

Addendum Planning Committee Report

London Thames Gateway Development Corporation

Planning Application LTGDC-10-023-FUL Addendum Report

Report of the Director of Planning

1. Summary

- 1.1 This is an Officer's addendum to a report which considers an application by Studio Egret West on behalf of the London Borough of Newham and is tabled as item number 4 for consideration by London Thames Gateway Development Corporation Committee Members. It seeks to update Members regarding correspondence that has been received since that report was completed.

2. Further representations received

- 2.1 Paragraphs 1.9 and 7.4 of the main officer report state that Planning Committee Members will be updated regarding any additional representations / comments received in relation to the amended application plans and paragraphs 1.16, 9.3.12 and 10.7 state that Members will be updated regarding the detailed modelling work set out in the amended plans relating to the removal of Service Route No. 1 exit and provision of the new slip road. Accordingly, Members are advised of the following representations that have been received since the main officer report was written:
- 2.2 LTGDC received a letter from the London Borough of Newham on 10th June 2010, setting out the Council's formal consultation response regarding the planning application further to its consideration by the Council's Strategic Development Committee on the 9th June 2010. A copy of that representation is appended to this addendum at Appendix 1 and Members are recommended to consider it. In summary, the Council's Strategic Development Committee supports the application, recommending that the LTGDC grant planning permission subject to :
1. the resolution of TfL's outstanding requirements for slip road modelling (this matter has now been resolved as set on in the consultation email from TfL dated 10.06.2010, which is reported below);
 2. the expiry of the public consultation period regarding the amended plans and consideration of any additional issues raised as a result of the public consultation; and
 3. the conditions and informatives set out in the committee report and update (as set out in Newham's representation at Appendix 1 to this addendum report).

- 2.3 LTGDC officer response LTGDC officers have worked closely with LB Newham officers in the assessment of the subject planning application and accept and agree the recommendations presented in the Council's formal representation. The amended and additional conditions have been incorporated into the suggested list of conditions and informatives which are set out at 3.5 below. Conditions 14 and 18 have been amended and condition 20 has been added.
- 2.4 Natural England Email dated 01 June 2010, stating that they do not wish to make any additional comments beyond those already made.
- 2.5 LTGDC officer response LTGDC officers considered Natural England's original representation in the main officer report and have no further comment to add.
- 2.6 London Borough of Newham Transportation Email dated 03 June 2010. The modelling and Transyt results indicate that there will not be extensive queuing at the concerned nodes. The concern regarding the access points to the Cultural Quarter can also be ratified with further information that the Birkbeck UEL development application is likely to submit.
- 2.7 LTGDC officer response LTGDC officers welcome Newham's confirmation that the proposal does not present adverse / extensive queuing on Great Eastern Road. Comments regarding the Birkbeck / UEL proposals (which are at pre-application stage) are noted. Members are advised that the Newham and LTGDC Planning Officers assessing the subject Stratford Public Realm planning application are the same officers that are engaged in the formal pre-application discussions relating to the Birkbeck / UEL proposals. Officers seek to ensure that the interface between the development proposals is effectively managed.
- 2.8 Stratford Town Centre Manager Email dated 03 June 2010. The following comments were made regarding the amended plans:
- Support the siting of the taxi rank as it is visible from Stratford Centre, the steps from the station mezzanine and Westfield bridge. The rank should be directed to on the Legible London Signs to be implemented in early 2011.
 - Consideration should be given to market traders accessing their lock ups in the lorry turning area. The latest practice on safety regarding reversing articulates in service areas needs to be considered.
 - Overall, if TfL are happy with the articulates and buses then a nice compromise has been achieved.
- 2.9 LTGDC officer response The applicant provided 'draft final' modelling and Transyt results of the proposals on Great Eastern Road. TfL have confirmed (email dated 10 June 2010) that it has no serious concerns with regard to the modelling information. LTGDC officers have scrutinised the servicing arrangements to Stratford Centre and are content that safe vehicular movement can be achieved that does not present any conflict with market traders accessing their lock ups.
- 2.10 Transport for London Email dated 10.06.2010. The following comments were received from TfL:

- No serious concern with regard to the modelling information;
- Any alterations to the bus station design need to go through a detailed design process with TfL;
- The kiosks in Meridian Square are understood to be indicative only and are understood not to form part of this planning application;
- TfL would like to be consulted regarding the tree planting / landscaping submissions that are required to be submitted by condition;
- It is understood that the town centre steps (between Meridian Square and Westfield) do not form part of this application;
- Suggest that a condition be imposed requiring full details of the location of bus stops, bus shelters and associated bus infrastructure, including details of the timing or phasing of those works.

2.11 LTGDC officer response TfL comments are duly noted. With specific regard to the suggested condition officers note that passenger waiting shelters, public shelters and seats are Permitted Development for development by Local Authorities by virtue of Schedule 1, Part 12, Class A of the Town and Country Planning (General Permitted Development) Order 1995. As such an informative has been drafted (see amended informative number 5) recommending that the applicant agrees the exact positioning of the proposed bus stops within the public highway with the London Borough of Newham and TfL. The siting of the bus shelters will be dealt with under separate legislation.

2.12 Paragraph 1.17 of the main officer report states that Members will be updated regarding discussions with English Heritage.

2.13 An officer from English Heritage (the author of the original representation set out at 6.9 of the main officer report) met with the Applicant team and LTGDC case officer on 01 June 2010. Further English Heritage commented on 03 June 2010:

- The change in colour palette from blue and yellow to a monochrome is welcome although it should be carefully considered so that the lighter elements don't discolour quickly and the dark isn't too oppressive.
- It is disappointing that the area around the Town Hall is omitted from the scheme.
- The addendum heritage report tabled for the meeting includes a shot of the rhubarb sculpture outside the law courts – is it intended to retain the paving shown in that shot? It seems to well detailed and in good condition. Also the tone of grey seems about right.
- Otherwise English heritage hold to the comments in our notification response.

2.14 LTGDC officer response Officers consider that the Cloud structures are an interesting piece of public art that will complement the streetscape without detracting from the quality of the conservation area or the setting of St. John's Church. They would help to define this important entrance to the town centre and the Cultural Quarter. On balance and subject to conditions requiring submission of material details, the Clouds would sit well within the site context. It is not considered that the concerns raised by English Heritage justify the refusal to grant planning permission.

- 2.15 Members are requested to note at 6.3 of the main officer report, the first bullet point summarising CABE's representation the word 'stops' should be replaced with the word 'steps'.

3. LTGDC officer conclusion

- 3.1 LTGDC officers have carefully considered all of the additional representations and information received to date and maintain the view that if fully implemented, the proposal would contribute to the regeneration aspirations for Stratford by enhancing the public realm, improving way-finding and facilitating movement; de-cluttering and consolidating open space; and improving public safety.
- 3.4 Taking account of the provisions of the development plan and material considerations, namely, site constraints (sub-surface utilities and existing built form), representations received and LTGDC's purpose and functions, officers maintain their recommendation that Committee Members delegate authority to the Director of Planning to **grant full planning permission** subject to the draft conditions and informatives listed at section 3.5 of this addendum report, together with any amendments or additions that he considers necessary after the consultation period advising of minor amendments to the scheme has expired.
- 3.5 LTGDC officers consider that the following conditions and informatives should be imposed if planning permission is to be granted:

1. The development must be commenced not later than the expiration of THREE years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. All works are to be All works are to be completed in full accordance with the following documents and drawings:
 - Heritage Statement, prepared by GL Hearn, dated February 2010
 - Daylight and Sunlight Report, prepared by GL Hearn, dated 23 February 2010
 - Arboricultural Report, prepared by Nicholas D Jones on behalf of Gross Max landscape Architects, dated February 2010
 - Flood Risk Statement, prepared by Martin Stockley Associates, dated February 2010
 - Utilities Statement, prepared by Martin Stockley Associates, dated February 2010

Drawing numbers:

- (GA)001 Revision P05 (Great Eastern Road, Proposed General Arrangement, Sheet 1 of 5)
- (GA)002 Revision P04 (Great Eastern Road, Proposed General Arrangement, Sheet 2 of 5)
- (GA)003 Revision P04 (Great Eastern Road, Proposed General Arrangement, Sheet 3 of 5)

- (GA)004 Revision P04 (Great Eastern Road, Proposed General Arrangement, Sheet 4 of 5)
- (GA)005 Revision P04 (Great Eastern Road, Proposed General Arrangement, Sheet 5 of 5)
- (GA)006 Revision P03 (Broadway and The Grove, Proposed General Arrangement, Sheet 1 of 4)
- (GA)007 Revision P04 (Broadway and The Grove, Proposed General Arrangement Sheet 2 of 4)
- (GA)008 Revision P04 (Broadway and The Grove, Proposed General Arrangement, Sheet 3 of 4)
- (GA)009 Revision P04 (Broadway and The Grove, Proposed General Arrangement, Sheet 4 of 4)
- (GA)010 Revision P05 (Bus Station, Proposed General Arrangement)
- (GA)020 Revision P01 (Great Eastern Road and Meridian Square, Pavement Formations, Sheet 1 of 3)
- (GA)021 Revision P01 (Great Eastern Road and Meridian Square, Pavement Formations, Sheet 2 of 3)
- (GA)022 Revision P01 (Great Eastern Road and Meridian Square, Pavement Formations, Sheet 3 of 3)
- (GA)023 Revision P02 (Broadway and The Grove, Pavement Formations, Sheet 1 of 3)
- (GA)024 Revision P02 (Broadway and The Grove, Pavement Formations, Sheet 2 of 3)
- (GA)025 Revision P01 (Broadway and The Gove, Pavement Formations, Sheet 3 of 3)
- Sheet 01 Dwg. No. 001 Revision 01 (GA - B.S. South, J. Bridge)
- Sheet 04 Dwg. No. 001 Revision 01 (GA –GER North)

- (MO)001 Revision P01 (Broadway and The Grove, Bus Movement Vehicle Tracking)
- (MO)002 Revision P01 (Broadway and The Grove, Vehicle Tracking around end of Church)
- (MO)003 Revision P01 (Broadway and The Grove, Coach Tracking around end of Church)
- (MO)004 Revision P01 (Broadway and The Grove, Vehicle Tracking Entering / Exiting the Church)
- (MO)050 Revision P01 (Gt. Eastern Road, Service Route 1 Vehicle Tracking)
- (MO)051 Revision P01 (Proposed Meridian Square, Taxi Rank Revised Vehicle Tracking)
- (MO)052 Revision P01 (Service Yard 1 Tracking)

- (EX)001 Revision P03 (Great Eastern Road, Existing General Arrangement, Sheet 1 of 5)
- (EX)002 Revision P03 (Great Eastern Road, Existing General Arrangement, Sheet 2 of 5)
- (EX)003 Revision P03 (Great Eastern Road, Existing General Arrangement, Sheet 3 of 5)
- (EX)004 Revision P03 (Great Eastern Road, Existing General Arrangement, Sheet 4 of 5)
- (EX)005 Revision P03 (Great Eastern Road, Existing General Arrangement, Sheet 5 of 5)

- (EX)006 Revision P02 (Broadway and The Grove, Existing General Arrangement, Sheet 1 of 4)
- (EX)007 Revision P02 (Broadway and The Grove, Existing General Arrangement, Sheet 2 of 4)
- (EX)008 Revision P02 (Broadway and The Grove, Existing General Arrangement, Sheet 3 of 4)
- (EX)009 Revision P02 (Broadway and The Grove, Existing General Arrangement, Sheet 4 of 4)

- (EN) 001 Revision P02 (Great Easter Road, Existing Statutory Service, Sheet 1 of 5)
- (EN) 002 Revision P02 (Great Eastern Road, Existing Statutory Service, Sheet 2 of 5)
- (EN) 003 Revision P02 (Great Eastern Road, Existing Statutory Services, Sheet 3 of 5)
- (EN) 004 Revision P02 (Great Eastern Road, Existing Statutory Services, Sheet 4 of 5)
- (EN) 005 Revision P02 (Great Eastern Road, Existing Statutory Services, Sheet 5 of 5)
- (EN) 006 Revision P02 (Broadway and The Grove, Existing Statutory Services, Sheet 1 of 4)
- (EN) 007 Revision P02 (Broadway and The Grove, Existing Statutory Services, Sheet 2 of 4)
- (EN) 008 Revision P02 (Broadway and The Grove, Existing Statutory Service, Sheet 3 of 4)
- (EN) 009 Revision P02 (Broadway and The Grove, Existing Statutory Services, Sheet 4 of 4)
- (EN) 019 Revision P01 (Broadway and The Grove, Existing Statutory Services, Enlarged Area)
- (EN) 026 Revision P01 (Broadway and The Grove, Proposed Utility Diversions, Sheet 1 of 5)
- (EN) 027 Revision P01 (Broadway and The Grove, Proposed Utility Diversions, Sheet 2 of 5)
- (EN) 028 Revision P01 (Broadway and The Grove, Proposed Utility Diversions, Sheet 3 of 5)
- (EN) 029 Revision P01 (Broadway and The Grove, Proposed utility Diversions, Sheet 4 of 5)
- (EN) 030 Revision P01 (Broadway and The Grove, Proposed Utility Diversions, Sheet 5 of 5)
- (EN) 031 Revision P01 (Morgan House, Car Park Ramp Demolition Works, General Arrangement)

- Sheet 07 Dwg. No. 050 Rev. 02 (The Grove, Hard Landscape and Levels)
- Sheet 08 Dwg. No. 051 Rev. 02 (Central Broadway & St Johns Church, Hard Landscape and Levels)
- Sheet 09 Dwg. No. 052 Rev. 02 (St Johns Church East, Hard landscape and Levels)
- Sheet 10 Dwg. No. 053 Rev. 02 (St Johns Church South, Hard Landscape and Levels)
- Sheet 11 Dwg. No. 054 Rev. 02 (Stratford Centre East and Town Hall, Hard Landscape and Levels)

- Sheet 12 Dwg. No. 055 Revision 02 (Broadway South, Hard Landscape and Levels)
- Sheet 13 Dwg. No. 001 Revision 01 (GA – Railway Tree Crossing)

- Sheet 00 Dwg. No. 401 Rev. 02 (Stratford Broadway, Natural Stone Kerb 1)
- Sheet 00 Dwg. No. 402 Rev. 02 (Stratford Broadway, Natural Stone Kerb 2)
- Sheet 00 Dwg. No. 403 Rev. 02 (Stratford Broadway, Drop Kerb)
- Sheet 00 Dwg. No. 405 Rev. 02 (Stratford Broadway, Black Granite Rill Strip)
- Sheet 00 Dwg. No. 406 Rev. 02 (Stratford Broadway, Churchyard Railing Interface)
- Sheet 00 Dwg. No. 407 Rev. 02 (Stratford Broadway, Monument Interface)
- Sheet 00 Dwg. No. 408 Rev. 02 (Stratford Broadway, Pedestrian Entrance St Johns Church)
- Sheet 00 Dwg. No. 409 Rev. 02 (Stratford Broadway, Vehicular Entrance St Johns Church)
- Sheet 00 Dwg. No. 410 Rev. 02 (Stratford Broadway, Stratford Centre Interface)
- Sheet 00 Dwg. No. 411 Rev. 02 (Stratford Broadway, Natural Stone Bus Stop Kerb)
- Sheet 00 Dwg. No. 451 Rev. 02 (Stratford Broadway, Natural Stone Paving 1)
- Sheet 00 Dwg. No. 452 Rev. 02 (Stratford Broadway, Natural Stone Paving 2)
- Sheet 00 Dwg. No. 453 Rev. 02 (Stratford Broadway, Natural Stone paving 3)
- Sheet 00 Dwg. No. 454 Rev. 02 (Stratford Broadway, Natural Stone Paving 4)
- Sheet 00 Dwg. No. 455 Rev. 02 (Stratford Broadway, Natural Stone Paving 5)
- Sheet 00 Dwg. No. 456 Rev. 02 (Stratford Broadway, Stratford Crossing Point)
- Sheet 00 Dwg. No. 457 Rev. 02 (Stratford Broadway, Tactile paver to Steps)
- Sheet 00 Dwg. No. 458 Rev. 02 (Stratford Broadway, Slot Drain)
- Sheet 00 Dwg. No. 459 Rev. 02 (Stratford Broadway, Recessed Manhole Cover)
- Sheet 00 Dwg. No. 501 Rev. 02 (Stratford Broadway, Natural Stone Steps)
- Sheet 00 Dwg. No. 551 Rev. 02 (Stratford Broadway, Wooden Bench)
- Sheet 00 Dwg. No. 552 Rev. 02 (Stratford Broadway, Security Bollard)
- Sheet 00 Dwg. No. 553 Rev. 02 (Stratford Broadway, Woody Light Column)
- Sheet 00 Dwg. No. 554 Rev. 02 (Stratford Broadway, Seat)
- Sheet 00 Dwg. No. 558 Rev. 02 (Stratford Broadway, Bin)
- Sheet 00 Dwg. No. 559 Rev. 02 (Stratford Broadway, Bicycle Stand)
- Sheet 00 Dwg. No. 560 Rev. 02 (Stratford Broadway, Bus Stop)
- Sheet 00 Dwg. No. 601 Rev. 02 (Stratford Broadway, Tree Pit)
- Sheet 00 Dwg. No. 651 Rev. 02 (Stratford Broadway, Water Table)
- Sheet 00 Dwg. No. 653 Rev. 02 (Stratford Broadway, Rill Detail)
- Sheet 00 Dwg. No. 654 Rev. 02 (Stratford Broadway, Rill Crossing)
- Sheet 00 Dwg. No. 655 Rev. 02 (Stratford Broadway, Rill overview)
- Hard Landscape Outline Specification, Stratford Broadway, prepared by GROSS. MAX. Landscape Architects.

- Sheet 00 Dwg. No. 001 Rev. 02 (Illustrative Masterplan)
- Sheet 00 Dwg. No. 002 Rev. 02 (Masterplan)
- Sheet 00 Dwg. No. 003 Rev. 02 (Intervention Areas)
- Sheet 00 Dwg. No. 004 Rev. 02 (Location Plan (Planning Components))
- Sheet 00 Dwg. No. 005 Rev. 02 (Tree Works)
- Sheet 00 Dwg. No. Rev. 02 (Highways Boundary)
- Sheet 00 Dwg. No. 007 Rev. 01 (Location Plan (Statutory Boundaries))

- Sheet 00 Dwg. No. 200 Rev. B (Plan and elevation along Great Eastern Road)
- 201 Revision (Existing Plan / Elevation (Morgan House))
- 202 Revision (Existing Plan / Elevation (Stratford Centre))
- 203 Revision (Existing Plan / Elevation (Theatre Square))
- Sheet 00 Dwg. No. 204 Rev. B (Proposed Plan / Elevation (Morgan House))
- Sheet 00 Dwg. No. 205 Rev. B (Proposed Plan / Elevation (Stratford Centre))
- Sheet 00 Dwg. No. 206 Rev. B (Proposed plan / Elevation (Theatre Square))
- Sheet 00 Dwg. No. 207 Rev. - (Typical Frame)
- Sheet 00 Dwg. No. 208 Rev. - (Section 208-02)

- Sheet 00 100_60 Revision XX (Landscape Demolition Plan)
- Sheet 07 Dwg. No. 110 Revision 00 (Ground Level Grove Plan Existing)
- Sheet 07 Dwg. No. 201 Rev. 01 (Grove North Elevation Proposed)
- Sheet 07 Dwg. No. 202 Revision 01 (Grove East Elevation Proposed)
- Sheet 07 Dwg. No. 203 Revision 01 (Grove South Elevation Proposed)
- Sheet 07 Dwg. No. 211 Rev. 01 (Grove North Elevation Existing)
- Sheet 07 Dwg. No. 212 Revision 00 (Grove East Elevation Existing)
- Sheet 07 Dwg. No. 213 Revision 00 (Grove South Elevation Proposed)
- Sheet 07 Dwg. No. 301 Revision 00 (Cloud Drawings)

- Sheet 02 Dwg. No. 001 Rev. 03 (GA – B.S. North & DLR)
- Sheet 03 Dwg. No. 001 Rev. 03 (GA – Meridian Square L00)
- Sheet 04 Dwg. No. 001 Revision 01 (GA –GER North)
- Sheet 05 Dwg. No. 001 Rev. 02 (GA – Cultural Q. West)

- Sheet 00 Dwg. No. 401 Revision 00 (Meridian Square Hard Landscape – Sheet 01)

- Sheet 00 Dwg. No. 402 Rev. 01 (Meridian Square, Hard Landscape – Sheet 02)
- Sheet 00 Dwg. No. 403 Rev. 01 (Meridian Square, Street Furniture – Sheet 01)
- Sheet 00 Dwg. No. 404 Rev. 01 (Shoal Landscape, Details – Sheet 01)
- Sheet 00 Dwg. No. 201 Revision 00 (Shoal Landscape Section)
- Sheet 00 Dwg. No. 300 Revision - (Stratford Centre West Elevation: Existing and Proposed)
- Sheet 00 Dwg. No. 301 Revision - (Stratford Centre West Elevation: Existing and Proposed)

- 501 Revision (Massing View 01)
- 502 Revision (Massing View 02)
- 503 Revision (Massing View 03)

- 504 Revision (Massing View 04)
- 505 Revision (Massing View 05)
- 506 Revision (Massing View 06)
- 507 Revision (Massing View 07)
- 508 Revision (Massing View 08)
- 509 Revision (Massing View 09)
- 510 Revision (Massing View 10)
- 511 Revision (Massing View 11)
- 512 Revision (Massing View 12)
- 512 Revision (Massing View 12)

Reason: To ensure that the development is constructed in accordance with the approved plans and other details submitted, in accordance with policies EQ18, EQ30 and EQ42 of the London Borough of Newham Unitary Development Plan (adopted June 2001 and saved from 27th September 2007 by direction from the Secretary of State) and policies 2A.7, 2A.8, 3C.10, 3C.18, 3C.20, 3C.21, 3C.22, 4A.14, 4B.1, 4B.3, 4B.6 and 4B.12 of the London Plan (published February 2008 and consolidated with alterations since 2004).

3. All landscaping, public realm, facilities and street furniture provided as part of the development hereby permitted shall be designed to be fully accessible and usable by all people, including those with disabilities, wheelchair and scooter users, people with sight impairment and people with prams or pushchairs, to the satisfaction of the Local Planning Authority.

Reason: In the interest of inclusive design and to ensure that disabled people are not excluded from using the proposed development, in accordance with Policies EQ19 and EQ25 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from 27th September 2007 by direction from the Secretary of State) and Policies 4B.1 and 4B.5 of the adopted London Plan (Feb 2008, Consolidated with Alterations Since 2004).

4. No development that involves excavations in excess of 1m depth shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. Thereafter the development shall only take place in accordance with the details approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: Important archaeological remains may exist on this site. Accordingly the planning authority wishes to secure the provisions of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance set out in PPS 5; and with regard to policy EQ43 (Archaeology: Investigation, Excavation and Protection) of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State) and policy 4B.15 (Archaeology) of the London Plan Consolidated with Alterations since 2004 (Published Feb 2008).

5. Prior to the commencement of development approved by this planning permission, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:
- 1) A preliminary risk assessment which has identified:
 - All previous uses;
 - Potential contaminants associated with those uses;
 - A conceptual model of the site indicating sources, pathways and receptors; and
 - Potentially unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. Thereafter the approved scheme shall be implemented on the Development.

Reason: With regard to policies EQ45 and EQ49 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State) and policies 4A.17 and 4A.33 of the London Plan Consolidated with Alterations since 2004 (Published Feb 2008).

6. Prior to any of the works on the development hereby permitted being made available to the public, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To confirm that any remediation (if required) is completed to an acceptable standard. This is to ensure that the groundwater below the site (which is used to supply drinking water to the public) remains free from pollution; and

with regard to policies EQ45 and EQ49 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State) and policies 4A.17 and 4A.33 of the London Plan Consolidated with Alterations since 2004 (Published Feb 2008).

7. If, during the construction works of the development hereby permitted, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with. Thereafter any amendment to the remediation strategy approved by the Local Planning Authority shall be implemented.

Reason: To ensure that any contamination that is not identified during site investigation/s is dealt with appropriately and with regard to policies EQ45 and EQ49 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State) and policies 4A.17 and 4A.33 of the London Plan Consolidated with Alterations since 2004 (Published Feb 2008).

8. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure that any piling that is undertaken does not pose an unacceptable risk of polluting the groundwater below the site (which is used to supply drinking water to the public); and with regard to policies EQ45 and EQ49 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State) and policies 4A.17 and 4A.33 of the London Plan Consolidated with Alterations since 2004 (Published Feb 2008).

9. Notwithstanding the plans hereby approved, no works shall be carried out until full details and samples of the materials to be used on the proposed 'Shoal' kinetic sculptures and the 'Cloud-Grove' structures have been submitted to and approved by the Local Planning Authority. Details should include colour, texture and type of materials. Thereafter the approved materials are to be constructed and installed in accordance with the approved details, to the satisfaction of the Local Planning Authority

Reason: To ensure a satisfactory standard of external appearance and to protect local amenity, with regard to policies EQ18 and EQ38 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State) and policies 4B.1, 4B.3 and 4B.6 of the London Plan Consolidated with Alterations since 2004 (Published Feb 2008).

10. Notwithstanding the plans hereby approved, no works shall be carried out until full details of the maintenance strategy in relation to the 'Shoal' kinetic sculptures and the 'Cloud-Grove' structures have been submitted to and approved by the Local Planning Authority. Thereafter the approved maintenance strategy shall be implemented to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of external appearance and to protect local amenity, with regard to policies EQ18 and EQ38 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State) and policies 4B.1, 4B.3 and 4B.6 of the London Plan Consolidated with Alterations since 2004 (Published Feb 2008).

11. a) Notwithstanding the plans hereby approved, no works shall be carried out until full details of the plants and trees (common and Latin names, size and height: density or number, tree girth and method of growth i.e. container or open ground) comprising the proposed soft landscaping have been submitted to and approved by the Local Planning Authority.

b) Any plants or trees that die or are removed, damaged or diseased within a period of TWO years from the substantial completion of the relevant planting area within the development shall be replaced to the satisfaction of the Local Planning Authority in the next planting season with others of a similar size and species, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of public realm and to protect local amenity with regard to policies EQ14, EQ18, EQ21, EQ30, EQ33 and EQ38 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State) and policies 3D.14, 4B.1, 4B.2, 4B.3, 4B.11 and 4B.12 of the London Plan Consolidated with Alterations since 2004 (Published Feb 2008).

12. Unless otherwise agreed in writing by the Local Planning Authority;
 - a) all existing trees on site identified for retention on drawing number Sheet 00 Dwg. No. 005 Rev. 02 (Tree Works) shall be retained within the development to the satisfaction of the Local Planning Authority; and
 - b) all existing trees on site identified for retention shall be protected during construction in accordance with the 'Tree Protection Method Statement' contained within the Arboricultural Report dated February 2010 prepared by Gross Max Landscaping Architects, to the satisfaction of the Local Planning Authority.

Reason: The existing trees represent an important visual amenity that the Local Planning Authority considers should be maintained, with regard to Policy EQ14, EQ15 and EQ21 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from the 27th of September 2007 in accordance with the direction from the Secretary of State) and Policy 4B.1 and 3D.15 of the London Plan consolidated with alterations since 2004 (February 2008).

13. Notwithstanding the plans hereby approved, no works shall be carried out until full details and samples of the proposed paving materials to be used on the external surfaces of the public realm have been submitted to and approved by the Local Planning Authority. Details should include colour, texture and type of all paving materials proposed. Thereafter the approved details shall be implemented to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of external appearance, protect local amenity and enable the Local Planning Authority to assess the impact of the proposed materials on heritage assets; and with regard to saved policies EQ18 and EQ30 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State); policies 4B.1 and 4B.12 of the London Plan; and Planning Policy Statement 5 (Planning for the Historic Environment) dated 23 March 2010.

14. Notwithstanding the plans hereby approved, no works shall be carried out until full details and samples of the proposed external materials to be used on the proposed new facade of the Stratford Centre West entrance including full design details of the 'Stratford Centre' signage have been submitted to and approved in writing by the Local Planning Authority. Details should include colour, texture and type of all materials proposed. Thereafter the approved details shall be implemented to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of external appearance, protect local amenity and enable the Local Planning Authority to assess the impact of the proposed materials on heritage assets; and with regard to saved policies EQ18 and EQ30 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State); policies 4B.1 and 4B.12 of the London Plan; and Planning Policy Statement 5 (Planning for the Historic Environment) dated 23 March 2010.

15. Notwithstanding the plans hereby approved, full design details of the proposed graphic to be installed on the facade of the Picture House shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of the graphic. Thereafter the approved details shall be implemented to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of external appearance, protect local amenity and enable the Local Planning Authority to assess the impact of the proposed materials on heritage assets; and with regard to saved policies EQ18 and EQ30 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State); policies 4B.1 and 4B.12 of the London Plan; and Planning Policy Statement 5 (Planning for the Historic Environment) dated 23 March 2010.

16. The existing market stalls on the Broadway shall not be demolished until full details of the proposed Street Market Strategy have been submitted to and approved in writing by the Local Planning Authority. In particular, the strategy

shall include full details of the following:

- Details of the layout of the proposed market on The Grove and design details of the market stalls and any necessary storage facilities;
- Details of proposed servicing and access arrangements to the market; and
- Details of the relocation of the existing market during the construction phase.

Thereafter the approved details shall be implemented to the satisfaction of the Local Planning Authority.

Reason: To ensure that all aspects of the development to which occupiers and / or members of the public will have access are adequately and appropriately managed, maintained and controlled so that they are of a standard sufficient to ensure the development is somewhere people would wish to work and use and with regard to policies S1, S3, S9, SH17, EQ18, EQ21, EQ25, EQ26 and LR4 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State) and policy 4B.1 of the London Plan Consolidated with Alterations since 2004 (Published Feb 2008).

17. Neither the Service Route 1 exit route nor the Morgan House car park exit ramp shall be closed for public use unless and until the proposed alternative vehicular arrangements including the new slip road from Service Route 1 to Great Eastern Road proposed on the drawings hereby approved have been fully implemented and are made available for public use to the satisfaction of the Local Planning Authority.

Reason: To enable vehicles to enter and leave the site in a forward direction, in the interest of pedestrian and vehicular safety and with regard to policy T14 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State) and policy 3C.16 of the London Plan Consolidated with Alterations since 2004 (Published Feb 2008).

18. Prior to the installation of the proposed water features and rill on the Broadway, full details of the water feature and rill along with an on-going maintenance and management strategy shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented in full and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of external appearance, protect local amenity and enable the Local Planning Authority to assess the impact of the proposed water feature on heritage assets; and with regard to saved policies EQ18 and EQ30 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State); policies 4B.1 and 4B.12 of the London Plan Consolidated with Alterations since 2004 (Published Feb 2008); and Planning Policy Statement 5 (Planning for the Historic Environment) dated 23 March 2010.

19. In the event that during construction, craneage or scaffolding is required at a higher elevation than that of the planned development, then their use must be

subject to separate consultation to London City Airport. We would advise that the attention of crane operators be brought to the British Standard Code of Practice for the safe use of cranes, British Standard Institute 7121: Part 1: 1989 (as amended). It should be noted that this response applies to the completed structure.

Reason: In the interest of airport safeguarding in accordance with Policies EQ27, EQ28, and T30 of the London Borough of Newham's UDP (adopted June 2001 & saved from 27th of September 2007 in accordance with the direction from the Secretary of State).

20. Notwithstanding the plans hereby approved, this planning permission does not approve the new facade treatment of the Stratford Centre East entrance proposed on the submitted drawings.

b) No works shall be carried out until plans and elevations of an alternative design treatment for the facade of the Stratford Centre East entrance have been submitted to and approved in writing by the Local Planning Authority.

c) The details submitted pursuant to b) shall include full details and samples of the colour, texture and type of the proposed external materials and full design details of the 'Stratford Centre' signage.

d) Thereafter the approved details shall be implemented to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of external appearance, protect local amenity and enable the Local Planning Authority to assess the impact of the proposed materials on heritage assets; and with regard to saved policies EQ18 and EQ30 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State); policies 4B.1 and 4B.12 of the London Plan; and Planning Policy Statement 5 (Planning for the Historic Environment) dated 23 March 2010.

Informatives

1. The Environment Agency recommends that developers should:
 - 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
 - 2) Refer to the Environment Agency Guidance on Requirements for land Contamination Reports for the type of information that the Environment Agency requires in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.

Refer to the Environment Agency Website at www.environment-agency.gov.uk for more information.

2. The applicant is advised that this grant of planning permission only relates to land within London Thames Gateway Development Corporation's planning functions area as defined in the maps numbered 1 and 2 entitled "maps referred to in the London Thames Gateway Development Corporation (Planning Functions) Order 2005", of which prints, signed by a Director in the Office of the Deputy Prime Minister, are deposited and available for inspection at the offices of the First Secretary of State, of the development corporation and of the London Borough of Newham.
3. The applicant is advised that this grant of planning permission does not relate to any internal works to Morgan House car park.
4. The applicant is advised that this grant of planning permission does not relate to the display of any façade graphics or advertisement. Planning permission should be sought from the Local Planning Authority in accordance with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.
5. The applicant is advised that whilst passenger waiting shelters, public shelters and seats are Permitted Development by virtue of Schedule 1, Part 12, Class A of the Town and Country Planning (General Permitted Development) Order 1995, for development by Local Authorities; and by virtue of Schedule 2, Part 17, Class H, for development by Statutory Undertakers, their exact positioning within the public highway should be agreed by the London Borough of Newham and Transport for London as appropriate.
6. The applicant is advised of the need to ensure that all lighting for the highway is approved by Newham Council's Highways Transport and Parking Service.

CASE OFFICER: Amanda Reid for John Allen, Director of Planning

Date: 10 June 2010

Appendix 1. LB Newham letter dated 10 June 2010



Amanda Reid
London Thames Gateway Development Corporation
9th Floor
South Quay Plaza 3
189 Marsh Wall
London
E14 9SH

Clive Dutton

Executive Director of Regeneration, Planning and Property

Newham Dockside
1000 Dockside Road
London E16 2QU
Tel: 0208 430 2000

If telephoning please ask for: Chris Gascoigne
DDI: 020 3373 3580 **Int:** 33580
e-mail: chris.gascoigne@newham.gov.uk

Dear Amanda,

TOWN AND COUNTRY PLANNING ACT 1990

Ref: 10/00511/LTGDC

Date: 10th June 2010

Application No:	10/00511/LTGDC
Location:	Stratford Town Centre Public Realm
Proposal:	Stratford Town Centre Public Realm Project - public realm improvements including: sculptural structures along Great Eastern Road; realignment of bus station; new slip road from Service Route 1 to Great Eastern Road; canopy structures and provision of market stalls in The Grove; demolition of existing Broadway market stall structures; façade recladding to the east and west entrance to the Stratford Centre; and associated highway works, including hard and soft landscaping, lighting, street furniture and water features.

This letter represents the Council's formal consultation response regarding the above mentioned application for planning permission.

The application was presented to the Council's Strategic Development Committee on the 9th June 2010. Please find attached the Council's Committee Report and Committee Update.

In summary, the Council's Strategic Development Committee supports the application subject to conditions.

Overall the public realm enhancements within Stratford Town Centre as set out within the proposals would be consistent with existing policies seeking to promote and regenerate Stratford.

The proposed Shoal structures are fully supported. They will become a defining and memorable element of the town centre, contributing to Stratford as a place and a tourist destination, both during the Olympics and in Legacy. Details of the materials and maintenance strategy need be conditioned.

The elements of the proposal within Meridian Square covered under this application would significantly enhance the quality of the public realm and provide a step change in the pedestrian experience at this important arrival point for Stratford. The principle of removing the Service Route 1 exit and provision of the new slip road are supported in principle due to the clear public realm benefits. The traffic modelling is accepted.

The proposed design of the West entrance to the Stratford Centre would provide a welcome enhancement of the architectural merit of the building. The Council's Strategic Development Committee did however raise concern about the design quality of the proposed façade treatment to the Stratford Centre East entrance. A new condition is proposed to ensure that the proposed design of this entrance is not approved and to require submission of an alternative design treatment along with materials.

The proposed public realm improvements to the Broadway and The Grove are supported. The Council considers that The Clouds are an interested piece of public art. They would help to define this important entrance to the town centre and Cultural Quarter. Subject to conditions requiring submission of material details on balance it is considered that The Clouds would sit well within the site context. The proposed water tables and rill are also supported, subject to a condition requiring full details of the design along with the maintenance and management strategy.

The Council consequently recommends that the LTGDC grant planning permission subject to:

1. the resolution of TfL's outstanding requirements for slip road modeling (this matter has now been resolved as set out in the consultation email from TfL dated 10/06/2010 which I have forwarded to you separately);
2. the expiry of the public consultation period regarding the amended plans and consideration of any additional issues raised as a result of the public consultation; and
3. the conditions and informatives set out in the committee report and update, as amended below.

Amended Conditions

14. Notwithstanding the plans hereby approved, no works shall be carried out until full details and samples of the proposed external materials to be used on the proposed new facade of the Stratford Centre West entrance including full design details of the 'Stratford Centre' signage have been submitted to and approved in writing by the Local Planning Authority. Details should include colour, texture and type of all materials proposed. Thereafter the approved details shall be implemented to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of external appearance, protect local amenity and enable the Local Planning Authority to assess the impact of the proposed materials on heritage assets; and with regard to saved policies EQ18 and EQ30 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State); policies 4B.1 and 4B.12 of the London Plan; and Planning Policy Statement 5 (Planning for the Historic Environment) dated 23 March 2010.

18. Prior to the installation of the proposed water features and rill on the Broadway, full details of the water feature and rill along with an on-going maintenance and management strategy shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented in full and thereafter maintained to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of external appearance, protect local amenity and enable the Local Planning Authority to assess the impact of the proposed water feature on heritage assets; and with regard to saved policies EQ18 and EQ30 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State); policies 4B.1 and 4B.12 of the London Plan; and Planning Policy Statement 5 (Planning for the Historic Environment) dated 23 March 2010.

New Condition

20. a) Notwithstanding the plans hereby approved, this planning permission does not approve the new facade treatment of the Stratford Centre East entrance proposed on the submitted drawings.
- b) No works shall be carried out until plans and elevations of an alternative design treatment for the facade of the Stratford Centre East entrance have been submitted to and approved in writing by the Local Planning Authority.
- c) The details submitted pursuant to b) shall include full details and samples of the colour, texture and type of the proposed external materials and full design details of the 'Stratford Centre' signage.
- d) Thereafter the approved details shall be implemented to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of external appearance, protect local amenity and enable the Local Planning Authority to assess the impact of the proposed materials on heritage assets; and with regard to saved policies EQ18 and EQ30 of the London Borough of Newham Unitary Development Plan (adopted June 2001, with saved policies from 27th September 2007 by direction from the Secretary of State); policies 4B.1 and 4B.12 of the London Plan; and Planning Policy Statement 5 (Planning for the Historic Environment) dated 23 March 2010.

Please ensure that the LTGDC's Planning Committee Members are updated accordingly.

Please forward me a copy of the LTGDC's decision notice regarding the application.

Yours sincerely,

Chris Gascoigne
Team Leader
Development Control

For PHYSICAL REGENERATION & DEVELOPMENT

Daniel Rea – Studio Egret West
Paul Mason – London Borough of Newham