

REGENERATION & PLANNING COMMITTEE MINUTES 27 APRIL 2023

place. This planning application seeks to demolish the Rotunda building and erect a new building on the site. Whilst this is for information and not a planning consideration for us, it is unclear if the applicant is aware of the easement. This is, however, now a further opportunity to try and resolve this access issue.

The Head of Planning went on to inform Members that the main issue with this planning application is the visual impact of the development from East India Dock Basin from the south and suggested a reduction in the number of storeys.

The Chairman expressed concern over mentioning the easement in our objection due to the easement being a legal rather than planning issue and suggested that it be taken out of the objection and added as a separate informative paragraph. He also suggested that we include the date the easement was granted along with its title in order to make it easier for the applicant to find it.

A Member commented that should planning permission be granted, we should consider what action we might like to take once the Rotunda building is demolished, such as an injunction to halt further building works whilst discussions on finding a resolution are underway.

A Member suggested that we should also object on the appearance of the building as it is uninspiring, especially as it is a gateway into East India Dock Basin and the Regional Park as a whole. The Chairman agreed that the building design is stark and jarring in the curving landscape of the river setting. Another Member added that both the London Plan and London Borough of Waltham Forest's Local Plan call for new buildings to be of high design standards and respond well to local contexts.

(1)that the London Borough of Tower Hamlets be informed that whilst the Authority accepts the principle of redeveloping the application site for a mixed residential and commercial use it objects to the current proposal on two grounds:

- a) **the height of the proposed development is too tall in the context of the lower residential blocks adjoining the riverside entrance point into East India Dock Basin and views into and out from the Basin in the south;**
 - b) **the proposed development would act as a 'gateway' into the Regional Park at East India Dock Basin and, as such the proposed design is both unimaginative and stark and should be redesigned to be more in keeping within this context; and**
- (2) the Authority considers the above objection be resolved through an amended scheme and would wish to enter into discussions with the Council and the applicant to achieve this outcome was approved.**

INFORMATIVE:

It should be noted that the layout and design of the proposed development makes no allowance for the Authority's 6m access route through to East India Dock Basin as provided for under the current Legal Deed of Easement (dated 13 April 1995 granted by Brunswick Wharf Ltd to the London Docklands

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Development Corporation, as varied by a Deed of Variation of Deed of Easement, Transfer and Deed of Release, dated 20 March 1998 made between the London Docklands Development Corporation, Brunswick Wharf Limited and Barratt Homes Limited). This Legal Easement was granted in order to allow access including vehicular access to East India Dock Basin which would allow the Authority to, in particular, carry out maintenance and repair of the river sea wall in the most cost effective way. Whilst the Authority recognises that the Easement is not a planning matter, it should be acknowledged that the Authority will be seeking to resolve this matter separately.

Chairman

Date

The meeting started at 12pm and ended at 12.35pm