

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

16th November 2011 at 7:00 pm

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
7.1	PA/11/00384	Regents Wharf, Wharf Place, London E2 9BD	Erection of a new one bedroom dwelling within part of the basement parking area.
7.2	PA/11/01796	Land at north west corner of Chapel House Street and Westferry Road, London	Erection of three storey building to provide 8 self contained residential units (5 x 1 bed, 2 x 2 bed and 1 x 3 bed) together with cycle parking, private amenity space and improvements to existing public open space.
7.4	PA/11/01919	40-50 Southern Grove, London E3 4PX	Demolition of all existing buildings to the south of the Victorian Southern Grove Lodge.

Agenda Item number:	7.1
Reference number:	PA/11/00834
Location:	Regents Wharf, Wharf Place, London E2 9BD
Proposal:	Erection of a new one bedroom dwelling within part of the basement parking area.

1.0 Amendments to listed drawing numbers

- 1.1 Following publication of the committee report, the applicant has submitted a further set of drawings which supersede the drawings noted on page 21 of the committee report. The drawings submitted are as follows:

191-PLI-01(ZA); 191-PL-02(ZA); 191-PL-03(ZB); 191-PL-04(ZA);
191-PL-05 (ZA); 191-PL-06(ZA); 191-PL-07(ZA); 191-PL-07(ZB);
191-PL-08(ZA); 191-PL-09(ZB); and 191-PL-3 (Y)

Members should note that the amended drawings do not change the proposal. The revised and additional drawings provide a section and elevation plan to clarify the proposals.

2 RECOMMENDATION

- 2.1 The Councils recommendation is unchanged. The list of drawings at section 1 of the main report (Page 21) is amended to read as above.

Agenda Item number:	7.2
Reference number:	PA/11/01796
Location:	Land at the north-west corner of Chapel House Street and Westferry Road, London, E14
Proposal:	Erection of three storey building to provide 8 self-contained residential units (5 x 1 bed, 2 x 2 bed and 1 x 3 bed) together with cycle parking, private amenity space and improvements to existing public open space.

1.0 Summary

Additional Representations Received

- 1.1 Following publication of the committee report two additional letters of objection have been received. One letter of representation is from a resident who has previously raised objection during the course of the planning application. No new comments were raised in the duplicate letter submitted to the Local Planning Authority and it is considered that all of the issues raised were therefore addressed in the committee report published.
- 1.2 However, one new letter of representation from a local resident has been received. As a result of the new letter, the total representations received for this application are now:
- 13 individual letters of objections
 - 1 petition in objection containing 22 signatures
 - 1 individual letter of support

A summary of the new representation made are set out below.

Car Parking

- 1.3 There are no plans showing the accommodation of the additional car parking provision at the site.

Officer Comment: The application proposes a car and permit free development which will prevent the exacerbation of cars in the area and will create the use of more sustainable forms of transport.

Proposed Height

- 1.4 All buildings on this side of the street are 2 storeys high.

Officer Comment: Whilst the adjoining site at 1 Chapel House Street is 2 storeys in height, all other buildings surrounding the site at Westferry Road are three storeys in height and the proposed development does not exceed the height of these existing buildings.

Street Elevation

- 1.5 Objection is raised to the impact of the development on the street-side

elevation.

Officer Comment: Much consideration has been given to the design of this corner building proposal and the impact upon the view of the site looking east and west along Westferry Road and it is considered that the boundary treatment and treatment of the building facades provides an appropriate finish for this proposal site.

Impact on Daylight and Sunlight

- 1.6 The proposal will adversely impact on sunlight and daylight to adjacent buildings.

Officer Comment: Section 8.33-8.41 of the committee report details the impact of the proposed development upon the existing adjoining residential occupiers. The daylight and sunlight assessment submitted identified a marginal impact upon adjoining residential occupiers which is considered acceptable. Considering the context of the area, and the benefits of the scheme, it is considered that on balance, the proposals accords with the requirements of the adopted policy DEV2 of the Unitary Development Plan 1998 and policy SP10 of the Core Strategy 2010 regarding the daylight and sunlight standards.

2 RECOMMENDATION

- 2.1 All the information submitted has principally been raised and addressed within the scope of the committee report.
- 2.2 The Councils recommendation is unchanged.

Agenda Item number:	7.4
Reference number:	PA/11/01919
Location:	40-50 Southern Grove
Proposal:	Conservation area consent for the demolition of all buildings in the application site.

1.0 Summary

Additional Representation Received

- 1.1 Following publication of the committee report one letter/email of objection has been received.
- 1.2 For information purposes no representations were received for this application, prior to this one objection.

A summary of the representations made and officer's comments are set out below.

Demolition of the Southern Grove Lodge

- 1.3 Objection is raised on the ground of demolition of the 1898 Boiler House which forms part of the Southern Grove Lodge. The objector described the boiler house in detail and offered some historical background information about this Victorian unit, including previous request for local listing of the Boiler House.
- 1.4 The loss of boiler house would diminish the significance of the Southern Grove Lodge and would impact on the character of the Tower Hamlets Conservation Area. The building is not in a poor state of repair but rather a very attractive building with distinctive and elegant features
- 1.5 *Officer's Comments: The Tower Hamlets Cemetery Conservation Area Appraisal does not specifically mention the extension to the lodge or the Southern Grove Lodge itself. However, the Southern Grove Lodge is recognised as the sole survivor of the original 1872 workhouse, the centrepiece of the original development and the most important part of the Victorian property.*
- 1.6 *Saved policy DEV28 of the Unitary Development Plan 1998 states that demolition of buildings in a conservation area would be assessed against the desirability of preserving or enhancing the character or appearance of the area, the condition of the buildings and the likely costs of their repair and the significant difficulties to incorporate retained fabric as part of future redevelopment proposals. Emphasis is also placed on the suitability of any proposed replacement building. In this instance, this takes precedence both in terms of the suitability and design, future use of the site and the special educational needs of the pupils of the Beatrice Tate School. It is considered that the education and public benefits of the proposed scheme outweigh the loss of the Southern Grove Lodge Extension.*
- 1.7 *Furthermore, the local planning authority acknowledges the distinctive*

character of the Southern Grove Lodge extension and the materials used in this building and feels that a condition is appropriate in this instance so as to salvage materials to be re-used elsewhere, to ensure that the main historical features of the building are not permanently lost.

Pre-determination of the replacement proposal

- 1.8 The pre-determination of the application for the proposed new school does not allow Committee to assess the loss of this integral part of the historic workhouse building.
- 1.9 *Officer's Comments: Two applications were submitted to the local planning authority on 01 August 2011 under references PA/11/01918 for the full planning application and PA/11/01919 for the conservation area consent. The planning application did not need to be presented to the committee panel and was subsequently approved with conditions, under delegated powers on 01 November 2011 within its statutory period.*
- 1.10 *However, the conservation area consent needs to be referred to committee for a resolution as the council is the owner of the site. The conservation area consent application will be referred to the Secretary of State for their consideration and determination of this proposal.*
- 1.11 *The Development Committee is being requested to refer the application to the Secretary of State with the recommendation that the Council would be minded to grant Conservation Consent subject to conditions.*

2 RECOMMENDATION

- 2.1 All the information submitted has principally been raised and addressed within the scope of the committee report.
- 2.2 The Councils recommendation is unchanged.