

**LONDON BOROUGH OF TOWER HAMLETS**

**DEVELOPMENT COMMITTEE**

**10<sup>th</sup> October 2012 at 7.00pm**

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

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7.1	PA/12/1133	153-157 Commercial Road	Change of use from office (Use Class B1) to 'Free School' (Use Class D1 - non residential education use) and erection of a double height additional storey at roof level and external alterations at ground floor level.
7.6	PA/12/1850	Capital Wharf 50 Wapping High Street	Erection of a painted steel hand rail along river boundary.
<b>Agenda item no</b>	<b>Reference no</b>	<b>Location</b>	<b>Proposal</b>
8.1	PA/12/02086	Phoenix School, 49 Bow Road, London, E3 2AD	Alterations in connection with erection of two structures (including canopy and greenhouse) and formation of a new external access into existing teaching room.

<b>Agenda Item number:</b>	7.1
<b>Reference number:</b>	PA/12/01133
<b>Location:</b>	153 – 157 Commercial Road
<b>Proposal:</b>	Change of use from office (Use Class B1) to 'Free School' (Use Class D1 – non-residential education use) and erection of a double height additional storey at roof level and external alterations at ground floor level.

## **1.0 Summary of Material Planning Considerations**

- 1.1 Section 2 of the main committee report gives a summary of the material planning considerations. For accuracy, paragraph 2.5 of the these reasons should be amended to read:-

The proposed design of the roof extension, play area and other alterations are acceptable. The alterations will preserve the setting of the Myrdle Street Conservation Area and the Grade II Listed terrace at 1 Nelson Street / 10 -16 New Road. The proposal is therefore acceptable in terms of strategic policy SP10 of the Core Strategy (2010), saved policy DEV1 of the Unitary Development Plan (1998) and policy DM24 of the Managing Development DPD (Submission Version May 2012). These policies seek to ensure appropriate design within the borough.

- 1.2 The recommendation is otherwise unchanged.

<b>Agenda Item number:</b>	7.6
<b>Reference number:</b>	PA/12/01850
<b>Location:</b>	Capital Wharf, 50 Wapping High Street
<b>Proposal:</b>	Erection of a painted steel hand rail along river boundary.

## **1.0 Consultation**

- 1.1 Following the consultation period, a further comment was submitted via email from the GLA (London Assembly) Member for City & East, Mr. John Biggs on 2<sup>nd</sup> October raising a concern expressed by an unknown member of the public.
- 1.2 The Member's comment seeks assurance that the proposal will have no impact on the use of the Thames Path for the enjoyment of views of the river, and also seeks confirmation as to how the installation of the rail will reduce Anti-Social Behaviour. Concerns have also been raised regarding fear of further changes resulting in gates or restricted access, impeding 24hr access along the riverside walkway.
- 1.3 In response, officers can confirm that as illustrated in the photographs and drawings, a hand rail of 300mm will not impact on views across the river. Secondly the installation of the hand rail will deter people from sitting on the wall and help reduce ASB. Finally, the location and form of handrail will have no implications for access along the riverside walkway and the existing public right of way will be retained. This application presents no aspects which would result in the blocking access via gates.
- 1.4 On 5<sup>th</sup> October, the Council's Crime Prevention & Secured by Design Officer submitted information at the request of the case officer regarding Anti-Social Behaviour reports to the Met Police around Capital Wharf and the nearby vicinity between August 2011 and August 2012. The report confirmed that for that year reports relating to "rowdy and inconsiderate behaviour" accounted for 75% (45 incidences) of all reports, with the highest incidences occurring on Monday between the hours 1945 to 0530Hrs followed by Saturday between the hours of 1500 to 0215Hrs.
- 1.5 This gives officers assurance that there are ASB issues at and around the application site and reassures officers that the proposed handrail may assist in addressing such concerns.

## **2.0 Error in Concluding Paragraph**

- 2.1 The concluding paragraph of the report recommends that Planning Permission *and Conservation Area Consent* should be granted however this is an error. Officers can confirm that the proposal does not require conservation area consent and an application for such has not been submitted.

## **3.0 RECOMMENDATION**

- 2.1 That the Committee resolve to granting planning permission for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS as set out in the RECOMMENDATION at the beginning of main report.

<b>Agenda Item number:</b>	8.1
<b>Reference number:</b>	PA/12/02086
<b>Location:</b>	Phoenix School, 49 Bow Road, London, E3 2AD
<b>Proposal:</b>	Alterations in connection with erection of two structures (including canopy and greenhouse) and formation of a new external access into existing teaching room

## **1.0 Proposal**

- 1.1 The proposal states “Alterations in connection with erection of two structures (including canopy and greenhouse) and formation of a new external access into existing teaching room”, this was a misprint and the proposal should state :

Listed Building Consent for internal and external alteration at ground floor level to the main entrance and three sections of the main circulation corridor including:

1. Replacing the existing controlled entrance with a new glazed enclosure;
2. Replacing the external windows and doors to the main circulation corridor;
3. Installation of a ceiling to conceal services in the first corridor; and
4. Replacement of the existing timber handrail to the first and third corridors.

## **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.