

LONDON BOROUGH OF TOWER HAMLETS

Agenda Item number:	6.1
Reference numbers:	PA/06/00003
Location:	30 Alie Street & 6a North Tenter Street, London, E1 8DA
Proposal:	Change of use of ground floor and basement from a restaurant to a 'nightclub'/striptease establishment with bar (Sui Generis) - PA/06/00003

1. BACKGROUND

- 1.1 At its meeting on 2nd May 2007, the Committee indicated that it did not support the officers' recommendation to grant planning permission for the change of use of ground floor and basement from a restaurant to a 'nightclub'/striptease establishment with bar (Sui Generis) at 30 Alie Street and 6a North Tenter Street, London E1 8DA. Accordingly, Members asked that the application be deferred to allow officers to carry out further consultation and report back to a future meeting. The Committee was also concerned about the extent of the consultation, and in particular that the English Martyrs Primary School was not included in the consultation boundary.
- 1.2 Officers have significantly extended the consultation area to a radius of approximately 120 metres; the revised consultation area included the English Martyrs Primary School on the south east corner of North Tenter Street and St. Mark Street. A new consultation letter was sent out on 10th May 2007 and recipients were given 21 days (until 30th May 2007) to comment. A total of 14 additional objection letters were received as at 31st May 2007. The issues raised in the objection letters related to the following:
- i) Inappropriate land use in a predominantly residential area with a primary school within walking distance from the application site
 - ii) Over-concentration of striptease establishments in the vicinity
 - iii) Noise issues
 - iv) Proposed use would result in drunk and disorderly behaviour by clientele
 - v) Lack of refuse storage provision
 - vi) Parking issues
 - vii) Proposed use would result in an increase in crime and prostitution
- 1.3 The planning case officer has noted these objection letters. All seven points have been addressed in the attached committee report. In addition, further to ongoing discussions with the Council's Heritage and Conservation Department, the applicant has decided to withdraw the listed building consent application (PA/06/00421) dated 1st May 2007. It was felt that the listed building issues could be resolved subject to the applicant submitting an all inclusive application for listed building consent, covering all the existing and proposed alterations to the building, however a decision on this planning application (PA/06/00003) cannot be taken as predetermining the outcome of a subsequent application for listed building consent.
- 1.4 The Committee held on 2nd May 2007 noted that the application for listed building consent (PA/06/00421) for alterations to building in connection with proposed change of use from restaurant to 'nightclub'/striptease establishment including:
- a) External alterations to front elevation including re-painting brickwork, obscuring shopfront glazing and new signage.

- b) Internal alterations including removal and addition of partition and stud walls on ground and basement floors; installation of a bar, stage, toilets, lighting and services and general redecoration

had been withdrawn at the request of the applicant.

2. RECOMMENDATION

- 2.1 Officers' recommendation for the planning application (PA/06/00003) for a change of use of ground floor and basement from a restaurant to a 'nightclub'/striptease establishment with bar (Sui Generis) remains unchanged.