

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

24th August 2011 at 5:30 pm

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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Agenda item no	Reference no	Location	Proposal
7	NA	NA	Planning Applications for Decision
7.1	PA/11/00998	The Watermans Arms Public House, 1 Glenaffric Avenue, London, E14 3BW	Change of use of the upper 1st and 2nd floors of The Watermans Arms from ancillary public house accommodation (Use Class A4) to a backpackers' hostel accommodation (Sui Generis), comprising 8no. dormitories with a total of 83no. beds.
7.2	PA/11/01110	Brimsdown House, Stanstead House, Newmill House and Stanborough House, Devas Street, London, E3 3LW	To remove and de-commission the existing refuse chutes that exist within the four blocks and provide URS's (Underground Refuse Systems) to be installed in their place

Agenda Item number:	7
Title	Planning Applications for Decisions

1. AMMENDMENT

Paragraph 3 of Agenda Item 7 sets out advice from the Assistant Chief Executive (Legal Services). It has been noted by Legal Services that the reference in paragraph 3.1 of this item to the London Plan 2008 (Consolidated with alterations since 2004) is now outdated and should be changed to refer to the London Plan 2011.

Agenda Item number:	7.1
Reference number:	PA/11/00998
Location:	The Watermans Arms Public House, 1 Glenaffric Avenue, London, E14 3BW
Proposal:	Change of use of the upper 1st and 2nd floors of The Watermans Arms from ancillary public house accommodation (Use Class A4) to a backpackers' hostel accommodation (Sui Generis), comprising 8no. dormitories with a total of 83no. beds.

1. ADDITIONAL CORRESPONDENCE

- 1.1 The applicant has provided the following points on the officer report:
- 1.2 In respect to paragraph 4.2 the applicant has confirmed that the hostel would actually operate 24 hours a day, with staffing provided 24 hours a day.
- 1.3 In respect to paragraph 6.4 the applicant has raised concerns about the inclusion of comments by the Environmental Health Team about historic noise complaints. (*Officer Comment:* These are the comments made in full by this consultee. Furthermore, the comment clearly advises that there have been no new noise complaints since June 2010).
- 1.4 The applicant has raised concerns over where the objectors live in respect of the site. (*Officer Comment:* This is not considered relevant, as it is the nature of the objections not the location of the objectors which is most important. In any event the objectors reside in a number of adjacent properties including Cumberland Mills, Saunderness Rd and Caledonian Wharf).
- 1.5 Under paragraph 8.6 the applicant has raised concerns about the use of a sqm per guest to measure the quality of the hostel accommodation on this basis that it is outmoded measuring tool for such accommodation. Furthermore, in respect to the Quality in Tourism Standards one should use a per bunk bed base measurement rather than per guest. (*Officer Comment:* It is considered that a per sqm measurement provides a more accurate indication of the occupation density of the rooms. Notwithstanding this, officers also consider that the standards are limited in that they would not have considered triple decker bunks and whilst helpful are not a planning guidance document. It is still considered that the density of accommodation on site is excessive and provides substandard accommodation).
- 1.6 Under paragraph 2.1(a) and 8.8 the applicant has raised concerns that officers have not considered the provision of the 24 hour accessible coffee bar area for guests in terms of amenity provision. (*Officer Comment:* The provision of this space was considered, however, it did not out weigh the concerns held about the quality of accommodation for 83 guests which is considered to be an overdevelopment of the

site).

- 1.7 Under paragraph 2.1(b) the applicant does not consider that the proposal would result in adverse noise impacts given no complaints have been registered. (*Officer Comment:* It is considered that the location of a 24 hour hostel with a capacity of 83 guests is at odds with a quiet residential area. It is therefore considered that there is potential for noise and disturbance impacts on residents with people arriving and leaving the premise and from the use of the coffee bar).
- 1.8 Under paragraph 2.1(c) the applicant considers that the proposal is an appropriate location for a hostel. (*Officer Comment:* Council policy clearly sets out that such uses should be concentrated in Major and District Centres and the City Fringe. This site is not located in any such areas and is not located in a highly accessible location. It therefore fails to meet Council Policies).
- 1.9 The applicant has identified that in terms of paragraphs 2.1(d) and 6.3 that the existing refuse bins are operated within the guidance given by refuse collectors of the Council. (*Officer Comment:* The issue is that the bins are located on the public highway resulting in an adverse impact on the street scene. Council policy clearly requires that bins should be stored off the highway within the curtilage of the site).

2. RECOMMENDATION

- 2.1 The recommendation remains unchanged.

Agenda Item number:	7.2
Reference number:	PA/11/01110
Location:	Brimsdown House, Stanstead House, Newmill House and Stanborough House, Devas Street, London, E3 3LW
Proposal:	To remove and de-commission the existing refuse chutes that exist within the four blocks and provide URS's (Underground Refuse Systems) to be installed in their place

1 ADDITIONAL CONDITION

- 1.1 A condition requesting details of the method for cleaning and disinfecting the URS's to be submitted is recommended.