy of the applicant's written explanation and drawings is attached at Appendix 2. Display boards and sample materials will be provided at the Committee meeting.

## 2.0 RELEVANT PLANNING POLICY

### 2.1 Planning Policy Guidance

Planning Policy Statement 1	Delivering Sustainable Development
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### 2.2 The London Plan (Consolidated with Alterations Since 2004 (February 2008))

Policy 4B.1	Design principles for a compact city
Policy 4B.2	Promoting world-class architecture and design
Policy 4B.3	Enhancing the quality of the public realm
Policy 4B.10	Large-scale buildings – design and impact

### 2.3 London Borough of Newham Unitary Development Plan (2001)

S3	Quality of Development
S9	Environmental Quality: Design Issues
EQ18	Environmental Quality: Improvements in Key Areas
EQ19	Promoting Urban Quality
EQ20	Urban Design Considerations
EQ21	High Buildings: Design Considerations

Meeting: 13 May 2010  
Agenda Item: 3  
Report No: LTGDC/10/PC22

### **3.0 RECOMMENDATION**

3.1 The Planning Committee is recommended to support the proposed choice and application of the materials to be used on the building facades, and that these details satisfy their request to consider such details.

**CASE OFFICER:** Will Steadman

**Appendix 1:** Planning Committee Report dated 11 February 2010

**Appendix 2:** Written Explanation and Drawings