



CANARY WHARF
GROUP PLC

NQ.PA.01

North Quay Application Form

Quod
July 2020

Mulberry Place,
5 Clove Crescent, London E14 2BG
Tel: 020 7364 5009 Fax: 020 7364 5415
Email: planningandbuilding@towerhamlets.gov.uk

Application for Outline Planning Permission with all matters reserved. 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. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="North Quay"/>
Address line 1	<input type="text" value="Aspen Way"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="London"/>
Postcode	<input type="text"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="537632"/>
Northing (y)	<input type="text" value="180540"/>
Description	<input type="text"/>

The North Quay site is bounded by Canary Wharf Crossrail Station to the south, Aspen Way (A1261) to the north, Hertsmere Road to the west and Billingsgate Market to the east. The West India Quay Docklands Light Railway (DLR) station and Delta Junction are located on the western side of the Site and the Site also incorporates parts of North Dock, Upper Bank Street and Aspen Way

2. Applicant Details

Title	<input type="text" value="Please Select..."/>
First name	<input type="text"/>
Surname	<input type="text" value="Please refer to Company name"/>
Company name	<input type="text" value="Canary Wharf (North Quay) Ltd"/>
Address line 1	<input type="text" value="C/O Agent"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

Are you an agent acting on behalf of the applicant?

Yes No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Matthew"/>
Surname	<input type="text" value="Sherwood"/>
Company name	<input type="text" value="Quod"/>
Address line 1	<input type="text" value="Ingeni Building"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text" value="17 Broadwick Street"/>
Town/city	<input type="text" value="London"/>
Country	<input type="text"/>
Postcode	<input type="text" value="W1F 0DE"/>
Primary number	<input type="text" value="02035971000"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text" value="matthew.sherwood@quod.com"/>

4. Description of the Proposal

Please describe the proposed development

"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:
 - 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"

4. Description of the Proposal

Has the work already been started without planning permission?

Yes No

5. Site Area

What is the measurement of the site area?
(numeric characters only).

3.28

Unit

Hectares

6. Existing Use

Please describe the current use of the site

Former Crossrail laydown. Temporary location for Tower Hamlets Employment and Training Services, Workpath and advertising structures.

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

7. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.

Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? **PLEASE REFER TO SCHEDULE 1** Yes No

8. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes No

Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

Please add details of the use classes and floorspace:

PLEASE REFER TO SCHEDULE 2 FOR PROPOSED USES

Use Class	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
B1 (a) - Office (other than A2)	0	0	0	0
C1 - Hotels	0	0	0	0
D1 - Non-residential institutions	0	0	0	0
D2 - Assembly and leisure	0	0	0	0
Other	0	0	0	0
Total	0	0	0	0

Loss or gain of rooms

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

8. All Types of Development: Non-Residential Floorspace

Use Class	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1 - Hotels	0	0	0

9. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? Yes No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees			18795

10. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

11. 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

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) Yes No

If Yes, you will need to submit a 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

Existing water course

Soakaway

Main sewer

Pond/lake

13. 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?

- The agent
 The applicant
 Other person

14. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Please refer to accompanying Planning Statement (NQ.PA.06) and Environmental Statement Technical Appendices (NQ.PA.08 vol3).

15. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

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

It is an important principle of decision-making that the process is open and transparent.

Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

16. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

Please note: If there are no other owners* and/or agricultural tenants you will still need to 'add' the applicant's details in the 'Owner/Agricultural tenant' section below to complete the form.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

16. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Canary Wharf NQO Trustee Limited
Number	
Suffix	
House Name	
Address line 1	1 Canada Square
Address line 2	London
Town/city	
Postcode	E14 5AB
Date notice served (DD/MM/YYYY)	03/07/2020

Name of Owner/Agricultural Tenant	Canary Wharf NQO GP Limited
Number	
Suffix	
House Name	
Address line 1	1 Canada Square
Address line 2	
Town/city	London
Postcode	E14 5AB
Date notice served (DD/MM/YYYY)	03/07/2020

Name of Owner/Agricultural Tenant	Docklands Light Railway Limited
Number	5
Suffix	
House Name	
Address line 1	Endeavour Square
Address line 2	
Town/city	London
Postcode	E20 1JN
Date notice served (DD/MM/YYYY)	03/07/2020

16. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Docklands Light Railway
Number	
Suffix	
House Name	
Address line 1	Care of The Property and Asset Register Manager
Address line 2	Transport for London, 7th Floor Yellow Zone, 197 Blackfriars Road
Town/city	London
Postcode	SE1 8JN
Date notice served (DD/MM/YYYY)	03/07/2020

Name of Owner/Agricultural Tenant	GLA Land and Property Limited
Number	
Suffix	
House Name	
Address line 1	Estates, Housing & Land Directorate, Greater London Authority
Address line 2	3rd Floor, City Hall, The Queen's Walk
Town/city	London
Postcode	SE1 2AA
Date notice served (DD/MM/YYYY)	03/07/2020

Name of Owner/Agricultural Tenant	West India Quay Development Company (Eastern) Limited
Number	
Suffix	
House Name	
Address line 1	6th Floor, Charles House
Address line 2	108 - 110 Finchley Road
Town/city	London
Postcode	NW3 5JJ
Date notice served (DD/MM/YYYY)	03/07/2020

16. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	NO.1 West India Quay (commercial) Limited
Number	
Suffix	
House Name	
Address line 1	6th Floor Charles House
Address line 2	108 - 110 Finchley Road
Town/city	London
Postcode	NW3 5JJ
Date notice served (DD/MM/YYYY)	03/07/2020

Name of Owner/Agricultural Tenant	Transport for London
Number	5
Suffix	
House Name	
Address line 1	Endeavour Square
Address line 2	
Town/city	London
Postcode	E20 1JN
Date notice served (DD/MM/YYYY)	03/07/2020

Name of Owner/Agricultural Tenant	Transport for London
Number	
Suffix	
House Name	
Address line 1	Care of The Property and Asset Register Manager, Transport for London
Address line 2	7th Floor, Yellow Zone, 197 Blackfriars Road
Town/city	London
Postcode	SE1 8NJ
Date notice served (DD/MM/YYYY)	03/07/2020

16. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	The Mayor and Commonalty and Citizens of the City of London
Number	
Suffix	
House Name	
Address line 1	care of The Comptroller And City Solicitor, The City of London Corporation
Address line 2	Guildhall, PO Box 270
Town/city	London
Postcode	EC2P 2EJ
Date notice served (DD/MM/YYYY)	03/07/2020

Person role

- The applicant
 The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Matthew"/>
Surname	<input type="text" value="Sherwood"/>
Declaration date (DD/MM/YYYY)	<input type="text" value="03/07/2020"/>

Declaration made

17. 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 (cannot be pre-application)

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)