



19-May-2014

Dear 

INVALID PLANNING APPLICATION

Application No:	14/00150/FUL
Location:	117-121 High Street, Stratford, E15 2QQ
Proposal:	Demolition of the existing building and redevelopment to provide a 28 storey tower comprising 69 no. 3 bedroom residential units, basement and ground floor night club and cafe/restaurant, first floor car park and second floor office.

Thank you for your planning application dated 29 April 2014.

Unfortunately the application is invalid and cannot be determined by the Legacy Corporation unless it is supported by architectural drawings and relevant supporting documents set out in the 'Validation List of Planning Application Requirements'. This document can be accessed using the following link <http://queenelizabetholympicpark.co.uk/planning-authority/making-an-application> and your application should be supported by the following:

- Existing and proposed plans, elevations and sections drawn at 1:50 or 1:100 scale
- Design and Access Statement
- Planning Statement
- Heritage Assessment (the site is located within the Sugar House Lane Conservation Area)
- Affordable Housing Statement (as supported by a Development Appraisal if the level of affordable housing is below the policy target)
- Energy Statement
- Daylight and Sunlight Assessment
- Flood Risk Assessment
- Land Contamination Assessment
- Transport Assessment
- Statement of Convergence

- Community Infrastructure Levy (CIL) form

The content (e.g. land use) and form (e.g. design and appearance) of your proposed development should be guided by the relevant planning policies adopted in the Mayor of London's London Plan: <http://www.london.gov.uk/priorities/planning/london-plan>; the London Borough of Newham's Core Strategy: <http://www.newham.gov.uk/Pages/Services/Local-plan.aspx>; and the Legacy Corporation's Draft Local Plan Consultation Document <http://queenelizabetholympicpark.co.uk/planning-authority/planning-policy>. You should also take into account the planning objectives set out in the Sugar House Lane and Three Mills Land Use and Design Brief prepared by the London Thames Gateway Development Corporation.

You are encouraged to discuss your application with the Planning Policy and Decisions Team using the contact details set out below.

Yours sincerely



Anthony Hollingsworth

Director of Planning Policy & Decisions
London Legacy Development Corporation

Case Officer:	Will Steadman
Direct Line:	[REDACTED]
Email:	willsteadman@londonlegacy.co.uk

**Application for Planning Permission.
Town and Country Planning Act 1990**

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------

Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>

Mobile number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------

Fax number:

<input type="text"/>	<input type="text"/>	<input type="text"/>
----------------------	----------------------	----------------------

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	6	4
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	2	2
Disability spaces	0	1	1
Cycle spaces	0	286	286
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system? Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? Yes No

Will the proposal increase the flood risk elsewhere? Yes No

How will surface water be disposed of?

Sustainable drainage system Main sewer Pond/lake
 Soakaway Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

Existing is 119-121 is a night club with a 6 bedroom flat above
117 is a Café with 2 bed flat above

Is the site currently vacant? Yes No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes			69		
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes		1		1	
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

Overall Residential Unit Totals

Total proposed residential units	69
Total existing residential units	2

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	83.0	0.0	186.0	186.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	300.0	300.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	463.0	463.0
Total		83.0	0.0	949.0	949.0

18. All Types of Development: Non-residential Floorspace (continued)

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	5	0	0
Proposed employees	12	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A3							<input checked="" type="checkbox"/>
B1A							<input checked="" type="checkbox"/>
Other							<input checked="" type="checkbox"/>

21. Site Area

What is the site area?

463 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

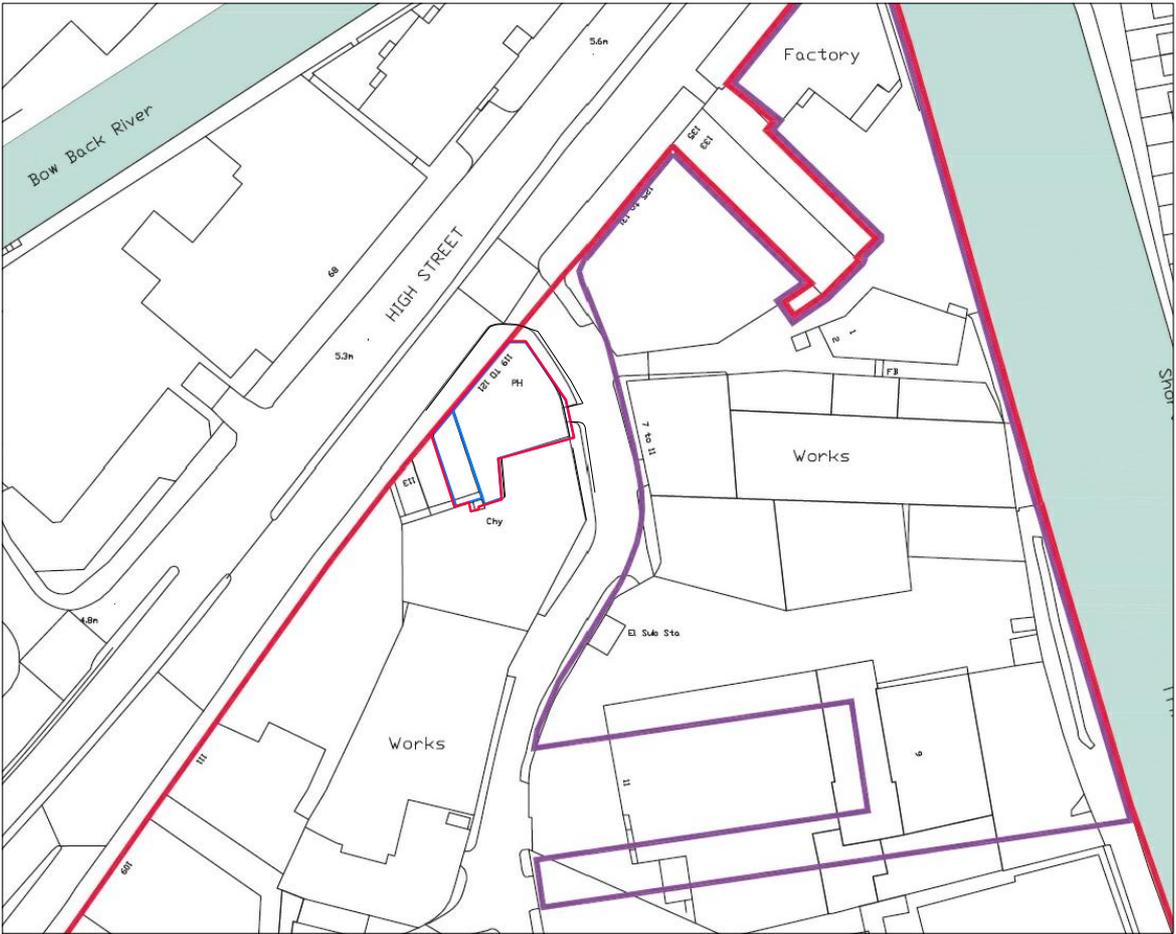
Title: First name: Surname:

Person role: Declaration date: Declaration made

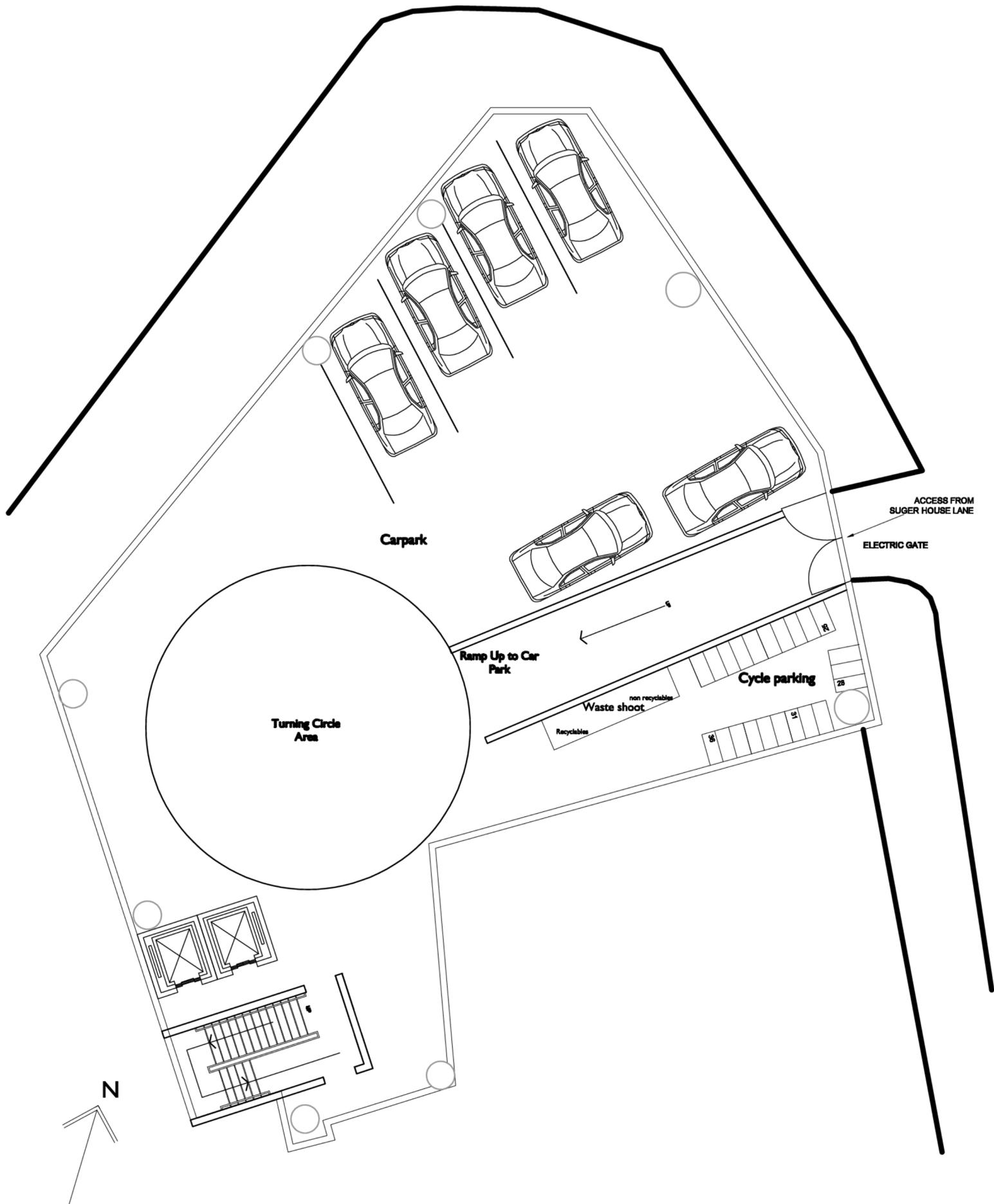
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date



<p>notes</p> <p>All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement. Any discrepancies be reported immediately. To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings.</p>	<p>drawing name</p> <p>OS MAP</p>		<p>drawing no</p> <p>117-121A 01</p>
	<p>project</p> <p>117-121 High Street, Stratford London, E15 2QQ</p>		
	<p>scale</p> <p>1:1250@A4</p>	<p>status</p> <p>Planning</p>	



SCALE
 0 1000 2000 4000

1st FLOOR PLANS
 117-121 High Street, Stratford, London, E15 2QQ

notes
 All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.
 Any discrepancies be reported immediately.
 To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings

revisions
 All Windows To Match Existing streetscape

drawing name
 Proposed Plans 1st Floor

drawing no
 117-121 A 01

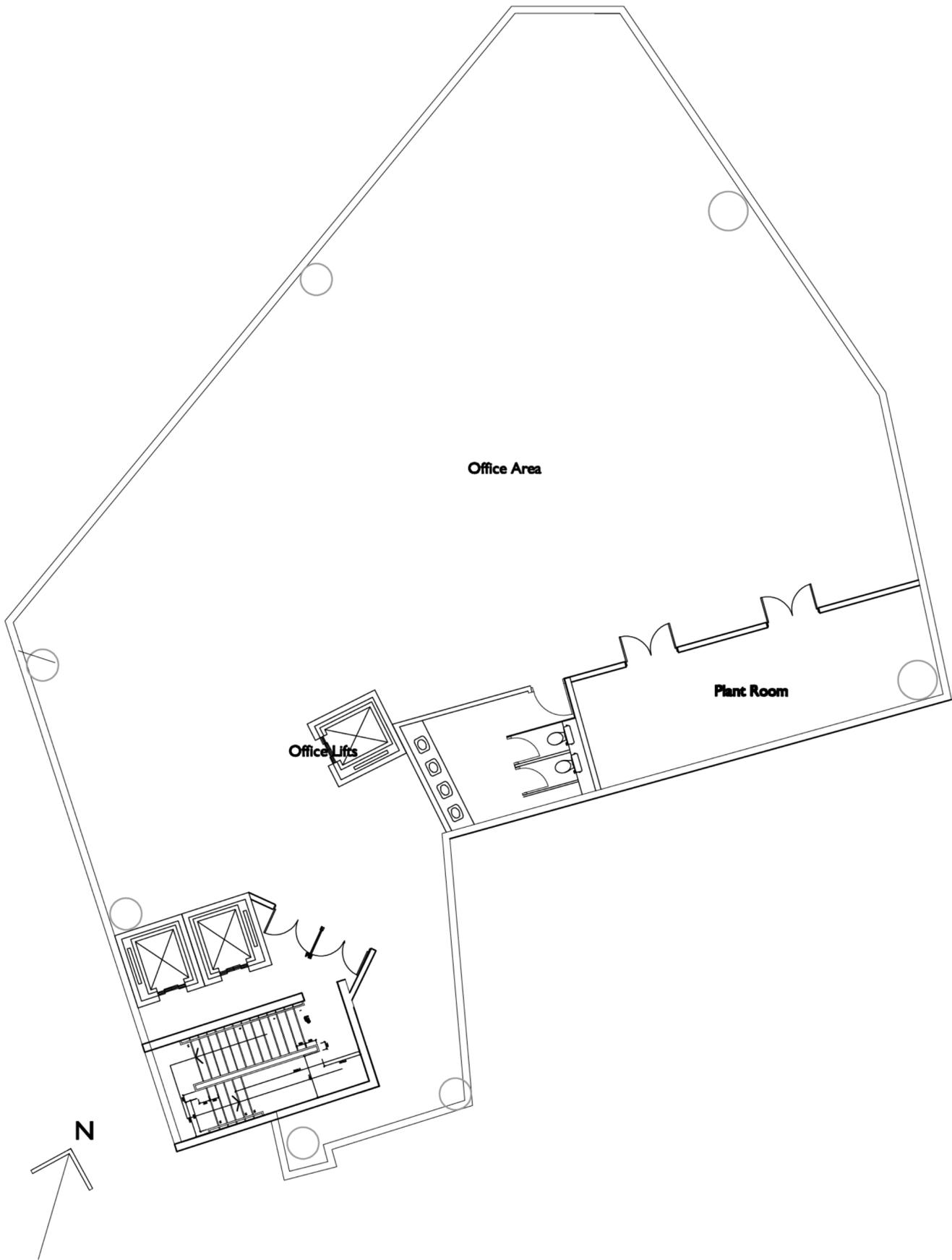
rev
 -

project
 117-121 High Street, Stratford
 London, E15 2QQ

scale
 1:100@A2

status
 Planning





SCALE



2nd FLOOR PLANS

117-121 High Street, Stratford, London, E15 2QQ

notes
All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.
Any discrepancies be reported immediately.
To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings

revisions
All Windows To Match Existing streetscape

drawing name
Proposed Plans - 2nd Floor

drawing no
117-121 A 02

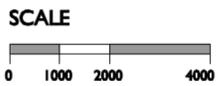
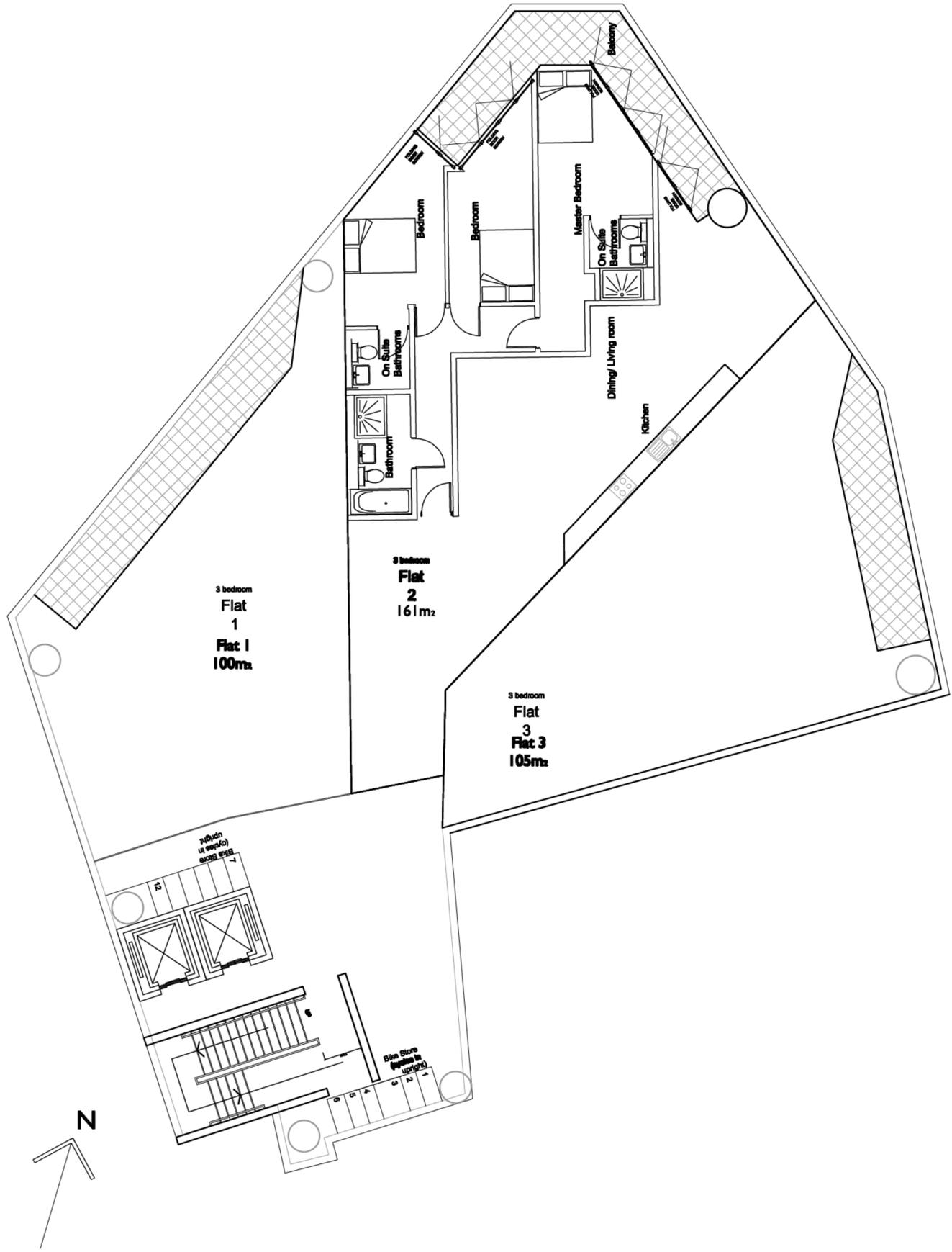
rev
-

project
**117-121 High Street, Stratford
London, E15 2QQ**

scale
1:100@A2

status
Planning





3rd - 26th FLOOR PLANS
117-121 High Street, Stratford, London, E15 2QQ

notes
All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.
Any discrepancies be reported immediately.
To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings

revisions
All Windows To Match Existing streetscape

drawing name
Proposed Plans - 3rd - 25th Floor

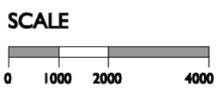
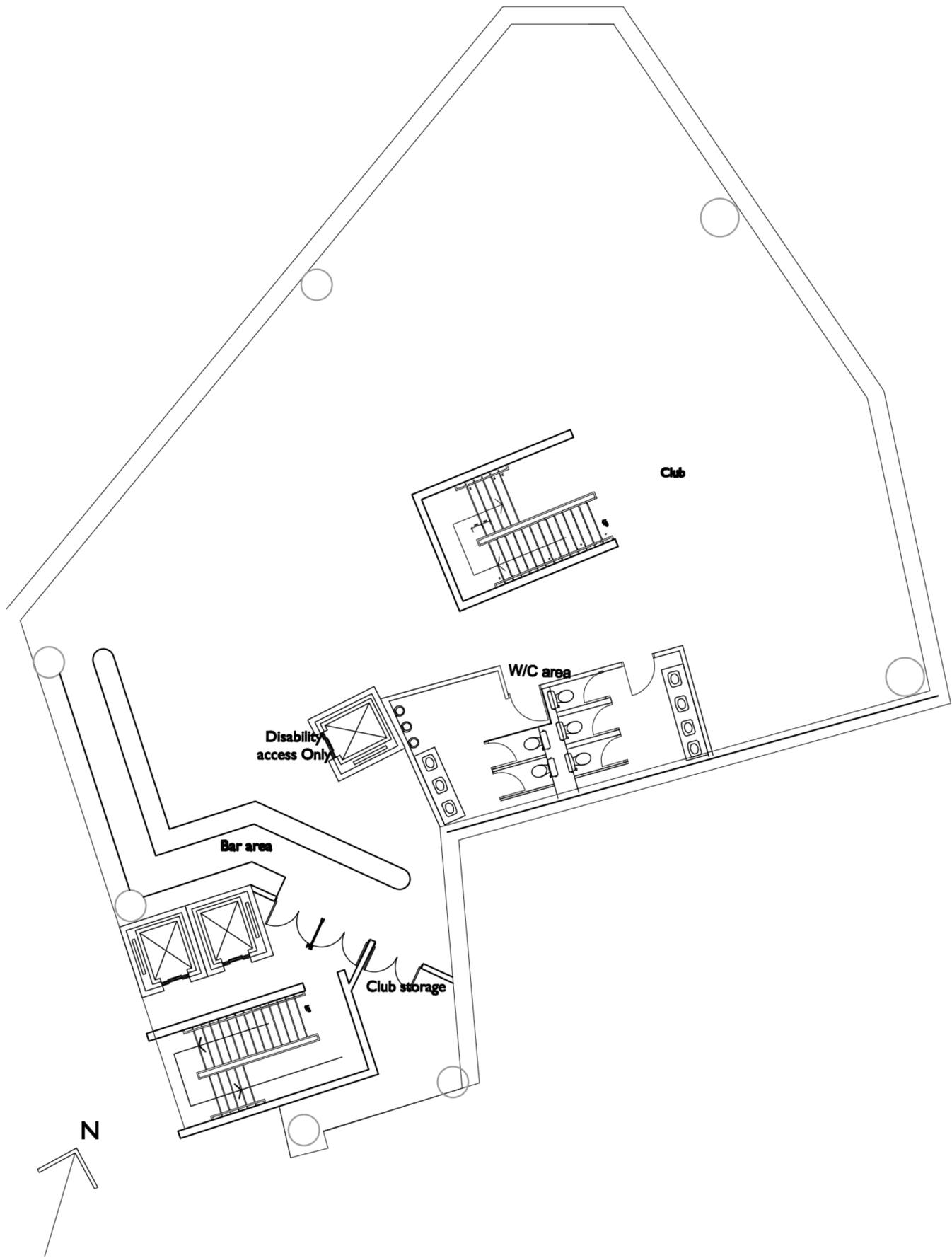
drawing no
117-121 A 03-25

rev
-

project
117-121 High Street, Stratford
London, E15 2QQ

scale
1:100@A2

status
Planning



BASEMENT PLANS
117-121 High Street, Stratford, London, E15 2QQ

notes
All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.
Any discrepancies be reported Immediately.
To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings

revisions
All Windows To Match Existing streetscape

drawing name
Proposed Plans - Basement

drawing no
117-121 A 00B

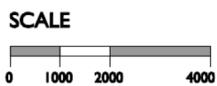
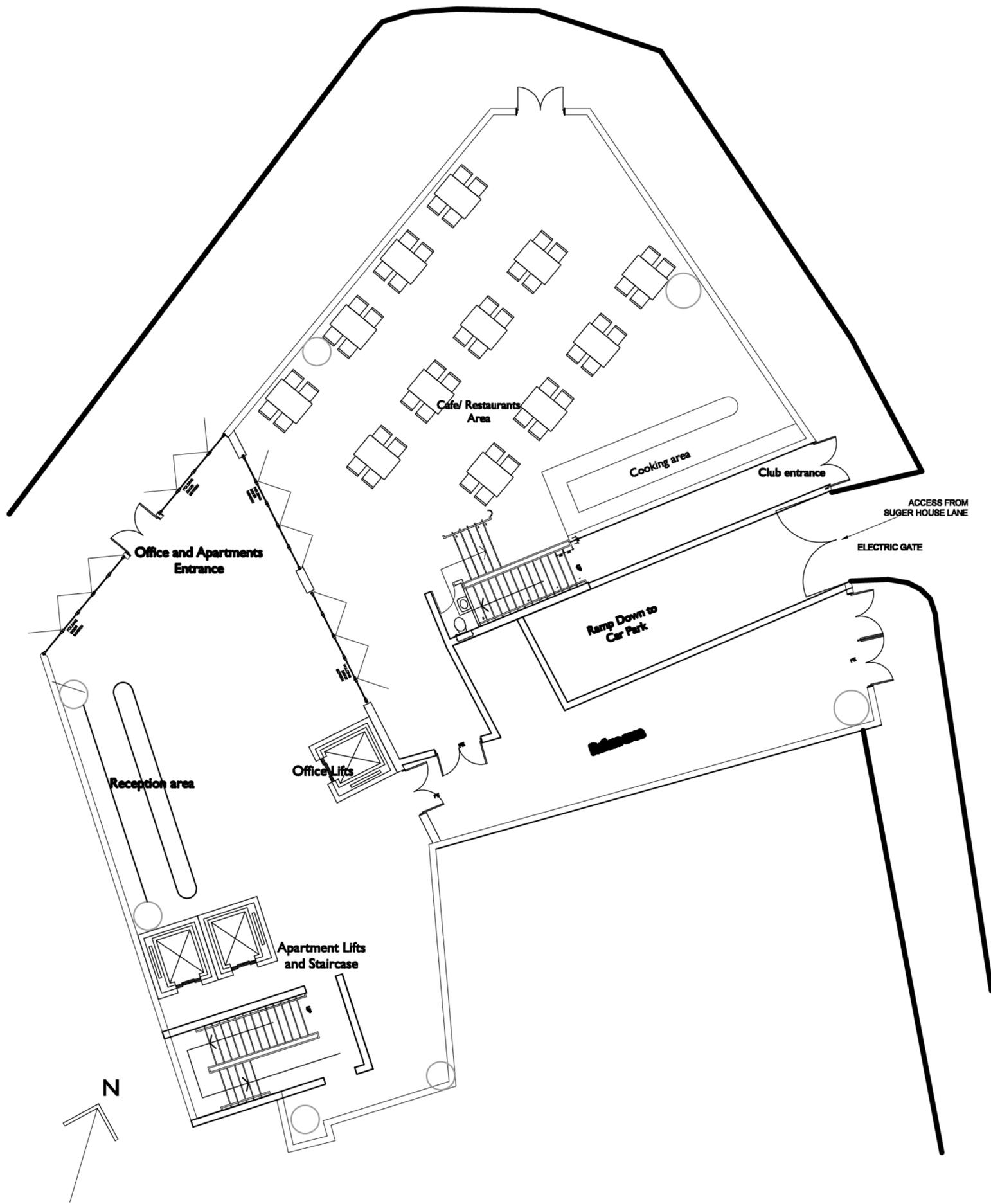
rev
-

project
117-121 High Street, Stratford
London, E15 2QQ

scale
1:100@A2

status
Planning





GROUND FLOOR PLANS
117-121 High Street, Stratford, London, E15 2QQ

notes
All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.
Any discrepancies be reported Immediately.
To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings

revisions
All Windows To Match Existing streetscape

drawing name
Proposed Plans- Ground Floor

drawing no
117-121 A 00G

rev
-

project
117-121 High Street, Stratford
London, E15 2QQ

scale
1:100@A2

status
Planning

