

Meeting of the

LICENSING SUB COMMITTEE

Thursday, 17 October 2013 at 6.30 p.m.

SUPPLEMENTAL AGENDA

PAGE NUMBER WARD(S) AFFECTED

5 .1 Application for a New Premises Licence for Original Taste, London, E3 4DL

1 - 48

Mile End East

Supporting documents submitted on behalf of the Applicant.

"If the fire alarm sounds please leave the building immediately by the nearest available fire exit, to which a Fire Warden will direct you. Please do not use the lifts. Please do not deviate to collect personal belongings or vehicles parked in the complex. If you are unable to use the stairs, a member of staff will direct you to a safe area. On leaving the building, please proceed directly to the Fire Assembly Point situated by the lake on Saffron Avenue. No person must re-enter the building until instructed that it is safe to do so by the Senior Fire Marshall. The meeting will reconvene if it is safe to do so, otherwise it will stand adjourned."

If you require any further information relating to this meeting, would like to request a large print, Braille or audio version of this document, or would like to discuss access arrangements or any other special requirements, please contact:

Simmi Yesmin, Democratic Services

Tel: 020 7364 4120, E-mail: simmi.yesmin@towerhamlets.gov.uk



Agenda Item 5.1

LICENSING APPLICATION LSC21/134

PREMISES: ORIGINAL TASTE, 74 BOW ROAD E3 4DL

PERSONAL STATEMENT OF SHAHIN AHMED

CONTENTS:

- 1.0 BACKGROUND
- 2.0 RELEVANT PLANNING HISTORY
- 3.0 LICENCE APPLICATION
- 4.0 STATUTORY CONSULTEE RESPONSE
- 5.0 LOCAL RESIDENTS' OBJECTIONS
- 6.0 SUGGESTED CONDITIONS
- 7.0 CONCLUSIONS

ENCLOSURES

- 1. Plan of premises
- 2. Consent PA/05/01255
- 3. Consent PA/06/01517-DN
- 4. Officer's report PA/0/01517-DN
- 5. Licensing Officer Email
- 6. Are map of location representations
- 7. Copy of petition in favour

DATE: 15 OCTOBER 2013

1.0 BACKGROUND

1.1 I am the owner of the small take-away and restaurant called Original Taste at 74 Bow Road and run it with my brother and family totalling some 4 staff.

Plan of premises attached as Enclosure 1.

- 1.2 My brother and his family live above the shop and we have been running this business for about 8 years since around end of 2005.
- 1.3 During the past years, to the best of my knowledge, we have had no complaints from the police or the council planning or environmental health officers regarding any problems of any kind.
- 1.4 At the moment we shut at 11pm but need to open the one extra hour per day to midnight to make our business survive.
- 1.5 There are many other premises that open to midnight and later next to my shop and nearby, which I will refer to later in my statement.
- 1.6 My shop is located on the busy Bow Road that has heavy traffic, night bus routes and trains until midnight and later every day of the week.
- 2.0 RELEVANT PLANNING HSITORY
- 2.1 Planning permission was granted to my shop for mixed use takeaway and restaurant under application PA/05/01255 on 28 September 2005.
- 2.2 Condition 3 of that permission restricted the opening times to:

09:00 - 22:30 hours Mon.-Thur. inc.

09:00 - 23:00 hours Fri. & Sat

09:00 – 22:30 hours Sundays or Bank Holidays.

Copy consent attached as Enclosure 2.

- 2.3 After trading for around 12 months we found that we needed to stay open later in the evenings to be profitable and the same as nearby competitor take-aways.
- 2.4 Permission was granted on 8 November 2006 to change the opening hours of condition 3 to:

11am - 12 midnight Monday - Sunday inc.

Copy consent attached as Enclosure 3.

2.5 The council planning officer's report on the application is attached as Enclosure 4.

At section 5, there was no response from neighbours or from a site planning notice put on the shop

At section 6.3 he finds that:

'It is considered that, as the property fronts Bow Road, one of the main roads in and out of London, any consequent noise created within the proposed extended hours would have no detrimental impact upon the residential amenity of adjacent occupiers and is envisaged that minimal impact would be applied to the existing noise levels.'

At section 6.4 he found that:

- "...Whilst there are potential increase in cars using Tomlins Grove, it is considered that the proposal will have no significant impact to existing traffic/car parking levels."
- 2.6 It is clear from this that the council planning department and Environmental Health department had no concerns or worries about us opening an extra one hour each day and that there had been no complaints about us at that time.
- 3.0 LICENCE APPLICATION
- 3.1 The application is to allow the sale of refreshment such as cold drinks and hot food between 11pm to midnight each day of the week just one hour extra each day than we are doing at the moment.

- 3.2 My business is not licensed for alcohol sales so there is no supply of alcoholic drinks of any type, just soft drinks & tea/coffee etc.
- 3.3 In the licence application I gave the below extract listing the various ways that have already been taken or will be taking to meet the licensing aims:

М

Describe the steps you intend to take to promote the four licensing objectives:

a) General- all four licensing objectives

- -MAXIMUM PERSONS TO BE ALLOWED AT ANY ONE TIME INCLUDING STAFF WOULD BE 20 PEOPLE
- -TO CLOSE AT 2400HRS MONDAY TO SUNDAY
- INCREASED SUPERVISION BY MANAGEMENT & STAFF INCLUDING THROUGH THE AID OF CCTV
- MAKING SURE NOISE & DISTURBANCE IS KEPT TO A MINIMUM

b) The prevention of crime and disorder

- CCTV SYSTEM IS TO BE MAINTAINED IN WORKING ORDER AND RECORDINGS KEPT FOR AT LEAST 12 MONTHS
-INCREASED SUPERVISION BY MANAGEMENT & STAFF TO PREVENT INTOXICATED PATRONS FROM ENTERING THE PREMISES
- EXTRA VIGILANCE BY MANAGEMENT & STAFF TO ASSURE PREVENTION OF VIOLENCE AND ANTI-SOCIAL BEHAVIOUR
-WARNING SIGNS INFORMING PATRONS OF CCTV SURVEILANCE

c) Public safety

- PROVISION OF FIRE EXTINGUISHERS, FIRE BLANKETS, EXIT SIGNS, EMERGENCY LIGHTING, SMOKE DETECTORS, SURVEILANCE AND FIRE SAFETY RISK ASSESSMENT BY MANAGEMENT
- FIRE EXIT DOORS TO BE KEPT LOCKED-OPEN DURING OPENING HOURS
- CCTV SURVEILANCE

d) The prevention of public nuisance

-A COMPLAINTS REGISTER TO BE HELD ON THE PREMISES TO RECORD DETAILS OF ANY COMPLAINTS RECEIVED FROM NEIGHBOURS FOR INSPECTION BY THE COUNCIL OFFICERS

- SIGNS TO BE DISPLA YEO INSTRUCTING PATRONS TO RESPECT THE NEIGHBOURS AND TO BEHAVE IN A COURTEOUS MANNER
- COLLECTION OF LITTER OUTSIDE OF THE PREMISES AND ANY LITTER TO BE CLEARED WHEN NECESSARY

e) The protection of children from harm

- -MANAGEMENT & STAFF TO ENSURE THAT CHILDREN ARE ACCOMPANIED BY GUARDIANS/ADULTS
- -MANAGEMENT & STAFF TO ENSURE THAT ANY CHILDREN ARE KEPT OUT OF HARMS WAY
- CHILDREN TO BE ALLOWED IN DINING AREA ONLY UNLESS PASSING FROM ONE PLACE TO ANOTHER

- 3.4 I am also prepared to become the appointed Premises Supervisor and attend the necessary licensing course to get that approved if the licence is granted.
- 3.5 There are several other late night uses in the immediate area to my shop which have licences to open after midnight.

Some are licensed for alcohol and entertainment and some for late night refreshment sales, such as:

a. Little Driver Public House 125 Bow Road:

supply of alcohol, facilities for dancing & recorded music 11:00 hours to 01:00 hours the next day Friday & Saturday

I note that some of the residents refer to customers of this public house in their letters.

b. The Co-op filing station and shop opposite at nos. 127-131 Bow Road:

supply of alcohol 00:00 to 00:00 (24 hours) late night refreshment 23:00 to 5:00 Mondays to Sundays

- 3.6 There is also an all night 24 hour licensed taxi company adjacent to my shop.
- 3.7 I do not understand how the council gives licences to these other businesses to open all night, to supply alcohol, entertainment, music and dancing and then there are objections to my licence application to open one hour extra only per day.

4.0 STATUTORY CONSULTEES

- 4.1 As part of the licence application, the council licensing department have to contact several statutory consultees to obtain their respective views of the application.
- 4.2 In this case, the licence report section 5.13 copy below shows that 9 separate statutory consultees were each consulted regarding my application:

5.13 All of the responsible authorities have been consulted about this application. They are as follows:

- The Licensing Authority
- The Metropolitan Police
- The LFEPA (the London Fire and Emergency Planning Authority).
- Planning
- Health and Safety
- Noise (Environmental Health)
- Trading Standards
- Child Protection
- Primary Care Trust
- 4.3 I have been advised by the council Licensing Officer that none of these 9 statutory consulates objected to my application for this licence see attached email in confirmation as Enclosure 5.
- 4.4 This is particularly relevant since the Metropolitan Police Licensing Officer has a direct input into such applications and if that officer had had any previous complaints on any type, it would have been his duty to object.

The lack of objection demonstrates conclusively that the past opening of my shop has not caused any problems requiring police attention and that they were not concerned about the extra one hour opening.

- 4.5 The same applies to the planning department.
- 4.6 The same comments also apply to the council Environmental Health Department (Noise) who would have been the department that would have received any complaints regarding alleged noise from my shop.
- 5.0 LOCAL RESIDENTS' OBJECTIONS
- 5.1 I attach as Enclosure 6, map of local area showing:
 - a. local objectors in Tomlin Grove total 13 separate names from 9 separate
 addresses shown in blue markings
 - b. 61 signatories to a petition in favour from local residents with actual numbers in red listed on named streets (for example 10 in Tomlin Grove). These names were collected in 2 weeks only.
 - c. There was also on letter in support from a resident of Tomlin Grove.

Copy of petition attached as Enclosure 7.

- 5.2 The map shows that our customers come from a wide local area and that we provide a popular and well supported service to the community.
- 5.3 The map also shows that, although residents from 9 addresses in Tomlin Grove object, the overwhelming majority of other residents in that road do not have any problem with my licence application and did not feel it necessary to object.
- I have read each of the letters from the residents that have complained and I do not understand their comments or agree with them.
- 5.5 The area has many take-aways and some of the points made by the residents do not come from my shop as some residents say when they refer to customers from other take-aways in the area coming to Tomlin Grove.
- I do not see how they know if what they complain about is caused by my shop when there is the Little Driver pub with alcohol sales, music & dancing until 1am and the Co-op petrol station selling petrol and alcohol 24 hours per day and Refreshments until 5am each.
- 5.7 There is also the activity from the N205 night bus service that runs every 30 minutes throughout the night plus the Docklands Light Railway (DLR) service adjacent at Bow Church Station that runs every 10 minutes to 00:45 hours Mon.-Sat.(23:45 Sun) on Platform 1 and 00:30 hours Mon/.- Sat.(23:39 Sun) Platform 2.
- 5.5 I have always tried to run my business in a responsible and neighbourly way and not cause any problems to the neighbours.
- 5.6 It is no good to my small business if neighbours are unhappy and I am pleased to see that the majority do not feel that we cause any problems.
- 5.7 I would be happy to agree to the suggested conditions I list later herein to overcome the residents' concerns over alleged litter and other matters.

6.0 SUGGESTED CONDITIONS

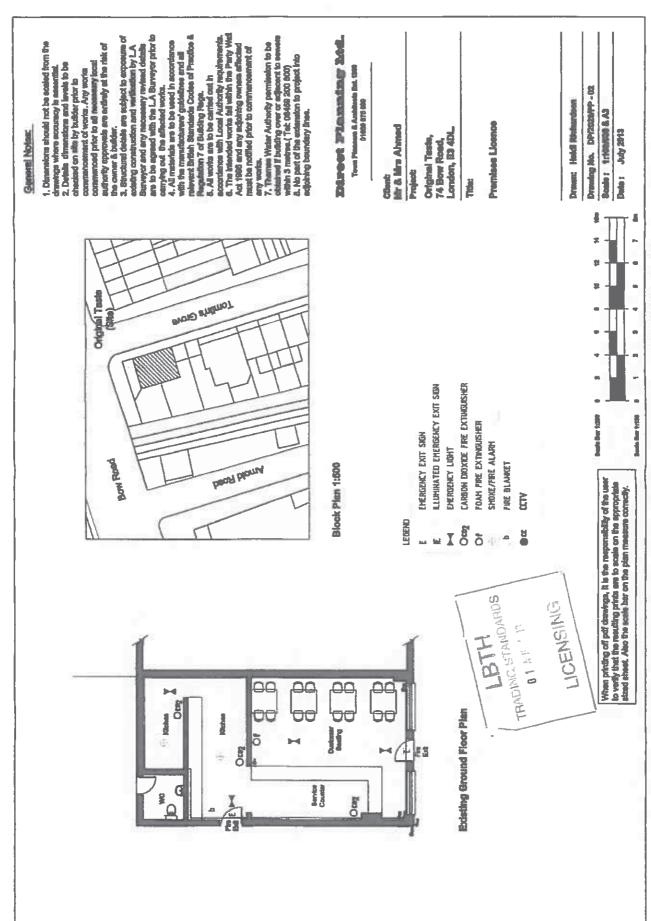
- 6.1 I would agree to the below conditions, if the licence is granted, to deal with the residents' concerns:
 - a. CCTV (already in place)
 - b. signage inside shops asking customers to leave quietly, make no noise outside the shop and not to drop any litter
 - c. litter patrol of 50m radius of shop every 30 minutes after 9pm and at closing time.
 - d. all staff to have vacated premises 15 minutes after closing time

e. no deposit of waste in rear yard after closing time.

7.0 CONCLUSIONS

- 7.1 My shop is in a busy inner London area with many other late night uses nearby, train and night bus services in the area.
- 7.2 I don't think the minority of residents of Tomlin Grove that complained can tell if the general level of activity in the area at that time between 11pm and midnight is caused by those other sources or my shop.
- 7.3 Persons in this area at those hours could be from other take-aways in the area (such as 'Hot Spice' mentioned in the residents' letters), the public house, the petrol station and shop, the buses and night buses and the railway or general traffic.
- 7.4 I would respectfully ask that my licence is granted with any suggested conditions that the panel see fit.
- 7.5 I am aware that if I fail to comply with any conditions of the licence, then the licence can be revoked.
- 7.6 I am also aware that if there are any serious complaints from any third party regarding my shop causing harm to any of the licensing objectives, then my licence can be revoked at any time.
- 7.7 I will therefore ensure that, if granted, any conditions of the licence will be complied with and that my modest business will not cause any harm to the amenities of local residents.

ENCLOSURE 1



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ENCLOSURE 2



Your ref:

My ref: PA/05/01255

28 September, 2005

K B Kumar Architectural Design Consultant 43 Broadwalk South Woodford London E18 2DN Development & Renewal

Town Flatours
41-47 Box Float
London ES 188

AWA DWETTE THE DON UN

Enquiries to G-Ran Nicks
Tel: 620 1364 5013
Fax: 620 1364 54 5

TH: 546

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (General Development Procedure Order) 1995

Dear Sir/Madam,

CONDITIONAL PERMISSION FOR DEVELOPMENT

In accordance with the Act and Order mentioned above, Tower Hamlets Council as Local Planning Authority hereby gives notice of decision to grant permission for the development referred to in the schedule to this notice and as shown on the submitted crans and particulars subject to the conditions sellout in the schedule

You are advised that this permission does not modify or extinguish any covenants, easements or other restrictions applying to or effecting the land, or the rights of any other person entitled to the benefits thereof. You are also advised that this permission does not relieve you of the need to obtain any approval necessary under the Building Act 1984, Building Regulations 2000, of other related registation. In this connection you should contact the riead of Building Control, 41-47 Bow Road, E3 2BS (020 7364 5241) for advice or guidance on the necessity for obtaining building regulation approval in this particular case.

Applicants are reminded of the need to comply with the provisions of Pan II of the London Building Acts (Amundment) Act 1939 in order to obtain official postal addresses. This should be carried out at least one month prior to the completion of the exterior works. Details of the development, including site and block plans should be sent to the Assistant Director (Street Services). Southern Grove, London, E3 4PN

Your attention is crawn to the following statement of applicants' rights -

1) Appeals to the Secretary of State

If you are aggreved by this decision you may appeal to the Secretary of State for the Environment in accordance with Section 75 of the flown and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate. Temple Quay House, 2 The Square, Temple Quay, Bristol. 351 6PN (Tel 0117-372) 6372). The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be precared to use this power unless there are special arcumstances which excuse the delaying ying notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted before the proceed development or could not have granted it without the conditions it imposed traving regard to the statutory requirements, to the procisions of the development order and to any directions given under the total in processor of State does not refuse to consider appeals so elements the local planning authority based to because the local planning authority based to be seen the local planning authority based to be seen the local planning authority based to be a seen to plan by him.

2) Purchase Notice

If either the focal planning authors, or the Secretary of State but the Environment refuses permission to develop land or grants it subject to conditions, the owner may being the, can notifier but the land to a leasonably beneficial use in its existing state nor can they render but land capable of a reasonably beneficial use by the Lathing out of any development which has been or would be permitted. In these ordunatances, the owner may state a purphase nouse or the Council in whose area the land is situated. This notice will require the Council to purphase their internal in the land in accordance with the provisions of Part V of the Town and Country Act 1990.

3) Compensation

In certain droumstances compensated may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of Stale on appear or on reference of the application to rilm. These circumstances are set out in Section 114 and related provisions of the Town and Country Place og Act 1990.

Yours faithfully,

Michael Scott

Acting Head of Development and Building Control



2004-2005 Supporting Social Care Workers 2003-2004 Community Cohesiun



INVESTOR IN PROPLE

Corporate Director
Development and Alicente
Emma Peters

SCHEDULE

Full Planning Permission

Location: 74 BOW ROAD, LONDON, E3 4DL

Proposal: Change of use of ground floor to a mixed use take-away and restaurant

including installation of a new shopfront.

uate: 28 September, 2005

Reference: PA/05/01255

Application Received on:

27 July, 2005

Last Amended Date:

3 August, 2005

Drawings Approved:

Registered Number:

PA/05/01255

Applicant's Number:

Existing and proposed ground floor plans, side elevation and diagrammatic sketch for the exhaust system sheet 1/3; Existing and proposed elevations x-section sheet 2/3; Rear position of flue/exhaust system sheet 3/3.

Reason(s) for Grant

This application was granted for the following reason(s):

The local planning authority has considered the particular discumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan, associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that it:

a) satisfies the land use / design / environmental criteria adopted by the Council and/or; b) does not result in material harm to the amenity, character and environment of the residents and the adjacent area.

Conditions and Reasons

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions.

Building, engineering or other operations in pursuance of this permission shall be carried out only between the hours of 08:00 to 18:00 Mondays to Endays and between the hours of 13:00 to 18:00 Saturdays and shall not be carried out at any time on Sundays or Public Holidays.

Reason: To safequard the amenities of the area.

3 You must only carry out the use allowed by this permission within the following times:

09:00 Hours to 22:30 Hours, Monday to Thursday 09:00 Hours to 23:00 Hours on Fridays and Saturdays 09:00 Hours to 22:30 Hours on Sundays or Bank Holidays.

All patrons including staff must vacale the premises within 1 hour of closing time. Noisy operations shall not take place outside these hours unless the COuncil has agreed that there are exceptional circumstances, for example to meet police traffic restrictions, in an emergency or in the interests of public safety.

Reason: To safeguard the amenity of adjacent residents and the area generally and to meet the requirements of the following policies in the adopted (1998) London Borough of Tower Hamlets Unitary Development Plan:

DEV50 Noise
HSG15 Preservation of Residential Character

4 Notwithstanding drawing 'Existing and Proposed Elevations cross section, sheet 2/3' the existing shopfront shall be retained in situ permanently.

Reason: To ensure that satisfactory external appearance of the property and safeguard the character and appearance of the Tomlins Grove Conservation Area in accordance with Council Policy DEV1 and DEV25 of the adopted (1998) London Borough of Tower Hamlets Unitary Development Plan.

- Full particulars (including samples) of the following shall be submitted to and approved in writing by the local planning authority before the development hereby permitted is commenced and the development shall not be carried out otherwise than in accordance with the particulars so approved:
 - a) The transparent shutter
 - b) Cladding to duct work

Reason. The particulars reserved are considered to be material to the acceptability of the development hereby approved and the local planning authority wishes to ensure that the details of the development are satisfactory.

Before the use commences, a report shall be provided by a competent person which substantiates that the plant and equipment servicing the ground floor will not lead to an elevation of noise levels at the facades of the residential units above and adjacent to these premises and will satisfactory ventilate and discharge cooking odour. Thereafter the approved scheme shall be maintained for the duration of the use.

Reason: To ensure that the proposal will have no detrimental impact upon the residential amenity of adjacent neighbours, nor upon the character of the Tomlin Groves Conservation Area in accordance with Council Policy DEV2, DEV25, DEV26 and S7 of the adopted (1998) London Borough of Tower Hamlets Unitary Development Plan.



Shahin & Sabiha Ahmed 31 Whytelaw House Baythome Street London E3 4AP

Dear Sir/Madam.

Development & Renewal

Mulberry Place (AH) PO Box 55739 5 Clove Crescent London E14 1BY

www.towerhamlets.gov.uk Enquiries to: Joe Salim

Tel: 020 7364 5201
Fax: 020 7364 5415
My ref: PA/06/01517-DN
YR: 74 Bow Road E3
Date: 8 November 2006

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
SECTION 73 VARIATION OF CONDITION
LOCATION: 74 BOW ROAD, E3 4DL
RE: VARIATION TO CONDITION 3 OF PLANNING PERMISSION REF.
PA/05/1255 DATED 28TH SEPTEMBER 2005 TO ALTER HOURS OF
OPENING FROM EXISTING TIME OF 9AM - 10.30PM MON-THURS, 9AM11PM FRI-SAT AND 9AM-10.30PM SUNDAYS & BANK HOLIDAYS TO

11AM-12 MIDNIGHT MONDAY-SUNDAY.

I refer to your application made valid on 12 October 2006 for the variation of Condition 3 of the planning application (PA/05/01255), dated 23 September 2005, which relates to the change of use of ground floor to a mixed use take-away and restaurant including installation of new shopfront

I am writing to inform that in accordance with the above Act, the Council hereby <u>APPROVES</u> the variation of Condition 3 of the above planning permission (PA/05/01255, dated 28 September 2005) to permit the variation of opening times to 11am-12 Midnight Monday-Sunday. The amended condition now reads:

1. You must only carry out the use allowed by this permission between the hours of 11am-12 Midnight Monday-Sunday.

All patrons including staff must vacate the premises within such time and noisy operations shall not take place outside these hours unless the Council has agreed that there are exceptional circumstances.

Please note that the reason for the condition remains unchanged, and none of the other conditions of the planning permission are affected by this decision.





Corporate Director
Development and Perlewal
Emma Peters

If you are aggrieved by this decision, you may appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 6372).

Please do not hesitate to contact the case officer, on the details above, if you wish to discuss the above or require further information.

Yours faithfully,

Michael Kiely

Head of Development Decisions

ENCLOSURE 4

HOOM)
7/11/06

Delegated Planning Application Report Date: 7 November 2006

Location: 74 Bow Road, London, E3 4DL

Case Officer: Joe Salim Ward: Mile End East

1. SUMMARY

1.1 Registration Details Reference No:

PA/06/01517

Date Received:

21/08/2006

Last Amended Date: 12/10/2006

Drawing Numbers for

Decision

Decision Notice, dated 28 September 2005 (Ref:

PA/06/01255).

1.2 **Application Details**

Existing Use:

Mixed use take-away and restaurant

Proposal:

Variation to Condition 3 of Planning Permission ref. PA/05/1255 dated 28th September 2005 to alter hours of opening from existing time of 9am - 10.30pm Mon-Thurs. 9am-11pm Fri-Sat and 9am-10.30pm Sundays & Bank Holidays to 11am-12 Midnight Monday-Sunday.

Applicant:

Shahin Ahmed

Ownership:

Historic Building:

Adjacent to Grade II Listed Building

Conservation Area:

Tomlins Grove

2. RECOMMENDATION

2.1 That the Local Planning Authority permit the variation to condition 3 for the variation of opening times to 11am-12 Midnight Monday-Sunday in respect of the approved application PA/05/01255,

3. PROPOSAL AND LOCATION DETAILS

Proposal

3.1 Request to vary Condition 3 of Planning Permission ref. PA/05/1255 dated 28th September 2005 to alter hours of opening from existing time of 9am - 10.30pm Mon-Thurs, 9am-11pm Fri-Sat and 9am-10.30pm Sundays & Bank Holidays to 11am-12 Midnight Monday-Sunday

Site and Surroundings

3.2 The proposed site is situated to the south-east junction of Tomlins Grove with Bow Road. The subject building is a corner semi-detached three-storey with mansard roof mixed use property. The ground floor is accessed from Bow Road and Tomlins Grove, as existing, and all upper floors (residential) are accessed from the rear of the property, off from Tomics Grove

- 3.3 To the south of the site along Tomlins Grove, Victorian period brick terrace housing dominates, with the exception of three new builds in construction between 74 Bow Road and 1 Tomlins Grove. On the east side of Tomlins Grove a recent residential addition has been built, and sympathetically includes contemporary renewable energy resources.
- 3.4 To the west of the site is situated a disused railway bridge that extends over Bow Road, and acts as a barrier between 74 and 70a (taxi office) Bow Road and Arnold Road which lies next to the Thames Magistrates Court. To the north side of Bow Road is a tools shop at 121 Bow Road and Mighty Bites (café) and The Little Driver (Public House) at 123 and 125 Bow Road respectively. Whilst to the east of the site is a further terrace of residential units, on the east side of Tomlins Grove along Bow Road.

Relevant Planning History

3.3 PL/91/0001. Change of use of shop into restaurant with new roof to rear of premises. Approved 27 June 1991.

PA/02/00970. Conversion of the existing building fronting Bow Road (including construction of a new mansard roof level) for use as 3 residential flats, with one retail unit at ground floor Erection of a new 3-storey building plus basement attached to, and matching in detail, the existing terrace on Tomlins Grove, to provide eight residential flats. Provision of a walled courtyard amenity area between the two buildings. Revised application 06/02/03. Approved 15 August 2003.

PA/02/01175. Conservation Area Consent for the demolition of the single storey buildings to the rear of 74 Bow Road In connection with residential redevelopment of the site in accordance with Planning Permission reference. Approved 11 March 2003.

PA/05/00656. Change of use from retail shop (A1) to take away (A5). New Shopfront; installation of flue duct at the rear... Refused 23 June 2005.

PA/05/01255. Change of use of ground floor to a mixed use take-away and restuarant including installation of new shopfront. Approved 28 September 2005.

4. PLANNING POLICY FRAMEWORK

4.1 The following Unitary Development Plan core objectives are applicable to this application:

There are no designations to this site.

4.2 The following Unitary Development Plan policies are applicable to this application

DEV1 General principles for new development

DEV2 Impact of new developments

DEV9 Minor works

DEV25 Development in Conservation Area

DEV27 Small scale proposals

DEV39 Development affecting Listed Buildings

DEV50 Noise

T17 Parking standards

4.3 The following Local Development Framework LBTH Development Plan Document Core Strategy and Development Control Submission Document (DPD) policies are applicable to this application:

DEV1 Amenity

DEV2 Character and Design

DEV10 Disturbance from noise pollution

DEV17 Transport Assessments
RT5 Evening and Night-time economy

CONSULTATION

5.1 Responses from neighbours were as follows:

No. Responses: 0
Site Notice: dated

In Favour: 0 18 October 2006 Against: 0

Petition: 0

6. ANALYSIS

5.2

This application for variation of condition will be considered under Section 73 of the Planning Act 1990. Section 73 allows for the consideration of development of land without complying with conditions subject to which a previous planning permission was granted.

Land Use

6.2 This application has no land use implications

Impact on amenity of surrounding residential properties

6.3 Council UDP policies DEV2 and DEV50 seek to protect the amenity of existing residents from unacceptable development. Policies DEV1 and DEV10 of the DPD continues this approach which seek to ensure that new development do not impact adversity on the amenity of adjoining residential properties. It is considered that, as the property fronts Bow Road, one of the main roads in and out of London, any consequent noise created within the proposed extended hours would have no detrimental impact upon the residential amenity of adjacent occupiers and is envisaged that minimal impact would be applied to the existing varieties.

Highways

6.4 In view of the sites close proximity (three minutes walk) to both Bow Church DLR station and Bow Road underground station, plus being on the 25 Bus route it is considered that the proposal in highways terms is acceptable. Whilst there are potential increase in cars using Tomlins Grove, it is considered that the proposal will have no significant impact to existing traffic/ car parking levels.

7. SUMMARY

7.1 Given the history of the application site over the years, it is considered that this application (PA/06/01517) for would not adversely contribute to the future pattern of development in the area or amenity of the surrounding residential properties.

ENCLOSURE 5

From:

Alex Martin [alex.martin@directplanning.co.uk]

Sent:

15 October 2013 15:12

To:

'Hans Martin'

Subject:

74 bow road

Licensing officer is not willing to confirm in writing that the other departments raised no objections as the committee statement clearly lists the only objectors on the main page are local residents and therefore highways, police, enviro health etc have raised no objections.

He is not willing to add the petition to the statement but has said it can be copied and brought forward on the day.

Alex Martin

From my Applications & Planning Annuals to Succession & Lucies and Exercise Exercise Planning Annual & Application

DIRECT PLANNING LIMITED

Planting Consultants & Architects since 1988

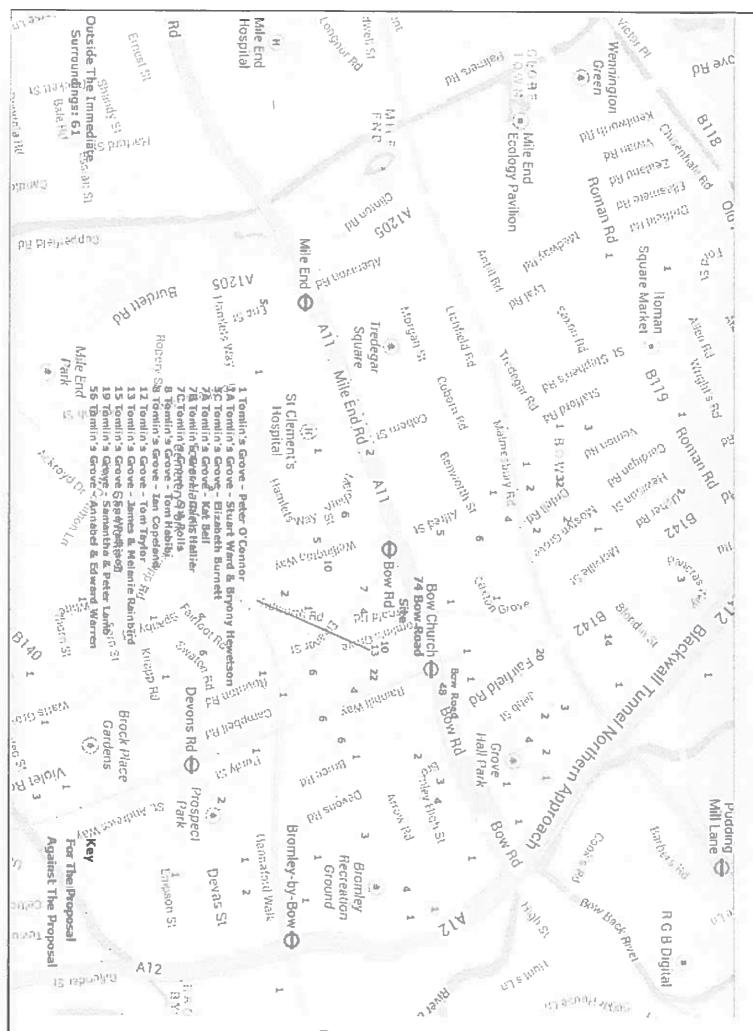
alex.martin@directolanning.co.uk

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ENCLOSURE 6



Page 24

ENCLOSURE 7

NAME	ADDRESS	SIGNATURE
ARNOLDAS RIAUBH	Darlon house flot 10	AR
10 VA FRE YUTE	Barton house Plat 10	12
Sarah Hume	Bow Quarte	S. Hume
Cassie Shum	Rainhill Way	to gar
WALCED	BOW ROAD ALFREDST	6
PASQUALE GALLO	98, BOW ROAD	togeth 1
Alan Mornson	British Street, Bow	A. Mari
Hannan Acahan.	79 Campall Rd	THEAD
NALMU JUNALO	96 CAMPORII FUND	
Yionnis Michos	8 Trevilly de Mo	A A A A A A A A A A A A A A A A A A A
A SANCHER	Flat 15 Fawleign	
E ESCOLNO	8, FAIRLE GUD	1000
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DULL KHALI	FLAT 3 ENNIS FOILSE 22 VESEY PATH, EIN BON	Addition
Den Montha	8 Chowngale	A
DANIEL CLEMENS	98 IRETON ST	- Henry
J. MOCHALIAN	9 TOMLINS CHOE	12
HAMICH AKTHEIR	2 EAGING CLOSE	Hetter
MATT THUMAN	NO SIN ESZEE	DIETE .

NAME	ADDRESS	SIGNATURE
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ABOUL QUDDUS	8-BISCOTT HOUSE LONDON E3 3LZ	
SHIWIEW HOQUE	TOW ED, ET ZBL	4 5
JONNY JONES	BOW, E32A6	309
ROGERIO BUENO	LIL C OBIL ROAD	F.
LEONARDO PRADA	61 CAMPBELL ROAD IS WATSON COURT	this
James O'lueffe	6 catherine house Thomas free dive	Johne
S-ROBBETS	24 Tourins Gars, 63 M	The state of the s
N. Sco99	14 PARA EAST-SSQ	
D. PATERSUN	JY PAL CENTRAL	D. Portion
F. Mokhchane	60 Courfield Road	go.
E. Paton	35 Corbin House	

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Benjamin Sins	Flat-10, Link Hasi	a de de
Orial Force	34 Rounton Road	and.
Bocca Cross	303 fay fall food.	Dea).
DANIEL REID	132 BOWRD, E3	Black
NEILTURNER	47 WICH LANE	X Pr
HATT HUSER	Il Thealie Kuilding BZ 2QE	Holling
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Nakir Mish	165 Brifat Rd E3 4ET Practine	
BublyNaha	B flat 1 prache COVICT Tay 18/101	ETHE -
Anna Dore	TOMLING CRENG E3 4MX CORBIN HOUSE	da
RUBAN ROCHA	Bronzey HIGHST. E33B6	
MARK STEPHENW		noteboren
Mixa Kiezaiam	203, SO Alnao LOGO, ES UNO	
Steve Argert	226 campbell Road E3 4ED	Alexan
TAHERONEHOUDHO		TEH8
SHOWINGT ALI	E3 1XA	A.
John Ball	E3 361	- (frunte Bor
RR COSIM	E3 572	Courses

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KATRINA BENNET	Pulnull NHY ES	5-12 XUYL
JOE BENETT	8 RESPECIET HIT	Spec
JOHNY TRUSSELL	37 RIDGDALE STREE	T JSSA
MATT HOWEY BUM	(e	MAN T
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S. Voineth	13 CRESWICEL WALK E3 249	Bec
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ROFIN KRYE	Charge RATA4	Arson Court
JONNY HUGHES	60 BOW RDAD, 63	gues
JOHN MEGREGION	8 TRUMAN WALKES) Mary
(DROW)	C (1
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M S TANVIR	22, GAY TON HOUSE CHILTERN RD E34BY	Swii

NAME	ADDRESS	SIGNATURE
MTOMLINSON	52 Ban Rd	M. Tank
SFIAHAN MIAH	33 RAINITKE WAY	VSIA
DEHNO CEGO	-8 MORCHANTI ST	Done !
M- KHAN	8 FRANKLIN ST	Uh
D. Hollis	60 Fairfieldh	Aul
H Mæller	86 Bauld.	H. Mcellar
R. BEGUM	26 ALFRED ST	Ken
S. Farcas	24 BOOM Road	() Meeter (
G. LEWIS	118 CAPIL ST	Anto
		<u> </u>

NAME	ADDRESS	SIGNATURE
Terry LXX	3 Winchester House nerchant st	TRIA
Beerry Parsons	193 middle Park he Eltham, london	R. Pasas
STOVE TAYLOR	35A CAMPBELL (2)	Strofts
Stace, Kemp	7 Sparby Road	SODX
Stacey Kempo Gregory Amore Josh CLARKE	89 Swaton Rd	(segfin
JOSH CLARKE	9 TOMLINS GROVE	
RICRY LAX	HIE WARCHANTSI	Lan
JA: Kethan,	3 whichester Hse muchant ST	OARS/AN.
Kat flich	33 NORNICH ROAD FOREST GATE LONDON	Karte
Phil. 09	17 Nelluglon Way	/#5
JOSHUA FAWES	POPLAT E14 OEZ	Blan
Yasmin King	6 MORVILLESE E3 2GX	riy
H. Smith	2 a Campbiell Rd	
Acin .	mrwilla start	day
Cho DAS	26 TOMLINS GROVE	VB.
OmB	14 ADAMS TERRAGE	ALUBAKR
ANTHONY GUALBE		· JAB-cc
Mo CHHAB	Bon E3 2AR	7/5.

We the under-signed are regular customers of the Hot Food Take away known as Original Taste at 74 Bow Road, London E3 4DL and support the appeal for an extension of opening hours until 1 am.

NAME	ADDRESS	SIGNATURE
MRS. BHAKAR	34, Enic Somit	fuer-
T. O. Tohunto	333 Mora mora	The
MISS JAROW	333 Manhattan	Courfied Rd 98
Miss Brown	94 Colegrane road	Crest Rells
Rich Nash	84 Bow Road	many
DAVID RAMCIN	212 MINHATTON BULLIA	RED ACOMPONE
Christine Macordy	212 Manhattan, An Que	inter Clackey.
Nataska Saine	21 Welley Ton Wee	Men hr.
HASAN RANA	15 Benkeley Holos	
Snot - Circle	19 HARDWICKETT	so emat Carla
Chris Murdoch	56 Bour ROAD	Lavalleinstoon.
LAURA MCCLINTOCK	56 Bow Road	
Nidey Brown	EE welhamk, Swi	
Mariena Guland	Moderatery House Worksfan Wang	1
SNAMO	6. STILEMEN LOUSE	s. mor
PAUL THORFE	2 WELLINGTON WAT	PH
ivayne	16 Bare House	8
Phys Norem	12 Walson Cont	Mysen
Lauren Hosein	12 wetson cour	F TEMPORED

We the under-signed are regular customers of the Hot Food Take away known as Original Taste at 74 Bow Road, London E3 4DL and support the appeal for an extension of opening hours until 1 am

	ADDRESS	SIGNATURE
NAME	ADDRESS	
MRS-BHAKAR	34 Enic Somet	fue
MR H. TOUPA	5 ASCOT HOUSE	H. Globe
MD AMRAN HOSEN	29 SUMNER HOUSE WATTS GROVE	AMRAN
IXBAL CHANDHURY		m. At
Shaher Mia	Flat 16 7. Nelse Wike	
HALIM VOLTIN	29 Prospect House 75 (anyshell Road =33	6H -Atrollin
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RAYHAN AHMED	SOI CLERY & DONE	Addan.
SHRHF UDDIN	LITAT TENUTCE ES ZGL	A A
Fatime Ahmed	14 Purdy greet	42
Per Lansson	19 Huggins House Affect & Street & 24	J Sauls
Mary A KHANAM	HOUSE, LOWDUN ES 2H	h &
MARK STRONG	39 CRESWICKE Welk Boy = 3 2 pg	m-Sty
Curelly Days	Toutheld /Gie GS?(1)	010
Mohammed Belo Ahmed	E3 WEE	Mistimul
Prudhi	2 Rainhill way	Tandhv!
4. UP COST WILL	30 PANRRAS MOY	
R. Jogia	924 Campbe URoc	d ppero
Josh Miller	160 MALMESRURY R.	br MAD

We the under-signed are regular customers of the Hot Food Take away known as Original Taste at 74 Bow Road, London E3 4DL and support the appeal for an extension of opening hours until 1 am.

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NAME	ADDRESS	SIGNATURE
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MRS. BHAKAR	34 true Somet	BUCC
L. BRUFF	62 MALTINGS CI	Brutt.
MS J BRUFF	19 VERITY HOUSE MORCHANTST ES	JBruff
	10 Engling <1052 Rounton Rowd E3 4EF	Repair Roofings
Robon Rayman	To shilling ford house Tul wirst- Lordon E3 TNN	ad-
ISAC ARAYA	46 ABDINGTON ROAD	Solve a
KHALID MIAH	18 Lingco77 Ise.	Down.
ELAINE PUNTER	15 TOWEGATE HSE 28 O (De 11 RD)	C Property
DANIEL BURDETT	28 0 (De 11 RD 82419 PRIORY ST E3 3BU	Whitelf.
M. Auber	1 Paton Close, EZ 20E	The state of the s
SUEMONS	53 REGIENTS SOI ES 3HW	
T. Cooper	7 Finding house, 7 renthick way E336	T. COOPEL
G. Power	4 TOMLINS GROVE	Carry Por
V. Grosver	2 GDE-STREET	- COW /S
MESM	E3, 17. Hensel Po	nt M. ESS
NARNI JUNALD	96: B FEA	
Michael Wills	LOZ CAMPONITORIL	EA MIZ
Steven Hertman	Joz umphy Alych	2 Mori
JAMES 1/12 MOS	DONES SEL	
Syed Fashellah	61 Berkeley house E3 4N6	

NAME	ADDRESS	SIGNATURE
MRS. BHAKAR	34 true Somet	fuer-
Harry Reardon	187, Swater rad Es.	THESE
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Anna Goldown	Tomlin Gove	The Mas
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WILL COLLINS	15 CAMPBELL LD, E3,405	6
DAVE A. COLE	18 CAMBELL KO, ES, LAD I	Dais 60
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Katie chappell	846 Bow Road	Kechappel
Mike Maddox	846 BOW Road	M-Maddo.
BRAD LAVER	72 H. of sheet	m
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NAME	ADDRESS	SIGNATURE
Mitch SMitt	11 CAMPBEIL Road	MIRE
ANTHONY CHAMBERS	37 RIDGOALE ST	P.B
DAVE BOUND	J& ANNOLDR	0
DANIEL REID	LUMBON E3 BAH	Bred,
PILL LACET	22 IRETON ST	My
Malt Gifford	4 Arrow Road	Mater-
Nikki Zammit	85 Fairfield Road	re de
STEVE. TAYLOR	30 CAMPBEZURD	US Made
Terry LAX	3 Winchester	一下几个
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Rumel.	9 ELESTRIC HOWN	Ans -
Shamel	10 Electric House	
	Bow Ford.	∀

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HARRY ACHFIELD	PLATZ, ZO FAIRFIELD ROAD, BOW	Ih and
DEANGEON	11	Deen
Matt Wells	11	Add
Hugh Deory	10	19
SZABOLCS NÉMETH	13 CRESWICK WALK, BOW	12 50
26 BROCKOLLYS	Idualas Gallele	1. MB
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Yunus	It Envertede touse	AGA
Leon	8 Zodiac House go wellington won	
KOBIN MAA	38 violer Road	Lobio
ASKIT MIRH	53 HAME WILDIN	NIAP
Abron Handon	46 Tomlins Grove	
MUTHAMMED RAHMAT	56 SWATON POAD	AB
Benjamin Larbi	18 william Cruy	BARI
Paul	157 Bow Road	8
Anneta	153 four Road	The state of the s
Nabel Hassen	153 fou Road, 433 MILE GRA ROAD	AUSSAN
Ifzac HUSSIAIN	301. USher RD	house
T. NGUYEN	20 TID WORTH RD	m_
5 Hayers	CDDOFFICE	

NAME	ADDRESS	SIGNATURE
Jakaria High	Hy pancras way	- A.
Juson Nichol	Straffer EISZAB	dae.
KADIR SAVASH MEDAH	BROWLEY HEAH ST.	hoos
PAGLO RAMIREZ	Flat 9 Quergate Heur	Abmas.
Phil UG	I welliston	fee
C. Was:	24 Uylar nand	C. Olico
Kenneth Kouser	BOW E3	3
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D. SELBY	Bow E3	2.87
ld Jones	Par E3	USI Dees
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R.O. Brien	69 BOW ROAD	Su
T. MALLINAN	21A fairfield RP	Fler-
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8. Mutthews	11 Menu Pluce E7	A Ul
	11 life Street	New York
Situater And	75 CAMPBELL PI), BOW	AS
P. Guznt	211 Pah Wost, Bon Queto	TE prot.

	ADDRESS	SIGNATURE
K ISLAM	68 Crafton House E3 4UE	
D. MIAH	30 Prioress House	DUMMB
Latif Gordon	33 Prior = SS HOUSE E3 3BD	houte
L. TAYLOR	E3 2AP.	lydin
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UT. TRAMONTANO		8
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M. JULARDZIJA	714 WICKLANE E3 2PZ	Muaren
LALDIS J. FENDON.	FONDANT COURT	L ally
	72 Blechil House	MANA
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sthosa.n	St leonards street	FH O
E Grandel	Flot 3 Conter bury House	Elector Grandel
BOSHIRAM.	FLAT 54 HACKWORTH	Bushir An -
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Bree Pignell	LONDON E3 ZUP	T July Il

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Cam	86 Boer Rash	5400
Kerry	17 fartast Rd	KOzero
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MRS. BHAKAR	34 thic Strut	Suc
Dund Roberts	12 comusicos HSE	#2
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Hareen	16 antabusy house	H- RAKE
SK: Pahman	I LOWNER HOW	SK. Ald
Ahmed Jama	3 Matyn Grove Bow	A-
MOHAMEDRAGE	Berkeces House	MOHOWED
Morry STOPHENLY	37 BALOUX MOZET	Marion
ympreg	38 parla	a. Mill
NICK WAKER	37 Walx HAMRD	AUTH
Ami	20 pourter Hise	ygg.
Krahman	30. Punto + Ht	Allee-
family	40 Printanthe	CACO
farms	3 wy her close	- Olive
Lury	10 larker Lise	Tiglan.
Lucy Prince	Ban Quester	The
Ocnay Velter	Ban Quarter	A .
Wilson Yeung	25 Swaton Road	Weing
Ton Soll	26 Ordel Roll	1/1
Advin Kickenic	83 Suctor Road	orta,

NAME	ADDRESS	SIGNATURE
MOHZMA	4 STEWARD trille	(Otto Comments)
KAZI DIDAR	10 Jolles Haure, ESSID	huselitar
NIAMIL HAQUE	11 Alice Shopherd house	Jan .
Chamim Wan	29 Sarbell ruge	QV
Sheurand Khan.	56 Williams Muse	thou.
NICK LIFLKER	31 LIRESEHAM PO	N.A.
ASHUEE KIDGE	92 WINDSOL COST.	(Ora
Tim Giles	14B Tomlins Grove	Chiles
LUN YAU	43 WELLINGTON AULANKI	And to
DAN DUNN	SA WNOSORCT	(5)
ELLE OSILI,	422 LEX, BOW QUART	er C
Adam Kissorle	3 Blady Street	
Anchara.	20 Cemoral in EIE 3 AM	4 Lot
NEIL CHINNEAM	304 STATEN, BONDUN	the Mu
ABDUL MOMEAN	Paris He	
ARDUL HAFIZ	Paris He	AME
SHUMBL UDDIN	18 HECTOR HSE	A)dair
Minhay Ahmed	Electric Hal	W. Ho
Samuel Condon	4, warren house	Samuel Cordon
Caren M'Guire	195 Bow Read	CM Gure

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NAME	ADDRESS	SIGNATURE
Nich Haynes	195 Bar Road	NJHayres
Man KUSEIN	26 CASELLA (I, MOST	INGRAF Muen
SHEIRH MWIM	109. Benkobey Loke	ago
SHUMON	26 BARTUNHO	ssi Am
BILL BURKELL	32 NEWARK STREET WHITECHAREL	het of
Nortos Eura	SO STILLEONDROST.	y
G.S. AHMED	136 white thorn a	A.M.
S. KHIYAR	30 GEEVES RD	J.K
ENRIQUE	89 Bow RD	
	84 BOW RA	Dunit
RALUCA AHSHANUL ZIAQUE		Ahrhand Haque
Jone Martin	17 Henrell Point	WAS .
Rebaccio	BEN GNANGER	RA
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Drigi.	125 BOW-KID	n. May -
selloadu.	H B002)	Sung
George Burns	78 Fairfield Rel	LA
Melisa Goden	78 Fairfield	e hat
Max Ct	- 77 Pap	MARION
m 18	, ,	

NAME	ADDRESS	SIGNATURE
CARU DODD	32 HEROSHALIN	totalel
GEORG TRIBA	MOKNINGTON	10
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Fleun	11- Engling Clore	
Frankin	156 Malnessery	
3 SAMUEL	44 WHITTON WALK	B Sand
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E. Paricemario	105 Box R	(A) (A) (A)
Chris Black Well	117 Bon Rs.	and
Moltamed Mohamous	5634 Roman road	
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ABDUL HOXIM		B. / Bus
Simon WEAW)	195 BOW ROCK	They are
SAIN KARINAMIN	97 E380)	AF AF
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NAME	ADDRESS	SIGNATURE
Asney	Nolet Road	Asoustow
Robyn	navienby world	R. G. He-
Suzie	Campbeu Road.	8. Day 108.
cons	32 PC	502
Rahul	EIW 3WD	\$
Rasel	WHIPPINGTIAM ES HLT HOUSE	What .
MATAB	clevery House.	grice.
Paul Kinkhun	239 Manhattan	RALL
Graham Melle	Est Control	1 / Jun - 1
PAN BODINEASE	PENTALULIACE BOS	Medo
I '	9 watson court 61 (amphell Rd E33GL	- Funit
Bark Vaul	189 Flat No h BON	B
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Edul cont	e chainson amone,	E LA
Sum Bring on	18 LAZ MUNICAN.	Sign .
JULIE WARKE	Stephenson Close	Molli flor
SITAH ALOM	25 CRESWICKUMY	C/hlass
Ruku Sultan	68 Graften House	RL-
1834 ALI	68 BERKLEY House	A.
Fahim Chudry	4 TAVUIDOCO HOU	Q

NAME	ADDRESS	SIGNATURE
Alse Dopado	15 Cainhill Cool	Atist Duhole
Emma Swan	204 Manhatin	8
MATT THOMPSON	98 FAIR POOR RD	/h/
Lucy Roman	182-Mule Gral	lhas
SBRISTOW /	NEW ON TREEHSE BON	Buston
K. Sodhuttes	Flat + S7 St lemard	
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A. Soboleva	15 Een v Nouse	1 2 2010
R O Callagran	26 Anbrose Walk	I Callagher
David Mysme	PLAT 4 102 Composite K	o Rayon
Dan Ford	24 limscott house	23000
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DAVID FEENEY		1854 To
mike Corons	2 Bell four en	

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