

Development Committee



Agenda

Thursday, 10 August 2023 6.30 p.m.

Council Chamber - Town Hall, Whitechapel

UPDATE REPORT AND COMMITTEE TERMS OF REFERENCE 2023-24

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Development Committee

Thursday, 10 August 2023

6.30 p.m.

3. **DEVELOPMENT COMMITTEE TERMS OF REFERENCE, QUORUM, MEMBERSHIP AND DATES OF MEETINGS (Pages 5 - 16)**

The Committee is recommended to:

To note the Development Committee's Terms of Reference, Quorum, Membership and Dates of future meetings.

7. **PLANNING APPLICATIONS FOR DECISION**


Update report of the Director of Planning and Building Control.

Next Meeting of the Development Committee

Monday, 4 September 2023 at 6.30 p.m.



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Non-Executive Report of the: Development Committee 06 July 2023	 TOWER HAMLETS
Report of: Democratic Services	Classification: [Unrestricted]
Development Committee Terms of Reference, Quorum, Membership and Dates of Meetings	

Originating Officer(s)	Thomas French, Democratic Services Officer (Committees)
Wards affected	[All wards]

Summary

This report sets out the Terms of Reference, Quorum, Membership and Dates of meetings of the Development Committee for the Municipal Year 2023/24 for the information of members of the Committee.

Recommendations:

The Committee is recommended to:

1. To recommend approval of the amended Development Committee Terms of Reference as set out in Appendix 1 to this report for approval by Council/Committee as required
2. To note the Committee’s Membership and Dates of future meetings as set out in Appendices 2 and 3 to this report.

1. REASONS FOR THE DECISIONS

- 1.1 This report is for the information of the Committee and no specific decisions are required

2. ALTERNATIVE OPTIONS

- 2.1 The committee could decide not to update the Terms of Reference and continue with 2022/23 Terms of Reference.

3. DETAILS OF REPORT

- 3.1 It is traditional that following the Annual General Meeting of the Council at the start of the Municipal Year, at which various committees are established, that those committees note their Terms of Reference, Quorum and Membership for the forthcoming Municipal Year. These are set out in Appendix 1 and 2 to the

report respectively. The Membership is to be appointed by the Annual Council meeting on 17 May 2023.

3.2 The Committee's meetings for the year are set out in Appendix 3 to this report as agreed at the Council meeting on 17 May 2023.

3.4 In accordance with the programme, meetings are scheduled to take place at 6.30pm.

3.5 Government guidance recommends that Tree Preservation Orders (TPOs) are referred to development management committees to determine in a public forum. It is proposed that the terms of reference of the Development Management Committee are amended to include this as a function of the Committee. This practice is followed by many other London Boroughs.

4. EQUALITIES IMPLICATIONS

4.1 When drawing up the schedule of dates, consideration was given to avoiding schools holiday dates and known dates of religious holidays and other important dates where at all possible.

5. OTHER STATUTORY IMPLICATIONS

5.1 This section of the report is used to highlight further specific statutory implications that are either not covered in the main body of the report or are required to be highlighted to ensure decision makers give them proper consideration. Examples of other implications may be:

- Best Value Implications,
- Consultations,
- Environmental (including air quality),
- Risk Management,
- Crime Reduction,
- Safeguarding.

5.2 No implications arising from this report.

6. COMMENTS OF THE CHIEF FINANCE OFFICER

6.1 There are no financial implications arising directly from the recommendations in the report. The information provided for the Committee to note is in line with the Council's Constitution and the resolutions made by Full Council on 17 May 2023.

7. COMMENTS OF LEGAL SERVICES

7.1 The information provided for the Committee to note is in line with the Council's Constitution and the resolutions made by Council on 17 May 2023. The Council's operating structure is being restructured with effect from 14 August 2023 and the proposed structure replaces the post of Corporate Director, Place with two new roles. The Council's Constitution allows for

responsibilities currently being discharged by the Corporate Director, Place to be discharged by anyone occupying a successor post following any reorganisation, restructure or similar process. In this instance, the successor post will be the Corporate Director, Housing and Regeneration

Linked Reports, Appendices and Background Documents

Linked Reports

None.

Appendices

Appendix 1 - Development Committee Draft Terms of Reference and Quorum
Appendix 2 – Development Committee Membership 2023/2024
Appendix 3 - Development Committee Meeting Dates 2023/2024

Local Government Act, 1972 Section 100D (As amended) List of “Background Papers” used in the preparation of this report

None.

Officer contact details for documents:

- [N/A]

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1. Development Committee

<p>Summary Description: To determine applications for planning permission and listed building consent which have triggered over 20 representations (for or against) and/or that meet certain criteria with regards to size amongst other issues. Note that certain applications exceed the remit of the Development Committee and these are considered by the Strategic Development Committee.</p>	
<p>Membership: 7 Councillors (each political group may appoint up to 3 substitutes).</p>	
Functions	Delegation of Functions
<p>1. Applications for planning permission</p> <p>A. To consider and determine recommendations from the Corporate Director, Place to GRANT planning permission for applications made under the Town and Country Planning Act 1990 (as amended); that meet any one of the following criteria:</p> <p>(i) Proposals involving the erection, alteration or change of use of buildings, structures or land with more than 35 residential units or live-work units.</p> <p>(ii) Proposals involving the erection, alteration or change of use of buildings, structures or land with a gross floor space exceeding 10,000 square metres.</p> <p>(iii) Retail development with a gross floor space exceeding 5,000 square metres.</p> <p>(iv) Proposals involving buildings on Metropolitan Open Land with a gross floor space exceeding 100 square metres.</p> <p>(v) If in response to the publicity of an application the Council receives in writing, by email or other electronic form 20 or more individual representations; or a petition (received from residents of the borough whose names appear in the Register of Electors, business addresses in the borough or local Councillors) raising material planning objections to the development, and the Corporate Director, Place considers that these objections cannot be addressed by amending the development, by imposing conditions and/or by completing a legal agreement. Representations (either individual or petitions) received after the close of the consultation period will be counted at the discretion of the Corporate Director, Place.</p> <p>B. To consider and determine recommendations from the Corporate Director, Place to REFUSE planning permission for applications made under the Town and Country Planning Act 1990 (as amended), where in response to the publicity of an application the Council has received in writing, by email or other electronic form, more 20 or more individual representations supporting the development or a petition in</p>	<p>(i) The Corporate Director, Place (or any officer authorised by her/him) has the authority to make decisions on planning matters with the exception of those specifically reserved to the Development Committee, unless:-</p> <p>(i) these are expressly delegated to her/him; or</p> <p>(ii) where it is referred to the Committee in accordance with Development Procedure Rule No 15</p>

<p>the form detailed in part 1.A. (v) supporting the proposed development. Representations (either individual or petitions) received after the close of the consultation period will be counted at the discretion of the Corporate Director, Place.</p> <p>C. To consider and determine recommendations from the Corporate Director of Place to GRANT permission for applications seeking minor material amendments to a planning permission previously determined by the Development Committee, where as a result of publicity any of the criteria in 1.A.(v) apply and the representations received relate directly to matters arising from the proposed amendments and not the original permission.</p>	
<p>2. Applications for listed building consent</p> <p>To consider and determine recommendations from the Corporate Director, Place to GRANT listed building consent for applications made under the Planning (Listed Buildings and Conservation Areas) Act 1990 where any of the criteria in 1.A.(i)-(v) apply; and/or an objection has been received from either the Historic Buildings and Monuments Commission for England (known as Historic England) and/or one of the statutory amenity societies and these objections cannot be addressed by amending the development, by imposing conditions and/or by completing a legal agreement.</p>	<p>As above including to refuse listed building consent.</p>
<p>3. Applications for hazardous substance consent</p> <p>To consider and determine recommendations from the Corporate Director, Place to GRANT hazardous substance consent for applications made under the Planning (Hazardous Substances) Regulations 2015 where the criteria in 1.A(v) apply and/or an objection has been received from any of the consultation bodies listed in the Regulations and these objections cannot be addressed by amending the development, by imposing conditions and/or by completing a legal agreement.</p>	<p>As above including to refuse hazardous substance consent.</p>
<p>4. Observations to other planning authorities</p> <p>To respond to requests for observations on planning applications referred to the Council by other local authorities, Development Corporations the Mayor of London, Government Departments statutory undertakers and similar organisations where the response would be contrary to policies in the adopted development plan or would raise especially significant borough-wide issues.</p>	<p>As above</p>
<p>5. Confirmation of Tree Preservation Orders</p> <p>To consider and determine recommendations from the Corporate Director, Place to CONFIRM Tree Preservation Orders under s198 of</p>	<p>As above</p>

<p>the Town and Country Planning Act 1990 where such orders are the subject of a sustained objection. A sustained objection is defined as one that is maintained despite attempts to resolve it, or is one that is considered to be incapable of resolution by negotiation.</p>	
<p>6. General</p> <p>A. To consider any application or other planning matter referred to the Committee by the Corporate Director, Place including preapplication presentations (subject to the agreed protocol) where she/he considers it appropriate to do so (for example, if especially significant borough-wide issues are raised).</p> <p>B. To consider any matter which would otherwise be referred to the Strategic Development Committee but which the Corporate Director, Place, following consultation with the Chairs of both Committees, considers should more appropriately be considered by the Development Committee.</p>	<p>None</p>
<p>Note - It shall be for the Corporate Director, Place to determine whether a matter meets any of the above criteria</p>	
<p>Quorum: 3 Members of the Committee</p>	
<p>Additional Information:</p> <ul style="list-style-type: none"> • Constitution Part C Section 35 (Planning Code of Conduct) • Constitution Part D Section 53 (Guidelines for Determining Planning Applications under the Town and Country Planning Act 1990) • Constitution Part D Section 53 (Development Committee Procedure Rules) 	

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DEVELOPMENT COMMITTEE
(Seven members of the Council)

Aspire Group (4)

Councillor Gulam Kibria Choudhury
Councillor Kamrul Hussain
Councillor Abdul Mannan
Councillor Amin Rahman

Substitutes
Councillor Shafi Ahmed,
Councillor Iqbal Hossain,
Councillor Bellal Uddin

Labour Group (3)

Councillor Faroque Ahmed
Councillor Sabina Akhtar
Councillor Asma Islam

Substitutes
Councillor Amina Ali,
Councillor Asma Begum,
Councillor Shahaveer Shubo Hussain

Ungrouped (0)

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APPENDIX 3
SCHEDULE OF DATES 2023/24
DEVELOPMENT COMMITTEE

15 June 2023 (cancelled)
6 July 2023 (cancelled)
10 August 2023
4 September 2023
2 October 2023
2 November 2023
30 November 2023
11 January 2024
1 February 2024
22 March 2024
28 March 2024 – 5:30pm
25 April 2024.

Meetings are scheduled to take place at 6.30pm

It may be necessary to convene additional meetings of the Committee should urgent business arise. Officers will keep the position under review and consult with the Chair and other Members as appropriate.

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DEVELOPMENT COMMITTEE

Report of the Corporate Director of Place

Classification: Unrestricted

Advice on Planning Applications for Decision

1. INTRODUCTION

- 1.1 In this part of the agenda are reports on planning applications for determination by the Committee. Although the reports are ordered by application number, the Chair may reorder the agenda on the night. If you wish to be present for a particular application you need to be at the meeting from the beginning.
- 1.2 The following information and advice applies to all those reports.

2. FURTHER INFORMATION

- 2.1 Members are informed that all letters of representation and petitions received in relation to the items on this part of the agenda can be made available for inspection at the meeting.
- 2.2 Members are informed that any further letters of representation, petitions or other matters received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in an Addendum Update Report.

2.3 ADVICE OF CORPORATE DIRECTOR, GOVERNANCE

- 3.1 This is general advice to the Committee which will be supplemented by specific advice at the meeting as appropriate. The Committee is required to determine planning applications in accordance with the Development Plan and other material planning considerations. Virtually all planning decisions involve some kind of balancing exercise and the law sets out how this balancing exercise is to be undertaken. After conducting the balancing exercise, the Committee is able to make a decision within the spectrum allowed by the law. The decision as to whether to grant or refuse planning permission is governed by section 70(2) of the Town and Country Planning Act 1990 (TCPA 1990). This section requires the Committee to have regard to:

- the provisions of the Development Plan, so far as material to the application;
- any local finance considerations, so far as material to the application; and
- to any other material considerations.

- 3.2 What does it mean that Members must have regard to the Development Plan? Section 38(6) of the Planning and Compulsory Purchase Act 2004 explains that having regard to the Development Plan means deciding in accordance with the Development Plan, unless material considerations indicate otherwise. If the Development Plan is up to date and contains material policies (policies relevant to the application) and there are no other material considerations, the application should be determined in accordance with the Development Plan.

The Local Development Plan and Other Material Considerations

- 3.3 The relevant Development Plan policies against which the Committee is required to consider each planning application are to be found in:
 - The London Plan 2016;

- The Tower Hamlets Core Strategy Development Plan Document 2025 adopted in 2010; and
 - The Managing Development Document adopted in 2013.
- 3.4 The Planning Officer's report for each application directs Members to those parts of the Development Plan which are material to each planning application, and to other material considerations. National Policy as set out in the National Planning Policy Framework 2019 (**NPPF**) and the Government's online Planning Practice Guidance (PPG) are both material considerations.
- 3.5 One such consideration is emerging planning policy such as the Council's Local Plan¹ and the Mayor of London's New London Plan². The degree of weight which may be attached to emerging policies (unless material considerations indicate otherwise) depends on the stage of preparation of the emerging Development Plan, the extent to which there are unresolved objections to the relevant policies, and the degree of consistency of the relevant policies in the draft plan to the policies in the framework. As emerging planning policy progresses through formal stages prior to adoption, it accrues weight for the purposes of determining planning applications (NPPF, paragraph 48).
- 3.6 Having reached an advanced stage in the preparation process, the Local Plan now carries more weight as a material consideration in the determination of planning applications. However, the policies will not carry full weight until the Local Plan has been formally adopted. The New London Plan is at a less advanced stage of the adoption process.
- 3.7 The purpose of a Planning Officer's report is not to decide the issue for the Committee, but to inform Members of the considerations relevant to their decision making and to give advice on and recommend what decision Members may wish to take. Part of a Planning Officer's expert function in reporting to the Committee is to make an assessment of how much information to include in the report. Applicants and objectors may also want to direct Members to other provisions of the Development Plan (or other material considerations) which they believe to be material to the application.
- 3.8 The purpose of Planning Officer's report is to summarise and analyse those representations, to report them fairly and accurately and to advise Members what weight (in their professional opinion) to give those representations.
- 3.9 Ultimately it is for Members to decide whether the application is in accordance with the Development Plan and if there are any other material considerations which need to be considered.

Local Finance Considerations

- 3.10 Section 70(2) of the TCPA 1990 provides that a local planning authority shall have regard to a local finance consideration as far as it is material in dealing with the application. Section 70(4) of the TCPA 1990 defines a local finance consideration and both New Homes Bonus payments (**NHB**) and Community Infrastructure Levy (**CIL**) fall within this definition.

¹The Tower Hamlets Local Plan 2031: Managing Growth and Sharing the Benefits' was submitted to the Secretary of state for Housing, Communities and Local Government to undergo an examination in public on 28 February 2018. As part of the examination process, the planning inspector held a series of hearing sessions from 6 September to 11 October 2018 to discuss the soundness of the Local Plan. The planning inspector has put forward a series of modifications as part of the examination process in order to make it sound and legally compliant. These modifications are out to consultation for a 6 week period from 25 March 2019.

² The draft New London Plan was published for public consultation in December 2017, The examination in public commenced on 15 January 2019 and is scheduled until mid to late May 2019.

- 3.11 Although NHB and CIL both qualify as *“local finance considerations*, the key question is whether they are "material" to the specific planning application under consideration.
- 3.12 The prevailing view is that in some cases CIL and NHB can lawfully be taken into account as a material consideration where there is a direct connection between the intended use of the CIL or NHB and the proposed development. However to be a ‘material consideration’, it must relate to the planning merits of the development in question.
- 3.13 Accordingly, NHB or CIL money will be 'material' to the planning application, when reinvested in the local areas in which the developments generating the money are to be located, or when used for specific projects or infrastructure items which are likely to affect the operation or impact on the development. Specific legal advice will be given during the consideration of each application as required.

Listed Buildings and Conservation Areas

- 3.14 Under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant listed building consent for any works, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 3.15 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects a listed buildings or its setting, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.
- 3.16 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development in a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Trees and Natural Environment

- 3.17 Under Section 197 of the TCPA 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
- 3.18 Under Section 40 of the Natural Environment and Rural Communities Act 2006 (Duty to conserve biodiversity), the local authority *“must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”*.

Crime and Disorder

- 3.19 Under Section 17 of the Crime and Disorder Act (1998) (Duty to consider crime and disorder implications), the local authority has a *“dutyto exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment)...”*

Transport Strategy

- 3.20 Section 144 of the Greater London Authority Act 1999, requires local planning authorities to have regard to the London Mayor’s Transport strategy.

Equalities and Human Rights

- 3.21 Section 149 of the Equality Act 2010 (Public Sector Equality Duty) (**Equality Act**) provides that in exercising its functions (which includes the functions exercised by the Council as Local Planning Authority), that the Council as a public authority shall amongst other duties have due regard to the need to-
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Equality Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 3.22 The protected characteristics set out in Section 4 of the Equality Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The Equality Act acknowledges that compliance with the duties set out may involve treating some persons more favourably than others, but that this does not permit conduct that would otherwise be prohibited under the Equality Act.
- 3.23 The Human Rights Act 1998, sets out the basic rights of every person together with the limitations placed on these rights in the public interest. Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. Members need to satisfy themselves that the potential adverse amenity impacts are acceptable and that any potential interference with Article 8 rights will be legitimate and justified. Both public and private interests are to be taken into account in the exercise of the Council's planning authority's powers and duties. Any interference with a Convention right must be necessary and proportionate. Members having regard to the Human Rights Act 1998, to take into account any interference with private property rights protected by the European Convention on Human Rights and ensure that the interference is proportionate and in the public interest.

Environmental Impact Assessment

- 3.24 The process of Environmental Impact Assessment is governed by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (2017 Regulations). Subject to certain transitional arrangements set out in regulation 76 of the 2017 Regulations, the 2017 regulations revoke the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (2011 Regulations).
- 3.25 The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process. The 2017 Regulations set out a procedure for identifying those projects which should be subject to an Environmental Impact Assessment, and for assessing, consulting and coming to a decision on those projects which are likely to have significant environmental effects.
- 3.26 The Environmental Statement, together with any other information which is relevant to the decision, and any comments and representations made on it, must be taken into account by the local planning authority in deciding whether or not to grant consent for the development.

Third Party Representations

- 3.27 Under section 71(2)(a) of the TCPA 1990 and article 33(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Committee is required, to

take into account any representations made within specified time limits. The Planning Officer report directs Members to those representations and provides a summary. In some cases, those who have made representations will have the opportunity to address the Committee at the meeting.

Daylight, Sunlight and Overshadowing

- 3.28 Amenity impacts resulting from loss of daylight and sunlight or an increase in overshadowing are a common material planning consideration. Guidance on assessment of daylight and sunlight is provided by the 'Site Layout Planning for Daylight and Sunlight' 2011 by BRE (the BRE Guide). The BRE Guide is purely advisory and an appropriate degree of flexibility needs to be applied when using the BRE Guide. The BRE Guide does not form part of the Development Plan and compliance is not a statutory requirement.
- 3.29 There are two methods of assessment of impact on daylighting: the vertical sky component (VSC) and no sky line (NSL). The BRE Guide specifies that both the amount of daylight (VSC) and its distribution (NSL) are important. According to the BRE Guide, reductions in daylighting would be noticeable to occupiers when, as a result of development:
- a) The VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value; or
 - b) The area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value.
- 3.30 The BRE Guide states that sunlight availability would be adversely affected if the centre of a window receives less than 25% of annual probable sunlight hours or less than 5% of probably sunlight hours between 21 September and 21 March and receives less than 0.8 times its former sunlight hours during either period and has a reduction in sunlight over the whole year of over 4%.
- 3.31 For overshadowing, the BRE Guide recommends that at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21st March with ratio of 0.8 times the former value being noticeably adverse.
- 3.32 Specific legal advice will be given in relation to each application as required.

General comments

- 3.33 Members are reminded that other areas of legislation cover aspects of building and construction and therefore do not need to be considered as part of determining a planning application. Specific legal advice will be given should any of that legislation be raised in discussion.
- 3.34 The Committee has several choices when considering each planning application:
- To grant planning permission unconditionally;
 - To grant planning permission with conditions;
 - To refuse planning permission; or
 - To defer the decision for more information (including a site visit).

4. PUBLIC SPEAKING

- 4.1 The Council's constitution allows for public speaking on these items in accordance with the rules set out in the constitution and the Committee's procedures. These are set out at the Agenda Item: Recommendations and Procedure for Hearing Objections and Meeting Guidance.

5. RECOMMENDATION

5.1 The Committee to take any decisions recommended in the attached reports.

**DEVELOPMENT COMMITTEE. 10 AUGUST 2023
 UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL**

Agenda item no	Reference no	Location	Proposal / Title
7.1	PA/22/02477	Flat 2, 1 Kingfield Street, London, E14 3DD	Rear first floor extension

1. CLARIFICATIONS AND CORRECTIONS

1.1 The paragraph below should be inserted after Para 6.6:

It has been noted that there are inaccuracies in the existing rear elevation. Officers have conducted a site visit and have confirmed the rear elevation at first floor level consists of a single door and two windows. The officer’s assessment of the proposal has been based on the existing layout and elevation features observed on the site visit.

1.2 The sentence below should be inserted after Para 6.12:

A condition is recommended requiring details of 1.7m screening to be submitted to the LPA, prior to the completion of works, to mitigate any overlooking and privacy impacts.

2. RECOMMENDATION

2.1 The recommendation to grant planning permission is unchanged subject to the addition of the following condition:

5. Prior to the first occupation of the development, details of a 1.7 metre tall privacy screen between the proposed roof terrace and the adjoining property at 3 Kingfield Street shall be submitted for approval by the local planning authority.

The terrace shown on the approved plans shall not be occupied until the privacy screen has been constructed in full, in accordance with the details approved by the Council and shall be maintained as such thereafter.

REASON:

In order to safeguard the amenity of the occupiers of the adjoining property, in accordance with policy D.DH8 of Tower Hamlets Local Plan.

Agenda item no	Reference no	Location	Proposal / Title
7.2	PA/23/01179	Tower Hamlets Town Hall, 160 Whitechapel Road, E1 1BJ	<p>Listed building consent for:</p> <ul style="list-style-type: none"> • Alterations to the first floor refectory area and second floor executive office and meeting space within the Grade II listed portico extension. • Introduction of partitioning to create an additional meeting room at second floor (mezzanine level). • Removal of kitchenette at first floor level within the refectory. • Addition of doors within new partitioning associated with corridors leading to the above spaces. • Internal amendments to fourth floor of historical building with addition of lightweight partitions and doors, closing off open plan spaces from corridor.

1. ADDITIONAL REPRESENTATION

1.1 An additional representation has been received by Councillor Siraj Islam, in objection to the proposals. The comments are as follows:

Our hard-working staff are an asset of the Council and make this organisation what it is. Our staff deserve to be recognised and rewarded. The staff cafeteria in the historic rectory was a small appreciation in recognition of their contribution to the Council.

The Town Hall project board which I was a member of, chose the rectory due its historic value and quiet and pleasant space for members of staff to relax whilst having their lunch or just for some quiet time. As an employer staff health and wellbeing must be fundamentally important. For this reason, removing them from the rectory space into a dingy space on the 4th floor will in my opinion will have a mental health impact.

The former chapel is a significant feature of the Grade II listed portico extension of the Tower Hamlets Town Hall.

A significant part of the character of this space is its openness, it would therefore be detrimental to the quality of the space and to the heritage asset to add additional partition walls into the space.

A fundamental historic characteristic of the chapel would have been that it was accessible to everyone who used the building.

The room's current use as a refectory reflects this openness and allows everyone to appreciate such an important heritage feature of the listed building without restriction.

The proposals to remove the refectory function to become an executive room is therefore detrimental to the quality and appreciation of the heritage asset.

This proposal would therefore be contrary to Policy S.DH3 of the Local Plan which states that "proposals to alter, extend or change the use of a heritage asset or proposals that would affect the setting of a heritage asset will only be permitted where they enhance or better reveal the significance of assets or their settings".

Despite not being a planning consideration there are significant objections to the application from staff who do not want to be removed from a space which adds to the quality of their work environment to be relegated to a smaller substandard location within the building. No prior consultation with staff has taken place over this proposed change.

2. PLANNING HISTORY

- 2.1 The following is to be added to Section 3 (Planning History) of the committee report:
- 2.2 18 July 2019 – PA/19/01046 – A section 96A non-material amendment application was granted to the approved planning permission for the Town Hall redevelopment scheme, ref. PA/17/02825.
- 2.3 25 July 2019 – PA/19/01049 – A section 19 amendment application was granted to the approved listed building consent permission for the Town Hall redevelopment scheme, ref. PA/17/02828.

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