

STRATEGIC DEVELOPMENT COMMITTEE

Thursday, 16 February 2017 at 7.00 p.m.

Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove
Crescent, London, E14 2BG

UPDATE REPORT

This meeting is open to the public to attend.

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LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

16th February 2017

UPDATE REPORT OF DIVISIONAL DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/16/00943	562 Mile End Road & 1a, 1b, 1c Burdett Road, London, E3	Demolition of existing buildings and construction of a mixed use development comprising part 3-storey, part 8-storey and part 15-storey building, 52 residential units, 754sqm (GIA) of retail and/or office floorspace (A1, A2 & B1), landscaping, public realm improvements, access and servicing (including 1 disabled car parking space; 120 cycle parking spaces; and associated highway works) and other associated infrastructure.

1.0 ADDITIONAL REPRESENTATIONS

- 1.1 Since the publication of the committee report, two additional representations have been received in objection to the application. No additional matters have been raised that have not already been considered within the report to the committee.

2.0 FURTHER INFORMATION

- 2.1 Following further discussions with the operator of the Backstreet Club, the applicant has agreed to a relocation strategy for the nightclub being included in the S106 Heads of Terms and to allow the club to operate for 12 months from the date of the planning permission while alternative premises are searched for and secured. As part of the relocation strategy the applicant would contribute towards the operator's relocation costs such as estate agent and legal fees (up to a cap of £10,000.00 exclusive of VAT). The applicant also wishes to clarify that neither the Backstreet Club's operator's health nor age are an issue and that the applicant has worked hard to support the club in the past.
- 2.2 At the request of officers, an additional daylight & sunlight report has been prepared to consider the impact on the residential accommodation ancillary to the Wentworth Arms Public House and residential units within Butcombe House and Coopers Court, all located on Eric Street to the east of the application site. These properties were not included in the original assessment as it was apparent to the applicant's consultants that the outlook of the accommodation and the distance from the proposals are such that no material impact would occur. This has now been confirmed by the calculations within the daylight & sunlight report.
- 2.3 The applicant has also confirmed the Central Heating Plant has a NOx emission rate which complies with the Council's and GLA's emission limits.

3.0 RECOMMENDATION

- 3.1 Officer's recommendation remains to GRANT planning permission subject to the prior completion of a legal agreement and conditions and informatives.

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/16/2250	10 Whitechapel High Street. E1 8DX	<p>Change of use of part of ground floor, part first floor, Basement 1 and Basement 2 from B1 (including ancillary floorspace), and Professional driver training / testing facility for a vehicle hire company use (D1) to a Sui Generis cultural facility including exhibition space, event space, office, retail and restaurant uses.</p> <p>Alterations and extension to the existing lean-to element that forms part of the west elevation of the building and works to realign and resurface the existing ramp and stairs in connection with improvements to the access of the basement and all ancillary and associated works.</p> <p>Minor alterations to north and south elevations of the building including a new access ramp.</p>

1.0 CLARIFICATION

1.1 *Stage II GLA referral not required.*

Paragraph 3.2 of the report states that the recommendation is subject to any direction any the Mayor of London, however the Mayor in his stage I response confirmed that he did not wish to see the application referred to him at stage II and was content for the Local Planning Authority to determine the application.

1.2 *Stopping up order*

A stopping up order is proposed for the staircase and ramp at the western side of the building which was previously the access into the shopping centre / Aldgate East underground station. This stopping up order means that this area would no longer be public highway (currently TfL highway) and would become part of the development. This is a material planning consideration as it is applied for under s247 of the Town and Country Planning Act, however it is granted by the Department of Transport, not the planning Authority.

The ramp and staircase currently do not lead anywhere and this planning application allows better disabled access and a more enlivened street frontage so officer's have no objection to the proposed stopping up order.

2.0 RECOMMENDATION

2.1 Officer's recommendation remains to GRANT planning permission subject to the prior completion of a legal agreement and conditions and informatives.