

# LONDON BOROUGH OF TOWER HAMLETS

## DEVELOPMENT COMMITTEE

12<sup>th</sup> September 2012 at 7.00pm

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### UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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#### INDEX

Agenda item no	Reference no	Location	Proposal
7.1	PA/11/01488	12 Hanbury Street	Partial retention of, with amendment to, new kitchen extract system with duct riser on rear elevation terminating vertically at roof level with Swedish Cowl.
7.2	PA/12/01646	Site at the South West junction of Glenworth Avenue and Saunders Ness Road, Glenworth Avenue, London.	The erection of eight x three storey houses each containing three bedrooms inclusive of external amenity space and cycle parking.
8.1	PA/12/02022	Raines Foundation School Upper School, Approach Road, London E2 9LY	Internal alteration works, including forming of new doors, widening of existing doors, mechanical & electrical installation and associated work.
N/A	PA/12/00925	Land at Commercial Road, Basin Approach	Erection of buildings between 3 and 9 storeys to provide 52 dwellings, including affordable housing, together with the provision of associated landscaping works, disabled parking and infrastructure works.

<b>Agenda Item number:</b>	7.1
<b>Reference number:</b>	PA/11/01488
<b>Location:</b>	12 Hanbury Street
<b>Proposal:</b>	Partial retention of, with amendment to, new kitchen extract system with duct riser on rear elevation terminating vertically at roof level with Swedish Cowl.

## **1.0 WITHDRAWAL OF APPLICATION FROM COMMITTEE AGENDA**

- 1.1 It has recently been brought to Officers' attention that the applicant has failed to serve the requisite notice on all relevant land owners, and that the Certificates of Ownership within the application form are therefore incomplete. The application has therefore been withdrawn from the agenda of the 12<sup>th</sup> September Development Committee.
- 1.2 The application will be reported to a subsequent Development Committee meeting once the applicant has served the requisite notice on all relevant land owners and an amended application form has been submitted.

<b>Agenda Item number:</b>	7.2
<b>Reference number:</b>	PA/12/01646
<b>Location:</b>	Site at the South West junction of Glenworth Avenue and Saunders Ness Road, Glenworth Avenue, London.
<b>Proposal:</b>	The erection of eight x three storey houses each containing three bedrooms inclusive of external amenity space and cycle parking.

## **1.0 Additional Consultee Comments Received**

### **1.1 Natural England**

Natural England have advised that they have no formal comments or objections to the proposals.

### **1.2 Christ Church; Isle of Dogs**

Officers have received confirmation that there are no records within the Christ Church Funeral Book indicating that a burial or interment of ashes took place at the application site. The Funeral Book holds records dating back to 1984. Officers have been provided this information by Father Pike of Christ Church.

## **2.0 RECOMMENDATION**

2.1 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of the main report.

<b>Agenda Item number:</b>	8.1
<b>Reference number:</b>	PA/12/02022
<b>Location:</b>	Raines Foundation School Upper School, Approach Road, London E2 9LY
<b>Proposal:</b>	Internal alteration works, including forming of new doors, widening of existing doors, mechanical & electrical installation and associated work.

## **1.0 Amended Drawing Numbers**

1.1 Amended drawings have been submitted since the publication of the main committee report. The full list of drawing numbers and documents for approval are listed below:

- RAI-AST-SKE-000600-BASEMENT;
- RAI-AST-SKE-000601-GROUND;
- RAI-AST-SKE-000602-FIRST;
- RAI-AST-SKE-000603-SECOND;
- RAI-AST-SKE-000604-ROOF;
- RAI-AST-SKE-000605-PROPOSED DOOR;
- Containment Routes Mark-up ground floor dated 13/02/12;
- Containment Routes Mark-up first floor dated 13/02/12;
- Containment Routes Mark-up second floor dated 13/02/12;
- Heritage Statement by CGMS Consulting dated June 2012;
- Photograph of a sample cable basket.

## **2.0 RECOMMENDATION**

2.1 That the Committee resolve to refer the application to the Government Office for West Midlands with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as set out below.

<b>Agenda Item number:</b>	N/A –FOR INFORMATION ONLY
<b>Reference number:</b>	PA/12/00925
<b>Location:</b>	Land at Commercial Road, Basin Approach
<b>Proposal:</b>	Erection of buildings between 3 and 9 storeys to provide 52 dwellings, including affordable housing, together with the provision of associated landscaping works, disabled parking and infrastructure works.

## FOR INFORMATION ONLY

### 1.0 Hydraulic Tower site visit and different views

- 1.1 The following is for information purposes only, in relation to the above application which was presented to members at the Development Committee of 22<sup>nd</sup> August 2012.
- 1.2 At the 22<sup>nd</sup> August committee, members resolved to defer the application in order to allow the applicant to consider the reduction in height of the six storey element of the development. This was primarily to retain views to St Dunstan's Church located in Stepney from the Hydraulic Tower and to understand whether this would improve Daylight conditions to the proposed residential units.
- 1.3 In response to this, Council Officers have visited the Hydraulic Tower. It is expected that Officer's will present the deferred report at the October Development Committee.
- 1.4 However, prior to doing so officers would like to recommend that member's visit the tower to understand the different views that exist. The Tower is open to the general public on Saturday 22<sup>nd</sup> September 2012 at 1pm-5pm & on Sunday 23<sup>rd</sup> September 2012 at 1pm-5pm.
- 1.5 For member's who are unable to visit the Tower on these dates please contact Nasser Farooq on [Nasser.farooq@towerhamlets.gov.uk](mailto:Nasser.farooq@towerhamlets.gov.uk) by Tuesday 25<sup>th</sup> September 2012 and access arrangements will be made.