

## **Addendum Planning Committee Report**

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### **London Thames Gateway Development Corporation**

### **Planning Application LTGDC-11-017-FUL**

### **Report of the Director of Planning**

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#### **1. Summary**

1.1 The purpose of this addendum report is to update the Planning Committee on the:

- a) formal position of the London Borough of Newham;
- b) Mayor of London Stage 1 Report;
- c) the Great Dane mural;
- d) planning conditions;
- e) sculpture height

#### **2. London Borough of Newham**

2.1 The application was considered by the London Borough of Newham (LBN) Development Control Members Forum on 7 October 2011. On the 10 October 2011 the LBN issued its formal response and made the following comments:

- The Council fully supports the proposals and considers that the sculpture will result in an interesting and elegant addition to the area, helping to define the regeneration of the wider Sugar House Lane area;
- The Council does not consider that the planning permission should be limited to a temporary period and does not support condition 2 of the main committee report;
- The Council supports the views of the Design Review Panel regarding the detailed design of the structure and the need for this to be secured by planning condition, but considers that the internal staircase should remain as currently proposed;
- The Council recommends that full planning permission is granted subject to planning conditions.

The justification for recommending the grant of a 5 year planning permission is set out at paragraph 9.23 of the main committee report.

#### **3. Mayor of London**

3.1 The application was considered by the Deputy Mayor, under delegated authority from the Mayor of London, on 11 October 2011. The Deputy Mayor of London raised no objection to the principle and design of the sculpture, but considered the application to not comply with the London Plan for the following reason:

- TfL requires further information, and subsequent conditions, to understand how visitors to the site attracted by the sculpture, and making use of the nearby facilities of the consented application for other works to the yard, will be controlled and monitored.

To address this objection, further discussions have taken place between the applicant, TfL and the Corporation. TfL request the use of planning conditions that (1) investigate suitable drop off and pick up facilities for vehicles within vicinity of the site to prevent this occurring on Stratford High Street, (2) require the submission of a Travel Plan that includes mechanisms for promoting sustainable travel patterns in association with the previously consented application and (3) demonstrate how servicing and maintenance will be undertaken.

It is recommended that the following new planning conditions are attached to any grant of planning permission:

*a) The development hereby approved shall not commence until the applicant has investigated the provision of suitable drop off and pick up facilities for private cars, taxis and coaches within the vicinity of the site. The proposed drop off and pick up facilities shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Transport for London. The approved pick up and drop off facilities shall be provided in accordance with the approved details and thereafter permanently retained.*

*Reason: To ensure the safe and efficient operation of the surrounding road network in accordance with Policy 6.3 of the London Plan (adopted July 2011).*

*b) The development hereby approved shall not commence until a Travel Plan, prepared in association with the development approved under application reference 11/00635/FUL and including mechanisms for funding, implementation, monitoring and review, has been submitted to and approved in writing by the Local Planning Authority, in consultation with Transport for London. The development shall be occupied only in accordance with the approved Travel Plan.*

*Reason: To promote sustainable travel patterns in accordance with Policy 6.3 of the London Plan (adopted July 2011).*

It is also recommended that condition 16 is reworded as follows:

*16. The development hereby approved shall not commence until a Construction Management and Servicing Plan has been submitted to and approved by the Local Planning Authority, in consultation with Transport for London. The Construction Management and Servicing Plan shall contain details of site access, parking and timing of deliveries during construction and on-going maintenance of the sculpture and include measures to minimise the potential disruption to the Olympic Route Network in the period around the staging of the 2012 Olympic and Paralympic Games. The development shall be constructed and maintained only in accordance with the approved Delivery and Servicing Plan.*

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*Reason: To ensure the safe and efficient operation of the surrounding road network and residential amenity in accordance with Policy 6.3 of the London Plan (adopted July 2011).*

#### **4. Great Dane Mural**

4.1 The applicant has advised that there is a significant risk that the Great Dane mural will be damaged if it is relocated from its existing position. To allow for its potential retention and incorporation with the Stratford High Street boundary treatment, it is recommended that planning condition 9 is reworded as follows:

*9. The development hereby approved, including the demolition of Building no.1, shall not commence until a method statement for the protection, restoration and permanent retention or relocation of the Great Dane tiled mural as part of the proposed new High Street boundary has been submitted to and approved in writing by the Local Planning Authority.*

*Reason: To preserve and enhance the character of the conservation area, in accordance with Policies EQ18, EQ19, EQ27 and EQ28 of the London Borough of Newham Unitary Development Plan (adopted June 2001, saved from 27<sup>th</sup> September 2007 by direction from the Secretary of State), Policies S2, SP3 and SP4 of the London Borough of Newham Submission Draft Core Strategy (Submitted to Secretary of State March 31st 2011) and Policy 7.9 of the London Plan (adopted July 2011).*

#### **5. Sculpture Height**

The description of development refers to the sculpture being 40m high. Application drawing numbers 1101\_25\_P3, 1101\_26\_P3, 1101\_27\_P3 and 1101\_28\_P3 refer to a height of 45m. The height referred to on the application drawings is above Ordnance Datum (AOD). The height referred to in the description of development is the height of the tower above the decked plinth.

#### **6. Recommendation**

It is recommended that Members agree the recommendation set out at Section 11 of the main committee report subject to the new and amended planning conditions referred to in this report.

**CASE OFFICER:** Will Steadman

**Date:** 12 October 2011