

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

8th February 2017

UPDATE REPORT OF DIVISIONAL DIRECTOR PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/16/02786	12 Follett Street, London, E14 6LX	Change of use to residential accommodation and associated office (Sui Generis).

1.0 Additional supporting application material received

- 1.1 The applicant has provided further representations to the planning committee. This also includes submissions of support from the employees of the solicitor's office, Councillors, local organisations and clients as well as duplicate petitions received by the council.
- 1.2 The representation from the applicant refers to other non-residential uses which currently exist on Follett Street. It should be noted that any planning application is assessed on its own individual merits as opposed to any perceived precedence established by surrounding land uses.
- 1.3 An additional 30 submissions of support have been received by the council including 26 from the employees of the solicitor's firm. The submissions raise the issue of a potential loss of employment as a result of Officer's recommendation. It should be noted that the authorised land use for the site is residential and has not been authorised for an employment use. This matter was also considered by the Planning Inspector in the previous appeal who weighed this matter against the loss of housing (which was given more weight).
- 1.4 The submissions do not raise any other new planning matters for consideration.
- 1.5 Letters of support from Councillor Khaled Uddin Ahmed and Councillor Gulam Kibria Choudhury have also been received. Duplicate letters from Councillor Miah and Councillor Rajib Ahmed have also been provided.
- 1.6 An additional petition has also been received from the clients and well-wishers of Taj Solicitors with a total of 226 signatures. A duplicate petition from the business owners of East India Dock Road has also been supplied.
- 1.7 The applicant has made further representation to state that the application is for a temporary time period and it should be a personal consent. While this is acknowledged it does not detract from the fact that the proposed change of use does not comply with the planning policy that is the loss of a residential

dwelling and resulting in sub-standard form of accommodation. The Planning Inspector in determining the Appeal for the previous planning application has also stated the following.

'...it is proposed to limit the commercial occupation of the appeal property to a period of three years, reverting back to a flat thereafter. However, even though the change of use would be temporary, it has still resulted in the loss of residential floorspace.'

2.0 RECOMMENDATION

2.1 Officers' original recommendation to **REFUSE** planning permission remains unchanged.