

Our ref: Q100151
Email: Matthew.sherwood@quod.com
Date: 3rd July 2020



Planning and Building Control
Development Management
London Borough of Tower Hamlets
Town Hall, Mulberry Place
5 Clove Crescent
London
E14 2BG
FAO: Julian Buckle

Dear Mr Buckle

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING (CONSERVATION AREAS AND LISTED BUILDINGS ACT) 1990
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017
OUTLINE PLANNING AND LISTED BUILDING CONSENT APPLICATIONS FOR THE
REDEVELOPMENT OF NORTH QUAY, ASPEN WAY, E14**

On behalf of Canary Wharf (North Quay) Ltd (“the Applicant”), please find enclosed applications for outline planning permission and Listed Building Consent for the comprehensive redevelopment of land at North Quay, Aspen Way (“the Site”).

The application proposals and supporting documentation are described below.

Application NQ.1 – Application for Outline Planning Permission

Application NQ.1 seeks outline planning permission for the mixed-use redevelopment of the Site comprising demolition of existing buildings and structures and the erection of buildings comprising business floorspace, hotel/serviced apartments, residential, co-living, student housing, retail, community and leisure and sui generis uses with associated infrastructure, parking and servicing space, public realm, highways and access works.

The Description of Development is as follows:

“Application for outline planning permission (all matters reserved) for the redevelopment of the North Quay site for mixed use comprising:

- *Demolition of existing buildings and structures;*
- *Erection of buildings and construction of basements;*
- *The following uses:*

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- *Business floorspace (B1)*
 - *Hotel/Serviced Apartments (C1)*
 - *Residential (C3)*
 - *Co-Living (C4/Sui Generis)*
 - *Student Housing (Sui Generis)*
 - *Retail (A1-A5)*
 - *Community and Leisure (D1 and D2)*
 - *Other Sui Generis Uses*
- *Associated infrastructure, including a new deck over part of the existing dock;*
 - *Creation of streets, open spaces, hard and soft landscaping and public realm;*
 - *Creation of new vehicular accesses and associated works to Aspen Way, Upper Bank Street, Hertsmere Road and underneath Delta Junction;*
 - *Connections to the Aspen Way Footbridge and Crossrail Place (Canary Wharf Crossrail Station);*
 - *Car, motorcycle, bicycle parking spaces, servicing;*
 - *Utilities including energy centres and electricity substation(s); and*
 - *Other minor works incidental to the proposed development”.*

Application NQ.2 – Application for Listed Building Consent

Application NQ.2 seeks Listed Building Consent to stabilise listed quay wall and any associated/necessary remedial works as well as demolition of the false quay in connection with Application NQ.1.

The Description of Development is as follows:

“Stabilisation of listed quay wall and associated/remedial works as well as demolition/removal of the false quay in connection with the erection of mixed-use development”.



Content of Applications

The scope and content of the applications has been discussed with the London Borough of Tower Hamlets. In accordance with those discussions, please find enclosed electronic copies of all of the documentation set out in the table below.

Document Ref.	Report Title	Consultant
Application NQ.1 – Outline Planning Application		
NQ.PA.01	Application Form*	-
NQ.PA.02	Community Infrastructure Levy Additional Information Form	-
NQ.PA.03	Application Drawings	Allies and Morrison
NQ.PA.03.A	Volume 1 – Drawings for Approval	
NQ.PA.03.B	Volume 2 – Drawings for Information	
NQ.PA.04	Design Guidelines	Allies and Morrison
NQ.PA.05	Development Specification	Quod
NQ.PA.06	Planning Statement	Quod
NQ.PA.07	Design and Access Statement	Allies and Morrison
NQ.PA.08	Environmental Statement	Trium
Volume 1	Main Report	
Volume 2	Townscape, Visual Impact and Heritage Assessment	
Volume 3	Technical Appendices	
NQ.PA.09	Environmental Statement Non Technical Summary	Trium
NQ.PA.10	Transport Assessment	Steer
NQ.PA.11	Framework Travel Plan	Steer
NQ.PA.12	Residential Travel Plan	Steer
NQ.PA.13	Delivery and Servicing Plan	Steer
NQ.PA.14	Statement of Community Involvement	Elly Tabberer Consulting
NQ.PA.15	Heritage Assessment	Peter Stewart Consultancy
NQ.PA.16	Sustainability Statement	Max Fordham
NQ.PA.17	Energy Statement	Max Fordham
NQ.PA.18	Affordable Housing Statement	DS2
NQ.PA.19	Viability Appraisal	DS2
NQ.PA.20	Internal Daylight, Sunlight and Overshadowing Report	GIA
NQ.PA.21	Economic and Regeneration Statement	Quod
NQ.PA.22	Site Waste Management Plan	Steer
NQ.PA.23	Foul Sewerage and Utilities Assessment	Max Fordham
NQ.PA.24	Aviation Safeguarding Assessment	Eddowes Aviation Safety
NQ.PA.25	Radio and TV Interference Assessment	Hoare Lea
NQ.PA.26	Archaeological Desk Based Assessment	RPS



NQ.PA.27	Ecological Impact Assessment	Greengage
NQ.PA.28	Ground Contamination Desk Study and Risk Assessment	Arup
NQ.PA.29	Flood Risk Assessment and Drainage Strategy	Arup
Application NQ.2 – Listed Building Consent Application		
NQ.LBC.01	Application Form	-
NQ.LBC.02	Application Drawings	Allies and Morrison
NQ.LBC.03	Heritage Assessment	Peter Stewart Consultancy
NQ.LBC.04	Design and Access Statement	Allies and Morrison
NQ.LBC.05	Planning Statement	Quod
NQ.LBC.06	Outline Sequence of Works Report for Banana Wall Listed Building Consent	Arup
NQ.LBC.07	Archaeological Desk Based Assessment	RPS

* Details of the proposed residential dwelling mix (question 6) and non-residential floorspace (question 7) are set out in the Supplementary Information Form and Schedules 1 and 2 of the Application Form (NQ.PA.01). These are also enclosed at **Appendix 1** of this letter.

Drawing lists for each application are enclosed at **Appendix 2** of this letter.

The requisite planning application fee of **£12,536** (plus £25 service charge) for application NQ.1 was paid to the Planning Portal via bank transfer on 30th June 2020. No fee is required to accompany application NQ.2.

Details of the Applicant's solicitor are as follows:

Clifford Chance LLP
10 Upper Bank Street, London, E14 5JJ
+ 44 (0)20 7006 1000
www.cliffordchance.com

We look forward to receiving confirmation that the applications have been registered and validated. Please let me know if you require any further information or wish to make arrangements to visit the Site.

Yours sincerely

Matthew Sherwood
Director



Appendix 1 – Application Form (NQ.PA.01) Schedules 1 and 2

Appendix 2 – NQ.1 and NQ.2 Drawing Lists

Residential/Dwelling Units - Supplementary information template

If your proposal includes the gain, loss or change-of-use of residential units (including conversion) please enter the numbers of existing and proposed dwellings according to the number of bedrooms in the appropriate categories and types below.

The form will automatically populate the totals for each section as well as the combined total number of existing and proposed dwellings and the overall net gain/loss of residential units.

Once completed, please save the file on your device and then upload it as a supporting document to the relevant online application using the 'Supplementary Information Template' document type.

Definitions of the housing categories and dwelling types in the table below are available in Annex 1 below.

Planning Portal
Reference and
site address

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						Houses	<input type="checkbox"/>							
Flats/maisonettes	<input type="checkbox"/>						Flats/maisonettes	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>						Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>						Bedsit/studios	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>						Cluster flats	<input type="checkbox"/>							
Other	<input type="checkbox"/>						Other	<input type="checkbox"/>							
Totals =							Totals =								
Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total	Social, Affordable or Intermediate Rent	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						Houses	<input type="checkbox"/>							
Flats/maisonettes	<input type="checkbox"/>						Flats/maisonettes	<input type="checkbox"/>							
Sheltered housing	<input type="checkbox"/>						Sheltered housing	<input type="checkbox"/>							
Bedsit/studios	<input type="checkbox"/>						Bedsit/studios	<input type="checkbox"/>							
Cluster flats	<input type="checkbox"/>						Cluster flats	<input type="checkbox"/>							
Other	<input type="checkbox"/>						Other	<input type="checkbox"/>							
Totals =							Totals =								

Residential Units - Supporting Information

Proposed Housing

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals =							

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals =							

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals =							

Total proposed residential units =

Existing Housing

Affordable Home Ownership	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals =							

Starter Homes	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals =							

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats/maisonettes	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Other	<input type="checkbox"/>						
Totals =							

Total existing residential units =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

Annex 1 - Definitions of housing categories and dwelling types

The housing categories are defined as:

1. **Market Housing** - Housing sold or rented on the open market.
2. **Social, Affordable or Intermediate Rent** - These three rental categories are grouped together, but each has a specific definition.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable).

Intermediate rented housing is provided at a cost above social rent, but below market levels subject to the Affordable Housing criteria.
3. **Affordable Home Ownership** - Affordable housing is intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.
4. **Starter Homes** - New homes or new conversions with a discount of at least 20% of their full market value. Starter home prices are capped at £250,000 outside London and £450,000 in London, they will also generally have restrictions applied to their ability to be rented or resold.
5. **Self-Build and Custom Build** - Houses built or completed by: individuals; associations of individuals; or persons working with or for them, to be occupied by those individuals.

It does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications they have decided or offered (e.g. buying an unbuilt house 'off-plan')

In considering whether a home is a self-build or custom build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.

The dwelling types are defined as:

- A. **Houses** - A dwelling that is not a flat, includes single-storey bungalows.
- B. **Flats / Maisonettes** - Includes separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is usually divided horizontally. Maisonettes are flats containing more than one storey.
- C. **Cluster flats** - Units with no separate or self-contained living and sleeping accommodation within a larger building of which it forms a part.
- D. **Sheltered housing** - Specifically designed housing in a group with services such as the support of a warden, communal facilities, alarm systems and laundry services. Also includes grouped housing schemes without the services of a warden and other communal facilities.
- E. **Bedsits / Studios** - Refers to a bedroom/living room containing cooking facilities. In addition, it may also contain washing facilities or even a shower.
- F. **Other** - Other types of dwellings not specifically referred to in the above types.

Schedule 1

6. Residential/Dwelling Units

Existing Housing = 0

Proposed Housing:

Table 1: Target Dwelling Mix

Tenure	Unit Type	% by Unit
Open Market	Studio	5 - 25%
	1 bed	20 - 50%
	2 bed	20 - 50%
	3+ bed	5 - 25%
Intermediate	1 bed	15 - 50%
	2 bed	35 - 45%
	3+ bed	5 - 45%
Affordable/Social Rented	1 bed	25%
	2 bed	30%
	3+ bed	30%
	4+ bed	15%

Note: Where a specific target % is stated but is not exactly achievable, a deviance of 0. 1% in either direction will be acceptable

Schedule 2

7. All Types of Development: Proposed Non-residential floorspace Parameters

Table 2: Total Floorspace

The Outline Planning Application seeks planning permission for a maximum GIA of 355,000 sqm of floorspace across the Site:

Total Floorspace	355,000 sqm GIA
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Table 3: Land Uses

Planning permission for the following land use ranges is sought.

Land Use	Minimum Floorspace (GIA)		Maximum Floorspace (GIA)
Ground and above			
Retail (A1-A5)	Total 10,000 sqm	A1 – A5 5,000 sqm	20,000 sqm
Community (D1)			20,000 sqm
Leisure (D2)			20,000 sqm
Business (B1)	150,000 sqm		240,000 sqm
Hotel/Serviced Apartments (C1)	0 sqm		150,000 sqm
Residential (C3)	0 sqm		150,000 sqm
Co-Living (C4 / Sui Generis)	0 sqm		150,000 sqm
Student Housing (Sui Generis)	0 sqm		150,000 sqm
Sui Generis Uses (refer to Table 3)	0 sqm		25,000 sqm
Ancillary floorspace comprising Business, Back of House, Enclosed Plant, Storage, Servicing, Car and Cycle Parking Areas, Energy Centres, Electricity Sub Stations etc.	0 sqm		No maximum
Below Ground			
Retail (A1-A5)	0 sqm		5,000 sqm
Business (B1)	0 sqm		20,000 sqm
Community (D1)	0 sqm		5,000 sqm
Leisure (D2)	0 sqm		10,000 sqm
Ancillary floorspace comprising Business, Residential, Back of House, Enclosed Plant, Storage, Servicing, Car and Cycle Parking Areas, Energy Centres, Electricity Sub Stations, development infrastructure required to support the development etc.	0 sqm		No maximum

Table 4: Other Permitted Sui Generis Uses

Ground & Above and Below Ground	
Sui Generis	Conference Centres, Casinos, Private Members Clubs, Nightclubs, Theatres, Launderettes (unless otherwise agreed with the Local Planning Authority)

Note: Total maximum casino floorspace = 6,000sqm (GIA)



North Quay Drawing List - July 2020

NQ.1 Outline Planning Application

Drawing No.	Rev	Title	Scale
For approval			
NQMP-PP-001	P0	Parameter Plan Marine Deck and Proposed Structures	1:500 @A1 1:1000 @A3
NQMP-PP-002	P0	Parameter Plan Building and Structures to be Demolished	1:500 @A1 1:1000 @A3
NQMP-PP-003	P0	Parameter Plan Land Uses Below Ground	1:500 @A1 1:1000 @A3
NQMP-PP-004	P0	Parameter Plan Development Zones – Ground Level and Above	1:500 @A1 1:1000 @A3
NQMP-PP-005	P0	Parameter Plan Public Realm	1:500 @A1 1:1000 @A3
NQMP-PP-006	P0	Parameter Plan Access and Circulation Routes	1:500 @A1 1:1000 @A3
NQMP-PP-007	P0	Parameter Plan Land Uses – Ground, Mezzanine & First Floor	1:500 @A1 1:1000 @A3
NQMP-PP-008	P0	Parameter Plan Land Uses – Upper Levels (Above First Floor)	1:500 @A1 1:1000 @A3
NQMP-PP-009	P0	Parameter Plan Development Plots Maximum Heights, Widths & Lengths	1:500 @A1 1:1000 @A3
NQMP-PP-010	P0	Parameter Plan Land Use Building Frontages – Ground, Mezzanine & First Floor Only	1:500 @A1 1:1000 @A3
NQMP-PP-011	P0	Parameter Plan Proposed Site Levels	1:500 @A1 1:1000 @A3
For information only			
19141-00-07-005	P0	Site Location Plan General Arrangement	1:1250 @A1 1:2500 @A3
19141-00-07-010	P0	Existing Site Plan General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-015	P0	Existing Site Levels General Arrangement	1:500 @A1 1:1000 @A3



Drawing No.	Rev	Title	Scale
19141-00-07-098	P0	Indicative Scheme Basement 2 Level General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-099	P0	Indicative Scheme Basement 1 Level General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-100	P0	Indicative Scheme Ground Floor Level General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-101	P0	Indicative Scheme 1 st Floor Level General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-102	P0	Indicative Scheme 2 nd Floor Level General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-103	P0	Indicative Scheme Typical Floor Level General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-110	P0	Indicative Scheme Intermediate Plant General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-122	P0	Indicative Scheme Typical Upper Floor Level General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-131	P0	Indicative Scheme Roof Plant General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-165	P0	Indicative Scheme Roof Level General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-300	P0	Indicative Scheme Long Section A General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-301	P0	Indicative Scheme Long Section B General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-302	P0	Indicative Scheme Short Sections C&D General Arrangement	1:500 @A1 1:1000 @A3
19141-00-07-303	P0	Indicative Scheme Short Sections E&F General Arrangement	1:500 @A1 1:1000 @A3



NQ.2 Listed Building Consent application

Drawing No.	Rev	Title	Scale
For approval			
19141-00-07-401	P0	Existing Site Demolition Plan – False Quay Listed Building Consent Application	1:500 @A1 1:1000 @A3
For information only			
19141-00-07-020	P0	Existing Site Location Plan Listed Building Consent Application	1:250 @A1 1:2500 @A3
19141-00-07-400	P0	Existing Site Plan Listed Building Consent Application	1:500 @A1 1:1000 @A3
19141-00-07-402	P0	Dock Edge Sections Key Plan Listed Building Consent Application	1:500 @A1 1:1000 @A3
19141-00-07-403	P0	Existing Section AA Listed Building Consent Application	1:50 @A1 1:100 @A3
19141-00-07-404	P0	Proposed Section AA (Indicative Scheme) Listed Building Consent Application	1:50 @A1 1:100 @A3
19141-00-07-405	P0	Existing Section BB Listed Building Consent Application	1:50 @A1 1:100 @A3
19141-00-07-406	P0	Proposed Section BB (Indicative Scheme) Listed Building Consent Application	1:50 @A1 1:100 @A3
19141-00-07-407	P0	Existing Section CC Listed Building Consent Application	1:50 @A1 1:100 @A3
19141-00-07-408	P0	Proposed Section CC (Indicative Scheme) Listed Building Consent Application	1:50 @A1 1:100 @A3