

Committee: Development Committee	Date: 20 th September 2005	Classification: Unrestricted	Report Number: DC019/056	Agenda Item Number: 5.2
Report of: Director of Development and Renewal		Title: Town Planning Application		
Case Officer: Susheel Das		Location: SLEAFORD HOUSE, FERN STREET, LONDON, E3 3PY		
		Ward: Bromley-by-Bow		

1. SUMMARY

1.1 Registration Details

Reference No: PA/05/01266

Date Received: 27/07/2005

Last Amended Date: 27/07/2005

1.2 Application Details

Existing Use:

Proposal:

Change of use from workshop (B1 Use) on ground floor to provide a crèche (D1 Use) with external play area including play equipment, new boundary brick and metal fencing and a hairdressing salon (A1 Use) plus external alterations to north and east elevations.

Applicant:

Bromley to Burdett Sure Start

Ownership:

Poplar Harca

Historic Building:

N/A

Conservation Area:

N/A

2. RECOMMENDATION:

2.1 That the Development Committee **grant** planning permission subject to the conditions outlined below:

1. Time limit.
2. Construction hours.
3. External finishes and works to match existing building.

LOCAL GOVERNMENT ACT 2000 (Section 97) LIST OF BACKGROUND PAPERS USED IN THE DRAFTING OF THIS REPORT

Brief Description of background papers:	Tick if copy supplied for register	Name and telephone no. of holder
Application, plans, London Plan. Adopted and Deposit Draft UDP		Susheel Das Development Control: 0207 364 5336

3. BACKGROUND

- 3.1 The application site lies on the ground floor of Sleaford House, a multi-storey residential tower block in the Lincoln Estate, which is owned and managed by Poplar Harca. The building is located on Fern Street and lies within the Bromley-by-Bow Ward.
- 3.2 Poplar Harca is a registered social landlord who own and manage 5,000 homes. It is both a limited company and a registered charity, with homes spanning six inner London estates in Poplar.
- 3.3 The application site consists of a vacant workshop and an outside paved area, to the south of the Sleaford House. The workshop has been used for community use over Summer 2005. The local Sure Start programme (working with parents and children under 5) funded a summer programme, which included arts and crafts activities for young children.
- 3.4 The applicant, Bromley to Burdett Sure Start, provide a crèche facility for young children at the Linc Centre, which is built on half of the playground of Clara Grant Primary School on Fern Street and opposite Sleaford House. The existing crèche facility is used for children under 5 years, which takes place in the hall of the Linc Centre. The Linc Centre hall is too small for the requirements of the crèche and does not have any access to any outside play space. It also has limited storage space for the play equipment. The applicant carried out consultation in May 2003 with parents using the crèche who supported a new crèche with an outside play space and storage and seating areas.

3.5 Relevant Planning History

2nd March 1999: Full Planning Permission (PA/97/01221). Refurbishment of tower block including new windows, balcony balustrade, external rendering, roof repairs and insulation, new entry phone system and video surveillance, new foyer, concierge suite and meeting room and a revised car parking layout and landscaping.

28th September 1999: Full Planning Permission (PA/99/00593). Conversion of existing ground floor void bays into workshops (B1 Use).

7th June 2005: Full Planning Permission (PA/05/00500). Addition of a new access and fencing to north side of building, and minor alterations to the external appearance of the existing building at ground floor level in association with the change of use of the existing concierge premises to office accommodation for the Estates Services Team.

3.6 Proposal

This applicant seeks planning permission for the change of use of a former workshop on the ground floor of Sleaford House to provide the following:

3.7 Crèche

The proposed crèche would be Ofsted registered for 14 children under the age of 5 years. It would be fully supervised and is designed with best practise and all Sure Start objectives to provide the following:

- A wet play area with a lino floor.
- A carpeted soft play area.
- Tea/coffee point.
- Cleaners store and washing machine.
- A children's WC with hand washbasin.
- Dedicated storage space.
- Dedicated buggy storage space.
- A dedicated nappy changing area with a further hand washbasin.
- It will relocate storage cupboards from the existing Linc Centre to provide a toy library for community use.

3.8 External Works

A new external play area would be provided outside the new crèche, which would include new play equipment along with soft landscaping. A new boundary brick wall with metal fencing would be erected around the play area for security. Other external works include new glazing and entrance with a roller shutter box on the north and east elevations of the building and a new ramp to provide level access to the hairdresser and crèche.

3.9 Hairdressing salon

A new corner entrance would be cut into the corner of the building to provide new access into the salon. A hairdresser, who currently runs a salon in Gayton House, would use it. The hairdresser wishes to relocate to Sleaford House, as the new space would allow her to expand and have a greater presence in the community.

3.10 The improvements are linked to Bromley to Burdett Sure Start strategy objectives, including improving existing buildings and out door play spaces. The project is also linked to National Sure Start objectives and targets such as:

- Improving children's ability to learn
- Strengthening families and communities
- Improving social and emotional development
- Improving health

4. PLANNING POLICY FRAMEWORK

4.1 No Unitary Development Plan **proposals** are applicable to this application.

4.2 The following Unitary Development Plan **policies** are applicable to this application:

DEV1: Design Requirements
DEV2: Environmental Requirements
DEV3: Mixed Use Developments
DEV9: Control of Minor Works
DEV50: Noise
EMP2: Retaining Existing Employment Uses
HSG15: Preservation of Residential Character
OS9: Children's Playspace

4.3 No New Unitary Development Plan 1st Deposit Draft **proposals** are applicable to this application.

4.4 The following New Unitary Development Plan 1st Deposit Draft **policies** are applicable to this application:

UD1: Scale & Density
UD2: Architectural Quality
UD15: Minor Works
ENV1: Amenity
ENV3: Noise & Vibration Pollution

4.5 Comments from the Council's Chief Legal Officer

The relevant policy framework against which the Committee is required to consider planning applications includes the adopted London Plan 2004, the Council's Community Plan, the adopted Unitary Development Plan (UDP) 1998, the Draft UDP and Interim Planning Guidance Notes.

4.6 Decisions must be taken in accordance with sections 54A and 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 is particularly relevant, as it requires the Committee to have regard to the provisions of the Development Plan, so far as

material to the application and any other material considerations.

- 4.7 Whilst the adopted UDP 1998 is the statutory development plan for the Borough, it will be replaced by a more up to date set of plan documents, which will make up the Local Development Framework (LDF). The emerging policies in the Draft UDP and the Interim Planning Guidance will inform the LDF and, as the replacement plan documents progress towards adoption, they will gain increasing status as a material consideration in the determination of planning applications.
- 4.8 The report takes account not only of the policies in statutory UDP 1998 but also the emerging plan, which reflect more closely current Council and London-wide policy and guidance.
- 4.9 In accordance with Article 22 of the General Development Order 1995 members are invited to agree the recommendations set out above which have been made on the basis of the analysis of the scheme set out in this report. This analysis has been undertaken on the balance of the policies set out below and any other material considerations set out in the report.

5. **CONSULTATION**

5.1 The following were consulted regarding this application:

- (1) **Environmental Health**
No objection. Considers that there will be no statutory noise nuisance if the crèche is only used during normal working hours and the children are supervised.
- (2) **Head of Building Control**
No objection.
- (3) **Landscape Section**
No representations received.
- (4) **Head of Highways Dept**
No observations.

5.2 Site Notice: Yes

Site Visit: Yes

5.3 No. of Neighbours Consulted: 100

No. Responses: 20

In Favour: 0

Against: 20

Petition: 0

All the objections received are summarised and categorised under sub-headings below:

Land Use Issues

- Existing premises inappropriate for proposed use.
- Existing hairdressers at Gayton House.
- Existing crèche available in Linc Centre.
- Better use of premises such as Doctor's surgery, gym, youth club, meeting room.
- New uses will encourage anti-social behaviour.

Design Issues

None

Amenity Issues

- Emission of noxious fumes, condensation, noise from machinery created by proposed hairdressing salon.

- Noise nuisance created by children using the premises.
- Increase in litter pollution around the building.
- Increased pedestrian activity in surrounding area by crèche and hairdressing salon.

Other Issues

- Not enough consultation by Poplar Harca with local tenants about the use of workshop space and the proposed works.

6. ANALYSIS

6.1 It is considered the planning issues raised by this application are land use, design and impact on amenity.

6.2 Land Use

Crèche

The provision of a crèche would support the requirements of a local community use and benefit the needs of local parents using the Linc Centre.

6.3 There are two other play areas within the immediate vicinity, which are unsupervised and used by local children and youths. The proposed external play space for the crèche would be supervised and for children under five years only. The play area would only be used during normal working hours by a maximum of 14 children. For this reason, It is considered that this area would not create any significant noise nuisance or anti-social behaviour or disturbance in the surrounding residential area.

6.4 The existing ground floor space in Sleaford House has already has significant use by children and families over Summer 2005 where arts and crafts activities were provided for local parents and their children. For this reason, it is considered that the proposed use would be practical in this location and complement the surrounding area.

6.5 Hairdressing salon

No objection is seen to a new hairdressing salon on this site. It will bring activity back into the vacant space on the ground floor while supporting a local business to expand and provide a service to the local community.

6.6 Design

Crèche

It is considered the crèche and external play area would improve the appearance of the ground floor area to Sleaford House.

6.7 A new glazed door and new big windows would provide a new entrance into the crèche. It is considered that these new openings along with existing high-level windows in the south elevation of the building would allow sufficient natural daylight into the crèche area while preventing any potential security issues.

6.8 Hairdressing salon

On the north side of the building, a corner-glazed entrance is proposed for the hairdressing salon, which would provide a visual link into the surrounding area and improve the natural daylight coming into the new salon. No objection is seen to these works on design grounds.

6.9 Amenity

It is considered that the new hairdressing salon would not create any noxious fumes or any noise and vibration nuisance for residents living in Sleaford House. The applicant will be required to ensure all internal works including means of ventilation will comply with Building

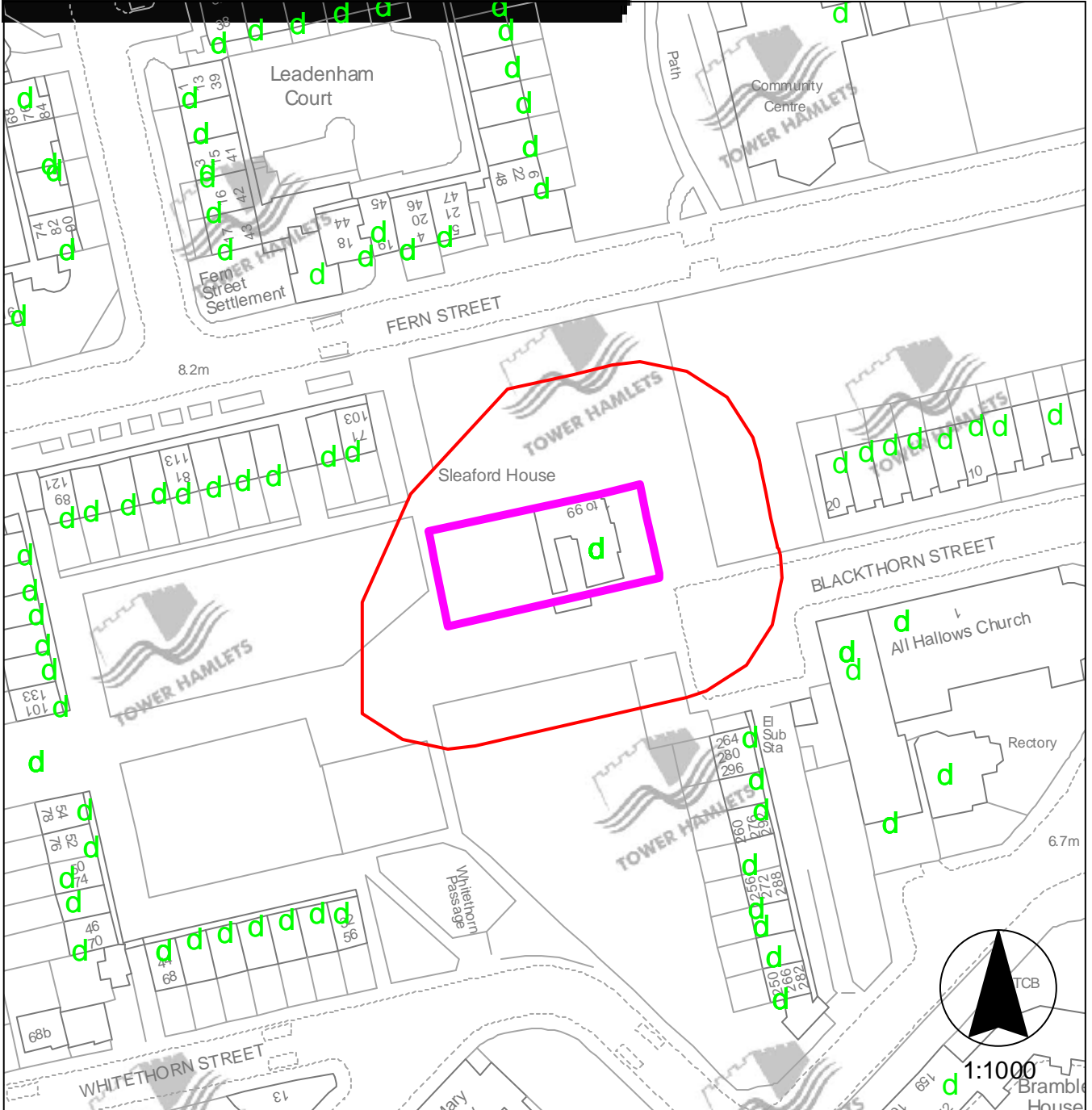
Regulations.

- 6.10 As mentioned earlier, the crèche would be supervised and used by children under five years. The play area would only be used during normal working hours and it is considered there would be no significant rise of noise levels in the surrounding environment.
- 6.11 It is considered that the size and scale of proposed new uses on the ground floor would not increase existing pedestrian levels or litter in surrounding area compared to uses previously undertaken in the workshop. The proposed uses are considered to complement the character of the area.

7. SUMMARY

- 7.1 Overall the proposal is considered acceptable in this location on land use, design and amenity grounds and consistent with development plan policies. It is recommended that planning permission be granted in accordance with the conditions outlined in section 2 of this report.

Site Map



Legend

- Planning Application Site Boundary
- Consultation Area
- d Land Parcel Address

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. London Borough of Tower Hamlets LA086568

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