



Your ref:  
My ref: PA/02/01465

21 September, 2003

Buckley Gray Architects  
2/8 Scrutton Street  
London EC2A 4RT

Customer Services  
Town Planning  
41-47 Bow Road  
London E3 2BS  
[www.towerhamlets.gov.uk](http://www.towerhamlets.gov.uk)

Enquiries to: Noel Serrano  
Tel: 020 7 364 6800  
Fax: 020 7364 5415  
TH: 679

**Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (General Development Procedure Order) 1995**

Dear Sir/Madam,

**CONDITIONAL PERMISSION FOR DEVELOPMENT**

In accordance with the Act and Order mentioned above, Tower Hamlets Council as Local Planning Authority hereby gives notice of its decision to grant permission for the development referred to in the schedule to this notice and as shown on the submitted plans and particulars subject to the conditions set out in the schedule.

You are advised that this permission does not modify or extinguish any covenants, easements or other restrictions applying to or affecting the land, or the rights affecting the land, or the rights of any other person entitled to the benefits thereof. You are also advised that this permission does not relieve you of the need to obtain any approval necessary under the Building Act 1984, Building Regulations 2000, or other related legislation. In this connection you should contact the Head of Building Control, 41-47 Bow Road, E3 2BS (020 7364 5241) for advice or guidance on the necessity for obtaining building regulation approval in this particular case.

Your attention is drawn to the following statement of applicants' rights:-

**1) Appeals to the Secretary of State**

If you are aggrieved by this decision you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 6372). The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

**2) Purchase Notice**

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

**3) Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.

Yours faithfully,

**Owen Whalley: Head of Planning**



2003-2004  
Community Cohesion



INVESTOR IN PEOPLE

## **SCHEDULE**

### **Full Planning Permission**

**Location:** GROUND FLOOR, 9-25 MILE END ROAD, LONDON, E1

**Proposal:** (1) The use of Unit R1 for either Class A1 or A2 (retail) or Class A3 use, together with the installation of a new shopfront and an enclosed fume extraction/ventilation duct to the (western) flank elevation; and (2) the use of Unit R6 to permit either Class A1 or A2 (retail), or Class A3 use in conjunction with the use of Units R7 and R8 as one combined (Class A3) use, together with the installation of a new shopfront, and an internal fume extraction/ventilation duct (leading to the roof of the building).

**Date:** 21 September, 2003

**Reference:** PA/02/01465

**Application Received on:** 30 September, 2002

**Last Amended Date:** 27 January, 2003

#### **Drawings Approved:**

**Registered Number:** PA/02/01465

**Applicant's Number:** R1.339.EX01, 02 & 03; 339.GA.01, 02 Rev D, 03 Rev C, 04 Rev C, 05A, 06A & 07 Rev B; R1.339.GA.07 and 1549-5-1 (Ref: PA/02/1465B).

#### **Conditions and Reasons**

- 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions.

- 2 Full particulars of the following shall be submitted to and approved in writing by the local planning authority before the development hereby permitted is commenced and the development shall not be carried out otherwise than in accordance with the particulars so approved:

(a) refuse storage arrangements/facilities;

(b) sound insulation for each of the ground floor units, including for shopfront glazing.

Reason: To safeguard the amenities of adjoining occupiers, and the area generally.

- 3 The Class A3 uses hereby permitted shall not be carried out other than between the hours of 8.00am to 11.00pm Mondays to Saturdays and 9.00am to 10.00pm on Sundays, and the Class A1 and A2 uses hereby permitted shall not be carried out other than between the hours of 8.00am to 7.00pm Mondays to Sundays.

Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with Policy HSG15 of the 1998 Tower Hamlets Adopted Unitary Development Plan.

- 4 Building, engineering or other operations in pursuance of this permission shall be carried out only between the hours of 8.00am to 6.00pm Mondays to Fridays and between the hours of 8.00am to 1.00pm Saturdays and shall not be carried out at any time on Sundays or Public Holidays.

Reason: To safeguard the amenities of the area.

- 5 All plant and machinery noise emissions shall be controlled and operated at noise levels that do not increase the background noise level (LA90, 15 mins) by more than 2dB(A) as measured 1 metre from the nearest residential property. The new plant and fume extraction ducts shall not cause any audible noise or perceptible vibration to be transmitted through the structure of the building and to adjacent properties.

Reason: To safeguard the amenities of neighbouring residents and the area generally.

- 6 All deliveries, loading and unloading of vehicles, and all other servicing carried out in connection with the permitted development shall only be carried out between the hours of 8.00am to 4.00pm Mondays to Saturdays, and shall not be carried out on Sundays or Public Holidays.

Reason: To safeguard the amenity of the adjoining occupiers and the area generally.

- 7 The sound insulation measures approved pursuant to condition 2(b) between the ground and first floors shall be installed prior to the commencement of the approved ground floor uses.

Reason: To safeguard the amenities of neighbouring occupiers.

- 8 No process shall be carried out on or machinery installed so as to cause detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, grit, or electrical interference.

Reason: To safeguard the amenities of neighbouring residents.

- 9 No music or other amplified sound shall be played within the premises so as to be audible from outside the premises or in adjoining premises.

Reason: To safeguard the amenities of neighbouring residents.

- 10 Any proposed security grilles/shutters shall be fitted so that they do not project beyond the face of the building(s), and the surface of the grilles/shutters, shutter boxes and the guide rails shall be finished in a colour to match the shopfront(s). The shutters shall only be of the open mesh or punched metal type either in its entirety or as a minimum over the display window area.

To safeguard the appearance of the development.

- 11 No home or moped deliveries shall be carried out in connection with any of the Class A3 uses hereby permitted.

Reason: To safeguard the amenities of adjoining and surrounding occupiers.

- 12 Access by customers/patrons using the premises shall only be from Mile End Road, and shall not be from the rear courtyard area (except in the case of an emergency).

Reason: To safeguard the amenities of adjoining residents.

- 13 The access doors to the units (both front and rear) shall be self-closing and shall be kept closed at all times except when required for the incidental entry or exit of goods or customers.

Reason: To safeguard the amenities of neighbouring occupiers.

- 14 All new works and works of making good including the cladding material for the fume extraction/ventilation ducts, shall be finished to match the existing original work in respect of material, colour, texture and profile and in the case of brickwork, facebond and pointing.

Reason: To ensure a satisfactory standard of external appearance in the Stepney Green Conservation Area.