

<b>Committee:</b>	<b>Date:</b>	<b>Classification:</b>	<b>Report No.</b>	<b>Agenda Item No.</b>
<b>Development Panel:</b>	<b>19<sup>th</sup> April 2002</b>	<b>Unrestricted</b>	<b>DP222/012</b>	<b>8.4</b>

<b>Report of:</b> Director of Customer Services	<b>Title:</b> Town Planning Application
<b>Originating Officer(s):</b> Natasha Hayes	<b>Location:</b> 27 Mornington Grove and adjacent land. <b>Ward:</b> Mile End East

## 1. SUMMARY

### 1.1 Registration Details

**Reference No:** PA/02/179  
**Map Ref:** J5  
**Date Received:** 07/02/2002  
**Last Amended Date:** 09/04/2002

### 1.2 Application Details

**Existing Use:** Vacant end of terrace house and building contractors yard with various different buildings and portacabins over almost 100% of the site.

**Development:** Refurbishment of no. 27 the end of terrace house. Demolition of all other buildings on site and erection of a three and a half storey building to create 9no. new one and two bedroom flats.

**Applicant:** Telford Homes

**Ownership:** Telford Homes

**Historic Building/CA:** Tower Hamlets Cemetry Conservation Area

## 2. RECOMMENDATION:

2.1 **Grant** planning permission subject to a legal agreement regarding footpath improvements, and the following conditions:

### **Conditions:**

- (1) Time limit.
- (2) Hours of Construction
- (3) Unsuspected contamination encountered to be brought to Council's attention.
- (4) Noise mitigation methods in accordance with PPG24 report
- (5) Boundary treatment shall be as per submitted Drawing No. P 1004 03 Rev B.
- (6) Matters to be reserved:
  - Hard and soft landscaping
  - Samples to be submitted of all external materials including brick, render, roof.
  - Details and sections of all new windows, doors, and porches.
  - Sound insulation between residential units
  - Vibration tests

### **Informative:**

- (1) This planning permission is subject to a legal agreement regarding footway improvements to Mornington Grove & Eleanor Street frontages.

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### LOCAL GOVERNMENT ACT, 2000 (section 97)

#### LIST OF BACKGROUND PAPERS USED IN THE PREPARATION OF THIS REPORT

Brief Description of background papers:  
Application file & plans, and the Unitary Development Plan

Name and telephone no. of holder and address where open to inspection:  
Natasha Hayes, 0207 364 5416  
41-47 Bow Road, London, E3 2BS

### 3. **BACKGROUND**

- 3.1 The subject site is wedge shape with an area of .0452 hectares, located between Eleanor St and Mornington Grove. Number 27 Mornington Grove is currently a vacant terrace dwelling and is to be refurbished. The remainder of the site currently consists of various single-storey and two-storey buildings in association with the previous use as a builders yard.
- 3.2 It is understood that the site was originally residential. The end wall of number 27 Mornington Grove is a party wall, indicating that the residential terrace once continued towards the corner.

### 4. **CONSULTATION**

#### 4.1 **Adjoining Occupiers**

4.1.1 The following adjoining occupiers were consulted:

- 9-20 Mornington Grove
- 21-26 Mornington Grove
- Flats 1-13, 8 Mornington Grove

4.1.2 One letter of objection was received from a resident who lives at number 13 Mornington Grove, directly opposite the site. The objection is summarised as follows:

- The proposed scheme would be out of keeping with the nature of the adjacent Victorian terraces and would needlessly destroy the existing architectural rhythm and homogeneity.
- Density is too high with the developer proposing to build across virtually the entire site, and would rise significantly higher than the adjoining terrace. As a result the established continuity of frontages and roofline will be destroyed.
- Out of work hours parking in the street is already generally oversubscribed.

#### 4.2 **Other Council Departments**

4.2.1 The Council's *Highways* section has no objection to the application but commented as follows. As no off street parking is provided a car free agreement may be required, however at the time of site visit (10.30am 21/2) there appeared to be plenty of spare on-street car parking in the vicinity. The doors to the bin stores on Eleanor Street shall not open out onto the highway. Secure cycle storage to be provided. A section 278 agreement for footway improvements to Mornington Grove & Eleanor St. These issues have been addressed by amendments and/or conditions.

4.2.2 The Council's *Environmental Health* section has no objections to the proposal subject to conditions relating to: hours of construction and demolition, internal sound insulation, PPG24 noise survey and insulation from external noise, and any unsuspected contamination encountered to be brought to the attention of the planning authority. These issues will all be conditions of approval.

4.2.3 The Council's *Conservation/Historic Buildings* section has no objection to the proposed scheme in principal but made several comments that were addressed by amendments. It was also raised that full details of all external materials, windows, door and porch structures, landscaping and boundary treatment will be required.

## 5. UNITARY DEVELOPMENT PLAN

The following UDP policies have been considered against the proposed development.

**DEV1** - Outlines general design standards to be taken into account with new development to achieve acceptable amenity values.

**DEV2(2)** - seeks to protect adjoining buildings from the adverse effects of loss of privacy, or deterioration of daylight and sunlight conditions.

**DEV25** - seeks to preserve or enhance the character of the conservation area.

**DEV26** – new uses normally granted permission except where detrimental to the Conservation Area.

**DEV28** – demolition of buildings within the conservation area.

**EMP2** – criteria for loss of employment generating uses.

**HSG1, HSG2, HSG7, HSG8, HSG9, HSG13, HSG16** are specific policies which can be related to new housing developments and with which the proposal is consistent.

## 6. ANALYSIS

- 6.1 The proposed scheme involves the erection of a three and a half storey building comprising 7no. two bedroom flats and 2no. one bedroom flats, with associated private and communal gardens. The proposed building is to be attached to the existing terrace on the east side of Mornington Grove and is subdivided into three blocks each stepping forward towards the corner. The building is modern in its design with a rounded glazed corner feature and a curved metal roof.
- 6.2 In relation to Policy **DEV28**, the existing site north of number 27 Mornington Grove does not contain any buildings of particular conservation merit, several of the buildings are nondescript commercial portacabins. Demolition of these buildings will not be to the detriment of the conservation area. The loss of the previous employment use on the site needs to be assessed against policy **EMP2** of the UDP. The applicant has provided a statement in relation to policy **EMP2**. The site itself was originally residential and is surrounded by residential properties, which employment generating B class uses are likely to be incompatible with. The site is a narrow corner site on the junction of two roads and as such vehicle access onto the site is not practical. These aspects of the subject site make it unsuitable for B class uses.
- 6.3 Policy **DEV1** relates to general design issues and policy **DEV25** relates to such issues specifically in relation to the character of the conservation area. Amendments were made to the originally submitted scheme, primarily in response to the comments made by Council's Conservation Officer. These included pulling the end block back off the corner to reduce the width of this block creating more uniform vertical subdivision of the blocks, and to provide a front garden amenity space around the end unit. The amendments also included pulling the end block off the rear boundary, so that it stepped consistently with the other two blocks and appeared less obtrusive from the rear.
- 6.4 The issues raised by the objector have been considered, however given the shape of the site it would not have been feasible to construct a pastiche extension to the existing terrace. The guidance notes with **DEV25** states that in areas which include a wide variety of building types, innovative design, which nevertheless reflects the character of the conservation area, may be more appropriate. In the case of Mornington Grove and the subject site, the character of the terrace on the east side of the street is totally different to that on the west side of the street. Looking south beyond the end of the street is a modern 2-3 storey development, north on Mornington Grove is a modern 3 and a half storey development adjacent to the Listed Terrace, and north-east on Mornington Grove is the Magistrates Court.
- 6.5 The design of the proposed scheme is modern but reflects the character of the surrounding area with its bay windows, vertical subdivision, and boundary treatment. With the use of high

quality, appropriate materials the proposed scheme is considered to an improvement to the conservation area.

- 6.6 The height and scale of the proposed building is consistent with the form of the surrounding residential development. The most southern block of the new development, which adjoins the existing terrace, is three storeys in height to approximately match the height of the existing terrace. The next two blocks then rise half a storey in the form of a roof gallery. This is only slightly higher than the adjacent terrace and is consistent with the three and a half storey terrace opposite.
- 6.7 The proposed building will provide a positive and attractive focal point to this prominent corner location. Given the unusual shape of this corner site, the proposed development is required to be stepped forward from the existing building line to fit the site. The bull nose bay feature of the northern most block is considered to provide an acceptable visual solution to development on this prominent corner site.
- 6.8 In relation to policy **DEV2(2)**, there is not be any adverse impact on neighbouring properties in terms of sunlight/daylight, privacy, or sense of enclosure as a result of the proposed development. The proposal involves private and communal gardens and a condition of any permission will require landscape plan to be submitted, in accordance with policies **DEV12 & 13**. In accordance with **DEV55** a secure and enclosed refuse storage area is provided.
- 6.9 With regard to the housing policies of the UDP, the proposed scheme involves a mix of one and two bedroom flats, which are appropriate given the location of the site. The proposed development would have a density higher than the standard policy guideline, however the policy states that higher densities will be acceptable in certain cases. The proposed scheme is predominantly for non-family occupation, an infill development, and in very close proximity to public transport, shops, and local employment areas.
- 6.10 All of the room sizes in the proposed development meet the SPG guidelines for internal space. Private gardens are provided for all ground floor units at the rear, and communal gardens to the Mornington Grove frontage to be utilised by all occupiers of the building. The end block provides private balconies at first, second, and gallery levels to the rear Eleanor St elevation.
- 6.11 Whilst a car free agreement was considered for the proposed development, it is recommended that this not be required. The Highways Section have not insisted on a car free agreement, given that at the time of their site visit ample on-street parking was available. Additional site visits carried out by the planning officer in the afternoon and evening ascertained a good number of spare on-street parking spaces still available. The subject site has frontage onto two roads where street parking is available and is in close proximity to many public transport options. It is therefore considered that a car free agreement is not necessary.

## **7. EQUAL OPPORTUNITIES CONSIDERATION**

- 7.1 There are no equal opportunity issues associated with this application.

## **8. SUMMARY**

- 8.1 The site has good potential for residential development given its location within close proximity to local services and the public transport corridor. The proposed scheme is considered to enhance this prominent corner site. Given the unusual shape of the site and the variety of different development types within Mornington Grove and the vicinity, refusal of this application is not warranted. Accordingly, the Development Panel is recommended to approve this planning application subject to the above mentioned conditions and a section 278 legal agreement.

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