

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

15th September 2014

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal / Title
6.1	PA/14/1577 & PA/14/1578	Toynbee Hall, 28 Commercial Street, E1 6LS	Various works to the Toynbee Hall Estate including the following, • Internal alterations to the listed Toynbee Hall and removal / replacement of extensions to the rear and side • Provision of a new five storey (with set back top floor and basement) office block at 36 Commercial Street • Reconfiguration and re-landscaping of Mallon Gardens • Two storey (with set back top floor) roof extension to Profumo House along with ground level infill extensions and change of use of existing HMO units to office space. • Partial demolition and rebuilding of the southern end of Attlee House
6.2	PA/14/1582	The Odyssey, Crews Street, London, E14 3ED	Proposed installation of freestanding electronically controlled vehicular and pedestrian entrance gates.
6.3	PA/14/01807	11 Havannah Street, London E14 8NA	Conservatory extension at ground floor level and first floor extension.

Agenda Item number:	6.1
Reference	PA/14/1577 and PA/14/1578
Location	Toynbee Hall, 28 Commercial Street, E1 6LS
Proposal	Various works to the Toynbee Hall Estate including the following, • Internal alterations to the listed Toynbee Hall and removal / replacement of extensions to the rear and side • Provision of a new five storey (with set back top floor and basement) office block at 36 Commercial Street • Reconfiguration and re-landscaping of Mallon Gardens • Two storey (with set back top floor) roof extension to Profumo House along with ground level infill extensions and change of use of existing HMO units to office space. • Partial demolition and rebuilding of the southern end of Attlee House

1. CLARIFICATIONS

- 1.1 Condition 15 of the planning application is to be removed and appropriate wording restricting the permanent occupation of the flats within Toynbee Hall to be included within the s106 agreement instead.

2.0 ADDITIONAL REPRESENTATION

- 2.1 One additional letter of objection has been submitted from an existing objector in relation to the revised plans for 38 Commercial Street. This letter reiterates their previous concerns regarding the loss of light to their property and identifying that the 45 degree line taken from the neighbouring property is incorrect and misrepresents the relationship between no. 36 and 38.

(Officer response: The line required to be taken to meet the BRE guidelines is 25 degrees from the mid point of the neighbouring window. This is not shown on the plans but officers have measured this and are assured that the building at 38 Commercial Street does not breach this line.)

3.0 RECOMMENDATION

- 3.1 Officer recommendation remains as set out in the committee report.

Agenda Item number:	6.2
Reference	PA/14/1582
Location	The Odyssey, Crews Street, London, E14 3ED
Proposal	Proposed installation of freestanding electronically controlled vehicular and pedestrian entrance gates.

1.0 UPDATES

- 1.1 The Council's planning enforcement team have investigated the status of the existing gates on both Claude Street and the Riverside Walkway. Letters have now been sent to both the landowners of the site, along with the agent for this application to inform them that these gates are in breach of the s.106 agreement associated with the original planning permission PA/98/01442, and that removal of these gates must take place within 28 days, otherwise the Council may pursue legal action.

2.0 ADDITIONAL REPRESENTATION

- 2.1 Officers were CC'd in on an email addressed to Councillor Golds from a resident who wrote in support of the application which reiterates the points made by supporters of the application, namely surrounding the anti-social behaviour issues on site.

(Officer response: The above letter has been noted.)

3.0 RECOMMENDATION

- 3.1 Officer recommendation remains as set out in the committee report.

Agenda Item number:	6.3
Reference	PA/14/01807
Location	11 Havannah Street, London E14 8NA
Proposal	Conservatory extension at ground floor level and first floor extension.

1.0 This item has been removed from the agenda for procedural reasons.