

Dated *3rd February* 2012

**Deed of Variation of a Deed dated 28 May 2010  
made pursuant to Section 106 of the Town and  
Country Planning Act 1990 and relating to the  
redevelopment of land at Station House,  
Station Street, Stratford, London**

**London Thames Gateway Development Corporation**

and

**User Friendly Properties Limited**

**Norton Rose LLP  
3 More London Riverside  
London  
SE1 2AQ**

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THIS DEED OF VARIATION is made on *Third February* 2012

**BETWEEN:**

- (1) **LONDON THAMES GATEWAY DEVELOPMENT CORPORATION** of 10th Floor, 2 Exchange Tower, Harbour Exchange Square, London E14 9GE (the **Corporation**); and
- (2) **USER FRIENDLY PROPERTIES LIMITED** (Company No. 03085876), whose registered office is at Unex House, Church Lane, Stretchworth, Newmarket, Suffolk, CB8 9TN (the **Owner**).

**WHEREAS:**

- (A) By virtue of the London Thames Gateway Development Corporation (Planning Functions) Order 2005, which came into force on 31 October 2005, the Corporation is the Local Planning Authority for the area within which the Property is situated and for development of the nature of the Development. The Corporation is the appropriate statutory body to enforce this Deed for the purposes of section 106 of the 1990 Act.
- (B) This Deed of Variation is supplemental to a Deed made between the Corporation and the Owner pursuant to section 106 of the 1990 Act and dated 28 May 2010 (the **Original Deed**).
- (C) The Owner has submitted to the Corporation an application pursuant to section 73 of the 1990 Act to vary condition 2 (drawing numbers) attached to planning permission ref. 07/00822/LTGDC dated 28 May 2010 to reduce the number of residential units from 260 to 220.
- (D) The Corporation considers it expedient, in the interests of the proper planning of its area and having regard to all other material considerations that provision should be made for regulating the Development in the manner set out in this Deed.

**NOW THIS DEED WITNESSES** as follows:

**1 Interpretation**

In this Deed of Variation unless the context otherwise requires the terms defined in the Original Deed bear the like meaning when used in this Deed of Variation.

**2 Variation of the Original Deed**

- 2.1 The planning obligations in this Deed of Variation are conditional upon the Development having been commenced by the carrying out of a material operation for the purpose of section 56 of the 1990 Act except clause 4 which shall take effect immediately upon completion of this Deed.
- 2.2 Subject to clause 2.1 above, on and from the date of this Deed of Variation, the Original Deed shall be read and construed and shall take effect as if the amendments set out in the Schedule

to this Deed of Variation applied to the intent that if the Planning Permission is Implemented the terms and provisions of the Original Deed as hereby amended shall have effect and shall bind the Property into whosoever hands the same may come to the same extent as the Original Deed.

2.3 Save as hereby varied the Original Deed shall continue in full force and effect.

### 3 Registration

It is hereby agreed and declared between the parties hereto that this Deed of Variation should forthwith be registered as a Local Land Charge by the Local Planning Authority for the purposes of the Local Land Charges Act 1975.

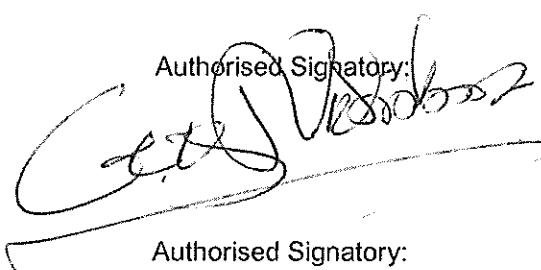
### 4 Costs

The Owner shall pay the Corporation's reasonable legal costs incurred in the preparation and execution of this Deed of Variation in the sum of £3,000 (three thousand pounds) plus VAT and disbursements.

**IN WITNESS** whereof this Deed has been executed by the parties hereto and is intended to be and is hereby delivered on the date first above written.

**EXECUTED** as a **DEED** by **LONDON THAMES GATEWAY DEVELOPMENT CORPORATION** by the affixing of its Common Seal and delivered in the presence of:

} S.R. Huggell

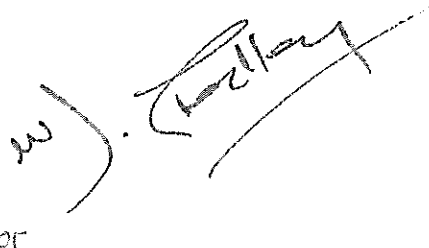
Authorised Signatory:  




**EXECUTED** as a **DEED** by **USER FRIENDLY PROPERTIES LIMITED** acting by:

} S.M. White

Director



Director

~~Director/Secretary~~

## Schedule Amendments

The Original Deed is to be read and construed as if:

1. The definition of "**Application**" were deleted and replaced with the following:

*"Application" means the full planning application for the Development dated 8 May 2007 and given the application number 07/00822/LTGDC/LBNM and the case number LTGDC-07-092-FUL as amended by a planning application for variation dated 3 October 2011 and given the application number 11/01655/VARDWG/LBNM and case number LTGDC-11-077-FUL."*

2. In the definition of "**Development**" the number 260 were deleted and replaced with 220.

3. The definition of "**Discounted Standard Charge**" were deleted and replaced with the following:

*"Discounted Standard Charge" means five thousand pounds (£5,000) (Index-Linked) per Residential Unit (totalling not less than one million one hundred thousand pounds (£1,100,000) (Index Linked) for the Development) being a portion of the Standard Charge relevant to the Development reflecting the discount applicable to development carried out in the vicinity of the Property."*

4. The definition of "**First Off-site Affordable Housing Contribution**" were deleted and replaced with the following:

*"First Off-site Affordable Housing Contribution" means £825,000 being the first portion of the Off-site Affordable Housing Contribution to be paid by the Owner in accordance with paragraph 3 of Schedule 1 to this Deed."*

5. The definition of "**Fourth Off-site Affordable Housing Contribution**" were deleted and replaced with the following:

*"Fourth Off-site Affordable Housing Contribution" means £825,000 being the fourth portion of the Off-site Affordable Housing Contribution to be paid by the Owner in accordance with Paragraph 3 of Schedule 1 to this Deed."*

6. In the definition of "**Index-Linked**" the words "April 2007" were deleted and replaced with "April 2009" and in the definition of "**C**" within that definition the words "date of this Deed" were deleted and replaced with "date from which the sum concerned is to be Indexed under the provisions of this Deed".

7. In the definition of "**Maximum Number of Residential Units**" and in clause 2.18 the words "two hundred and sixty (260)" were deleted and replaced with "two hundred and twenty (220)".

8. The definition of "Off-site Affordable Housing Contribution" were deleted and replaced with the following:

"Off-site Affordable Housing Contribution" means the sum of three million three hundred thousand pounds (£3,300,000) (Index-Linked) for the Development to be applied for the purposes of financing the delivery of Social Rented Units outside the Development at the Carpenters Estate or such other location within the London Borough of Newham as the Local Planning Authority may approve."

9. The definition of "Second Off-site Affordable Housing Contribution" were deleted and replaced with the following:

"Second Off-site Affordable Housing Contribution" means £825,000 being the second portion of the Off-site Affordable Housing Contribution to be paid by the Owner in accordance with paragraph 3 of Schedule 1 to this Deed."

10. The definition of "Third Off-site Affordable Housing Contribution" were deleted and replaced with the following:

"Third Off-site Affordable Housing Contribution" means £825,000 being the third portion of the Off-site Affordable Housing Contribution to be paid by the Owner in accordance with paragraph 3 of Schedule 1 to this Deed."

11. In paragraph 3.2 of Schedule 1 the words "ninety (90)" were deleted and replaced with "seventy (70)".

12. In paragraph 3.3 of Schedule 1 the words "one hundred and eighty (180)" were deleted and replaced with "one hundred and forty (140)".

13. In paragraph 3.4 of Schedule 1 the words "two hundred and twenty (220)" were deleted and replaced with "one hundred and eighty (180)".

14. Paragraph 4.4.1 of Schedule 1 were deleted and replaced with "provide a minimum of 10% of Residential Units in the Development as Affordable Housing Units, which equates to twenty two (22) Affordable Housing Units."

15. The table set out at paragraph 3 of Schedule 2 were deleted and replaced with the following:

Realised Average Sales Values in the preceding calendar year in respect of an Open Market Unit	Deferred Standard Charge payable for each Residential Unit Sold in the preceding calendar year
£4,858.37 per square metre to £5,078.11 per square metre	£5,250

£5,078.12 per square metre to £5,498.11 per square metre	£9,250
£5,498.12 per square metre or above	£17,600

16. Plan 3 attached to the Original Deed at Appendix 3 were removed and replaced with the plan annexed at Appendix 1 hereto.
17. The draft planning permission attached to the Original Deed at Appendix 4 had also included the draft planning permission in the form annexed at Appendix 2 hereto.



**Appendix 1**  
**Plan 3 (the Footways)**

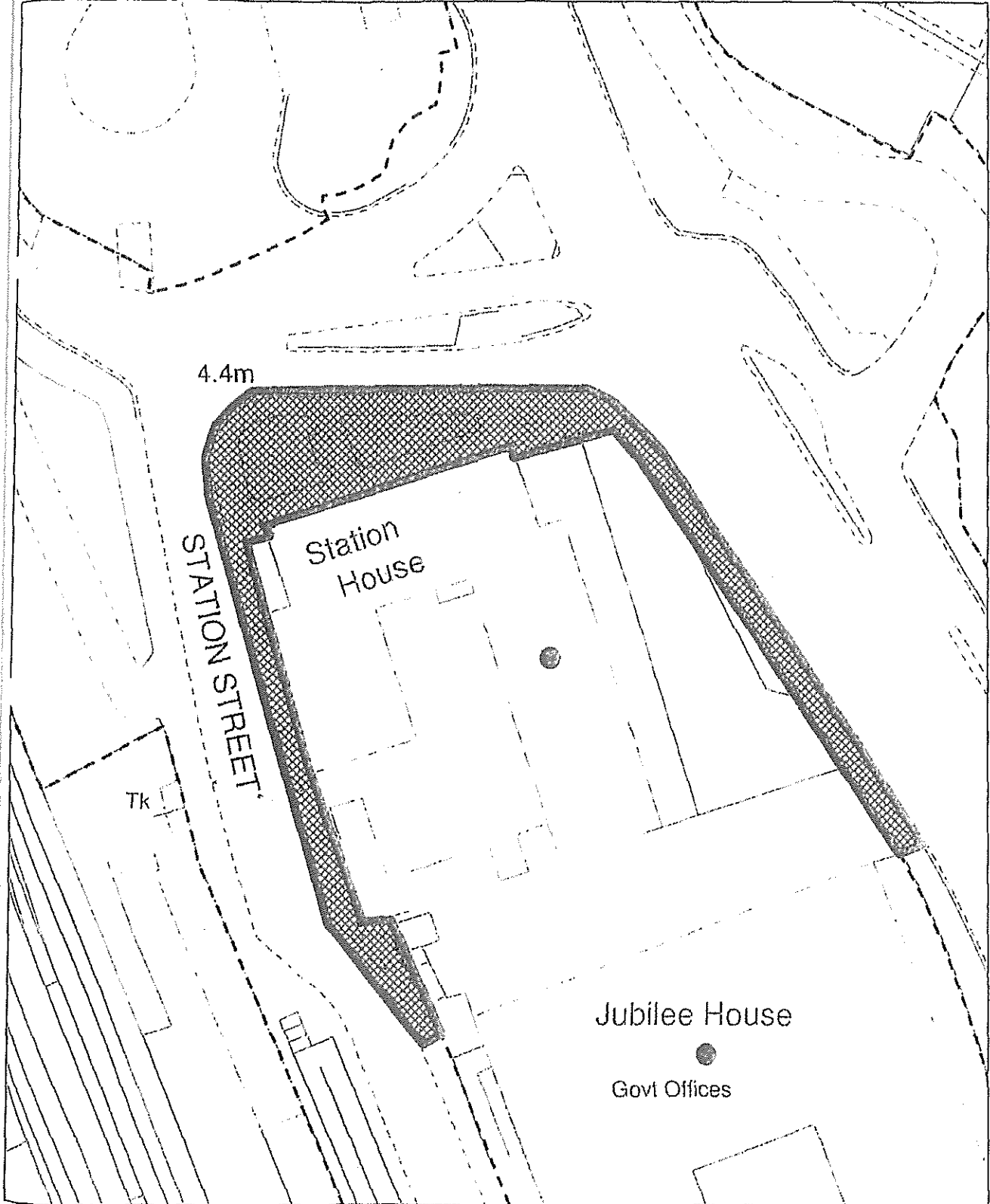
London Borough of Newham  
Highways Design & Management  
3rd floor, West Wing,  
Newham Dockside, 1000 Dockside Rd.  
E16 2QU

TEL: 020-3373 1324



DATE: 26/04/2010 MAP REFERENCE: TQ3884SE SCALE: 1:500

Proj	SECTION 106 WORKS LOCATION PLAN	TITLE: DRAWING 001 STATION HOUSE, STRATFORD
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**Appendix 2**  
**Draft Planning Permission**

Case no. LTGDC-11-077-FUL

Joanne Farrar  
Atkins  
30th Floor, Euston Tower  
286 Euston Road  
London  
NW1 3AT

**NOTICE OF DECISION ON PLANNING APPLICATION**

**TOWN AND COUNTRY PLANNING ACT 1990  
LONDON THAMES GATEWAY DEVELOPMENT CORPORATION  
(PLANNING FUNCTIONS ORDER) 2005**

**APPLICATION NO:** 11/01655/VARDWG/LBNM

**LOCATION:** Station Street, Stratford, London, E15 1AJ

**PROPOSAL:** Section 73 application for a minor material amendment to vary condition 2 (drawing numbers) attached to planning permission ref. 07/00822/LTGDC dated 28th May 2010, to reduce the number of residential units to the Olympian Tower from 260 to 220.

**APPLICANT:** User Friendly Properties Ltd

London Thames Gateway Development Corporation, being the Local Planning Authority for the purposes of the application received on 29 September 2011 for Planning Permission, as described above, has resolved to:

**GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS**

The conditions to which the permission is subject are as follows:

1. The development to which this permission relates 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 (as amended).*

2. Save as these conditions provide otherwise or any matter is reserved for the later approval of the Local Planning Authority, all works are to be completed in accordance with drawing numbers 460\_07\_002 (P1), 460\_07\_097 (P1), 460\_07\_098 (P1), 460\_07\_099 (P2), 460\_07\_100 (P2), 460\_07\_101, 460\_07\_105 (P1), (P1), 460\_07\_126 (P1), 460\_07\_127 (P1), 460\_07\_200 (P2), 460\_07\_201 (P1), 460\_07\_202 (P1), 460\_07\_203 (P2), 460\_07\_204

(P2), 460\_07\_300 (P1), 460\_07\_301 (P1), 460\_07\_400 (P1) and 460\_07\_401 (P1), prepared by Allies and Morrison and drawing numbers 3224\_PL(01), 3224\_PL(02), 3224\_PL(03), 3224\_PL(04) and 3224\_PL(05) prepared by Stock Woolstencroft unless otherwise approved in writing by the Local Planning Authority.

*Reason: To ensure a satisfactory standard of design and external appearance in accordance with Policies EQ19 and EQ28 of the London Borough of Newham Unitary Development Plan (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) (2001) and Policies 7.5, 7.6 and 7.7 of the London Plan (July 2011).*

3. No part of the development hereby approved shall commence until a site investigation and remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must provide for the extent of existing contamination and identify the measures to be taken to prevent risk to the public, buildings and environment when the site is developed. The scheme shall include:

- i. a desktop report documenting the site history;
- ii. if the desk top report indicates that a site investigation is required, a proposal to undertake an intrusive investigation based on the findings of the desk top study;
- iii. a site investigation report to investigate and identify potential contamination
- iv. a health and safety risk assessment of the contamination identified;
- v. proposals for any necessary remedial works to contain, treat or remove any contamination;
- vi. the identities of the persons certifying any matter and performing any task.

No construction authorised by the planning permission shall commence until a certificate or validation report stating that remediation has been completed in accordance with the approved scheme has been submitted to and approved in writing by the Local Planning Authority. The certificate must be prepared by a suitably qualified person and submitted to the Local Planning Authority for written approval.

*Reason: To safeguard the public, the environment and surface and groundwater as this site may have or is known to have been used in the past for activities that are likely to have resulted in it being contaminated with material that is potentially harmful to humans, or the environment in accordance with Policy EQ49 of the London Borough of Newham Unitary Development Plan (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) (2001) and Policy 5.21 of the London Plan (July 2011).*

4. No part of the development hereby approved shall commence until an Environmental Code has been submitted to and approved by the Local Planning Authority to cover all methods of site preparation and construction of

the development, including traffic management, demolition, clearance, site remediation, ground works, waste management, sourcing of materials, crane and scaffolding height, dust, smoke and odour control, avoidance of fires, wheel washing, noise and vibration and hours of operation etc. The approved code shall include details of its implementation and monitoring and shall be in place for the whole period of the works at the site and the development shall only take place in accordance with the approved code.

*Reason: To ensure that the development does not harm the amenity of neighbouring occupiers in accordance with Policies EQ45, EQ46, EQ47 and EQ49 of the London Borough of Newham Unitary Development Plan (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) (2001) and Policies 5.18, 5.21, 6.12, 7.14 and 7.15 of the London Plan (July 2011).*

5. The development hereby approved shall not be occupied until a detailed Site Management Plan has been submitted to and approved by the Local Planning Authority to cover all aspects of the day to day management of the site. The Site Management Plan shall include details of refuse and recycling storage and collection, servicing and deliveries and management of the public realm and communal amenity space. The development hereby approved shall only be operated in accordance with the approved Site Management Plan.

*Reason: In order to protect the amenity of the future occupiers of and visitors to the site and to ensure that the site is managed in such a way as to ensure the safety and security of users of the site and residents of the locality in accordance with Policies EQ61, T1 and OS8 of the London Borough of Newham Unitary Development Plan (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) (2001) and Policies 5.16, 6.13, 7.2 and 7.5 of the London Plan (July 2011).*

6. No demolition/construction/building works shall take place outside the hours of 0800 and 1800 on Mondays to Fridays and between 0800 and 1300 on Saturdays unless with the prior written approval of the Local Planning Authority.

*Reason: To protect the amenity of surrounding occupiers in accordance with Policy EQ47 of the London Borough of Newham Unitary Development Plan (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) (2001) and Policy 7.15 of the London Plan (2011).*

7. Impact piling shall only take place during construction with the prior agreement of the Local Planning Authority. Details of proposed impact piling shall be provided in writing to the Local Planning Authority at least seven days before such works are scheduled to take place.

*Reason: In the interest of residential amenity, in accordance with Policy EQ47 of the London Borough of Newham Unitary Development Plan (2001) (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) and Policy 7.15 of the London Plan (2011).*

8. The development hereby approved shall not commence until details of all materials to be used on all elevations have been submitted to and approved in writing by the Local Planning Authority. Details should include colour, texture and type of materials. The approved materials shall be implemented in accordance with the approved details and thereafter permanently maintained to the satisfaction of the Local Planning Authority.

*Reason: To ensure a satisfactory standard of design and external appearance in accordance with Policies EQ19 and EQ28 of the London Borough of Newham Unitary Development Plan (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) (2001) and Policies 7.5, 7.6 and 7.7 of the London Plan (July 2011).*

9. The development hereby approved shall not commence until details of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of:

- a) trees and plants;
- b) surface treatment;
- c) street furniture;
- d) external lighting;
- e) a schedule for maintenance.

The hard and soft landscaping shall be implemented in accordance with such details and thereafter retained.

The approved soft landscaping scheme shall be implemented in the first planting season following occupation of the buildings or the substantial completion of the development, whichever is the sooner. Any plants or trees required as part of the implementation of the condition that die or are removed, damaged or diseased within a period of FIVE years from the substantial completion of 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 the Local Planning Authority gives written consent for a variation.

*Reason: To ensure landscaped areas in open spaces are of a high quality design and appearance that will enhance the amenity value of the development and its surroundings. This is in accordance with Policies EQ15, EQ19 and EQ21 of the London Borough of Newham Unitary Development Plan (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) (2001) and Policies 7.2, 7.5 and 7.6 of the London Plan (July 2011).*

10. The development hereby approved shall not be occupied until details of the proposed communal roof garden, including details of lift access, have been submitted to and approved by the Local Planning Authority and the communal roof gardens shall be provided in accordance with the approved details and shall be available for use prior to the occupation of the building to which they relate. The communal roof garden shall be maintained as such, and shall not be used for any other purpose.

*Reason: To ensure residents have access to adequate amenity space and to safeguard the appearance of the development in accordance with Policies EQ19 and EQ21 of the London Borough of Newham Unitary Development Plan (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) (2001) and Policy 7.6 of the London Plan (July 2011).*

11. The development hereby approved shall be implemented in accordance with the energy efficient and renewable energy technologies proposed in the approved Energy Strategy prepared by ESD and submitted with the application. The energy efficient and renewable energy technologies specified in this document will provide 13% carbon savings through the use of renewable energy technologies and shall be implemented prior to the occupation of the development and thereafter permanently retained unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To promote the use of energy efficient and renewable energy technologies in accordance with Policies 5.3 and 5.7 of the London Plan (July 2011).*

12. The development hereby approved shall not be occupied until details of cycle parking facilities, including their means of secure storage, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle parking facilities have been provided in accordance with the approved details and shall be retained thereafter and used for no other purpose without the prior approval of the Local Planning Authority.

*Reason: In order to promote the use of cycling in accordance with Policy T24 of the London Borough of Newham Unitary Development Plan (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) (2001) and Policy 6.9 of the London Plan (July 2011).*

13. Those uses identified for commercial operation (within the A1, A2, A3, B1 and D1 use classes as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) hereby approved shall be restricted to the following hours of opening, unless otherwise agreed in writing by the Local Planning Authority:

7am to 11pm, Monday to Saturday  
10am to 10pm on Sundays or Bank Holidays.

Any outdoor seating areas must be vacated and any tables and chairs must be removed by 10pm Monday – Saturday and by 9pm on Sundays and Bank Holidays.

*Reason: To safeguard the amenity of adjacent residents and the area generally in accordance with Policy EQ47 of the London Borough of Newham Unitary Development Plan (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) (2001).*



14. All residential units hereby approved shall comply with Lifetime Homes standards as defined in the GLA Accessible London: Achieving an Inclusive Environment Supplementary Planning Guidance (2004).

*Reason: To ensure that accessible housing is provided in accordance with Policies 3.5 and 3.8 of the London Plan 2011).*

15. The development hereby approved shall not commence until a an independently verified EcoHomes 2006 report which confirms the development would achieve a certified "very good" rating (or its equivalent in the "Code for Sustainable Homes: A step-change in sustainable home building practice") has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved report. A certificated EcoHomes 2006 post construction review, or other verification process agreed with the Local Planning Authority, shall be provided confirming that the agreed standards have been met prior to the first occupation of the development.

*Reason: To ensure that the proposed residential units are designed in an environmentally sustainable manner and in accordance with Policy 5.3 of the London Plan (July 2011).*

16. No fewer than 10% of the total number of residential units within the development hereby approved shall be constructed to be easily adapted for residents who are wheelchair users.

*Reason: To ensure that accessible housing is provided in accordance with Policy 3.8 of the London Plan (2011).*

17. The development hereby approved shall not commence until details of the means of ventilation for the extraction and dispersal of cooking smells and other fumes, from the non residential uses, including details of the extraction, ventilation and filtration equipment and any other external plant or machinery (including ventilation units and air intake louvers) together with details of its method of construction, appearance and finish have been submitted to and approved by the Local Planning Authority. The development shall not be occupied other than in accordance with the details thus approved.

*Reason: To safeguard the amenity of the occupiers of adjoining properties by preventing noise disturbance and to ensure a satisfactory appearance in accordance with the requirements of Policy EQ46 of the London Borough of Newham Unitary Development Plan (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) (2001) and Policy 7.14 of the London Plan (2011).*

18. Prior to commencement of the development hereby approved, a scheme for the attenuation and mitigation of noise and vibration from road and rail movements shall be submitted and approved by the Local Planning Authority. The attenuation and mitigation measures shall be implemented in accordance

with the approved scheme prior to occupation of the development and thereafter maintained.

*Reason: To protect the amenity of future occupants and/or neighbours and with regard to policy EQ47 of the London Borough of Newham Unitary Development Plan (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) (2001) and Policy 7.15 of the London Plan (2011).*

19. The development hereby approved shall not commence until a scheme for the implementation of a surface water drainage system has been submitted to and approved by the Local Planning Authority. The foul and surface water drainage system shall be implemented in accordance with the approved scheme and thereafter permanently retained.

*Reason: To prevent pollution of the water environment, and prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal, in accordance with Policies EQ62 and EQ63 of the London Borough of Unitary Development Plan (saved from 18<sup>th</sup> September 2007 by direction from the Secretary of State) (2001) and Policy 5.13 of the London Plan (July 2011).*

## RELEVANT PLANNING POLICY

### The London Plan (July 2011)

Policy 2.9	Inner London
Policy 2.13	Opportunity areas and intensification areas
Policy 2.15	Town centres
Policy 3.2	Improving health and addressing health inequalities
Policy 3.3	Increasing housing supply
Policy 3.4	Optimising housing potential
Policy 3.5	Quality and design of housing developments
Policy 3.7	Large residential developments
Policy 3.8	Housing choice
Policy 3.9	Mixed and balanced communities
Policy 3.10	Definition of affordable housing
Policy 3.11	Affordable housing targets
Policy 3.12	Negotiating affordable housing on individual private residential and mixed use schemes
Policy 3.13	Affordable housing thresholds
Policy 3.16	Protection and enhancement of social infrastructure
Policy 4.1	Developing London's economy
Policy 4.2	Offices
Policy 4.3	Mixed use development and offices
Policy 4.7	Retail and town centre development
Policy 4.8	Supporting a successful and diverse retail sector
Policy 4.12	Improving opportunities for all
Policy 5.1	Climate change mitigation
Policy 5.2	Minimising carbon dioxide emissions

Policy 5.3	Sustainable design and construction
Policy 5.7	Renewable energy
Policy 5.8	Innovative energy technologies
Policy 5.9	Overheating and cooling
Policy 5.10	Urban greening
Policy 5.12	Flood risk management
Policy 5.13	Sustainable drainage
Policy 5.14	Water quality and wastewater infrastructure
Policy 5.15	Water use and supplies
Policy 5.16	Waste self-sufficiency
Policy 5.18	Construction, excavation and demolition waste
Policy 5.21	Contaminated land
Policy 6.1	Strategic approach
Policy 6.3	Assessing effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 6.12	Road Network Capacity
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.6	Architecture
Policy 7.7	Location and design of tall and large buildings
Policy 7.14	Improving air quality
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 8.2	Planning obligations

London Borough of Newham Unitary Development Plan (June 2001)

Policy S2	Community Benefit/Planning Obligations
Policy S3	Quality of Development
Policy S4	Sustainable Development
Policy S5	Priority Development Nodes
Policy S6	Mixed Use Development
Policy S7	Urban Regeneration: Promotion of Development
Policy S9	Environmental Quality: Design Issues
Policy S12	Environmental Quality: Improvements in Key Areas
Policy S19	Housing: Extending the Range of Housing Choice
Policy S20	Housing: Inclusion of Affordable Housing in New Housing Schemes
Policy S21	Housing: Special Needs
Policy S22	Housing: Mix and Density
Policy S23	Housing: Improvement of Public and Private Dwellings and Residential Environment
Policy S30	Shopping: New Retail Development
Policy S31	Shopping: Town Centre Regeneration Strategies
Policy S32	Shopping: Location of Major Retail Development
Policy S35	Transport: Encouragement of Alternatives to the Motor Car

Policy S37	Transport: Improvement of Facilities for Pedestrians and Cyclists
Policy S38	Transport: Parking
Policy EQ15	Inclusion of Tree Planting in New Development
Policy EQ18	Promoting Urban Quality
Policy EQ19	Urban Design Considerations
Policy EQ20	Design Considerations: Residential Areas New Development:
Policy EQ21	Landscaping
Policy EQ25	Access
Policy EQ26	Safety
Policy EQ27	High Buildings: Control
Policy EQ28	High Buildings: Design Considerations
Policy EQ43	Archaeology: Investigation, Excavation and Protection
Policy EQ45	Pollution
Policy EQ46	Air Quality Management
Policy EQ47	Noise Impact Statement
Policy EQ48	Noise - Sensitive Development
Policy EQ49	Contaminated Land: Assessment, Remediation and Monitoring
Policy EQ54	Promoting Sustainable Waste Management
Policy EQ61	Recycling
Policy EQ62	Protection of the Flood Plain and Urban Washlands
Policy EQ63	Surface Water Disposal
Policy H6	Affordable Housing
Policy H13	Promoting Quality in Housing
Policy H14	Promoting Choice in Housing
Policy H15	Housing Mix
Policy H17	Housing Design and Layout
Policy SH1	Consolidation of the Shopping Hierarchy
Policy SH8	Primary Shopping Frontages
Policy SH14	Shopping in Areas of New Development
Policy SH15	Shopfront Design
Policy SH23	Recycling
Policy T1	New Development: Environmental Impact
Policy T2	New Development: Public Transport Accessibility
Policy T3	New Development: Highway Capacity
Policy T5	Preferred Modes of Transport
Policy T10	Road Hierarchy: Relation to Development Proposals
Policy T11	Road Hierarchy: New Roads
Policy T13	Road Safety, Traffic Management and Calming
Policy T14	Design to Minimise Road Accidents in New Development
Policy T19	Improvement of Conditions for Pedestrians
Policy T20	Pavement Congestion
Policy T21	Recreational Footway Network
Policy T24	Access by Cycle and Cycle Parking
Policy OS8	Green Space in New Housing Development
Policy CS2	Planning Requirements

London Borough of Newham Core Strategy Submission Draft (March 2011)

S1	Spatial Strategy
SP1	Borough-wide Place-making
SP2	Healthy Neighbourhoods
SP3	Quality Urban Design within Places
SP4	Tall Buildings
SP6	Successful Town and Local Centres
SP7	Quality Movement Corridors and Linear Gateways
H1	Building Sustainable Mixed Communities
H2	Affordable Housing
J1	Investment in the New Economy
J2	Providing for Effective Use of Employment Land
SC1	Climate Change
SC2	Energy
SC3	Flood Risk
SC4	Biodiversity
INF1	Strategic Transport
INF2	Sustainable Transport
INF3	Waste and Recycling
INF5	Town Centre Hierarchy and Network
INF8	Community Facilities

**JUSTIFICATION FOR GRANTING CONSENT/REASONS FOR APPROVAL**

The principle of redeveloping a site occupying a metropolitan town centre location adjacent to a major transport interchange with a high density residential-led mixed use development is in accordance with land use objectives and established by the previously approved scheme. The site is currently occupied by a dilapidated office building and its demolition and redevelopment would make a positive contribution to local townscape.

The revised housing mix is more in accordance with planning policies seeking to promote housing choice and the creation of mixed and balanced communities and the flat sizes are in accordance with the London Housing Design Guide. The application is considered to be in accordance with Policies 3.8 of the London Plan, Policy H15 of the Unitary Development Plan and Policy H1 of the Core Strategy Submission Draft.

The revised financial contributions towards the provision of off-site social rented housing and the Planning Obligations Community Benefit Strategy are considered appropriate given the scale and type of development. The application is considered to be in accordance with Policy H2 of the Core Strategy Submission Draft and Policies 3.11 and 8.2 of the London Plan and the Planning Obligations Community Benefits Strategy

The revised internal layout, reconfiguration of balcony provision and introduction of a glazing system that reduces solar gain and improves ventilation are contained within the previously approved building envelope and

achieved without material alteration to the appearance.

Signed

**Director of Planning**

Date of Decision:

Date Issued:

## TOWN AND COUNTRY PLANNING ACT 1990

### Notice to Applicant of Rights of Appeal

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within SIX months of the date of this notice, using a form which is available from the Planning Inspectorate at 3/05 Kite Wing, Temple Quay Square, 2 The Square, Temple Quay, Bristol, BS1 6PN. A copy of the completed appeal form should be sent to the London Thames Gateway Development Corporation.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

### Purchase Notices

- If either the Local Planning Authority or the Secretary of State for Communities and Local Government refuses to grant planning permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.

