

Licensing Sub Committee

**Tuesday, 12 September 2023 at 6.30 p.m.
Council Chamber - Town Hall, Whitechapel**

Supplemental Agenda

3 .1 Application for a new Premise Licence for Point a Hotel, 13-15 Folgate Street, London, E1 6BX (Pages 3 - 42)

Supporting information supplied by applicant.

Contact for further enquiries:

Farzana Chowdhury, Democratic Services Officer,

farzana.chowdhury@towerhamlets.gov.uk

020 7364 3037

Town Hall, 160 Whitechapel Road, London, E1 1BJ

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Agenda Item 3.1

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Conditions proposed within the application

1. The Premises Licence holder shall ensure that CCTV cameras and recorders are installed at the main entrance to the premises and are of a standard acceptable to and approved by the Police. The CCTV shall be maintained in good working order at all times the premises is open to the public, be fully operational covering both internal and external areas of the reception area which the public have access.
2. The CCTV camera views are not to be obstructed.
3. At least one CCTV camera is to be placed no more than seven feet above floor level near to the exit in order to capture clear facial images of all persons leaving the premises.
4. The medium on which CCTV images are recorded shall be of evidential quality, stored securely; shall be retained for a period of 31 days and be available for inspection by the Police or Local Authority upon request.
5. At all times when the premises are open for the purposes of licensable activities a suitably trained member of staff shall be present to assist the Police or an authorised officer in obtaining the CCTV footage.
6. The facility to transfer the images to a compatible removable format shall be held on the premises.
7. The sale of alcohol is restricted to **hotel residents only**.
8. The premises licence holder shall risk assess the need for SIA security staff and take advice from police in the case of any local special event or specific concerns regarding trading.
9. When the venue is open for licensable activities , the toilets are to be checked by staff at least every two (2) hours and these checks are to be documented on each visit.
10. Notices shall be displayed within the premises warning customers about personal thefts; and to be vigilant.
11. Staff shall be fully trained on safety issues including fire safety and management shall carry out regular inspections of the premises.

12. The premises Licence holder shall ensure that all litter and waste outside the premises (and connected to the premises) is removed and disposed of with other waste from the premises.
13. The premises Licence holder shall operate a Challenge 25 age verification policy.

Additional Conditions proposed

EHO:

14. Loudspeakers shall not be located in the entrance lobby or outside the premise building.
15. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
16. notices shall be prominently displayed advising patrons that the premises designated smoking area is on the corner of Blossom Street. Members of staff will regularly check to ensure the customers smoking are not causing a nuisance.
17. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a public nuisance.

Police:

18. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record must show the outcome of the person who was intoxicated. The record shall be available for inspection at the premises by the police or an authorised officer at all times whilst the premises is open.
19. An incident log shall be kept at the premises, and be available on request to the Police or an authorised officer. It must be completed within 24 hours of any incident and will record the following:
 - a) all crimes reported to the venue;
 - b) all ejections of patrons;
 - c) any complaints received concerning crime and disorder
 - d) any incidents of disorder;
 - e) all seizures of drugs or offensive weapons;

- f) any faults in the CCTV system, searching equipment or scanning equipment;
- g) any refusal of the sale of alcohol;
- h) any visit by a relevant authority or emergency service.

20. In the event that a serious assault is committed on the premises (or appears to have been committed) the management will immediately ensure that:

- a) the police (and, where appropriate, the London Ambulance Service) are called without delay;
- b) all measures that are reasonably practicable are taken to apprehend any suspects pending the arrival of the police;
- c) the crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
- d) such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.

21. Operate a Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

Amendment to application

Removal of the application for recorded music 7 days a week.

Operational Management Plan

Point A Hotel, Folgate Street, London

Introduction and Overview

Point A Hotel, Folgate Street (The 'Hotel') is part of the Point A Hotels group, who operate 10 city centric hotels across England, Scotland and Ireland, with seven in central London.

The Hotel will operate to the highest standards to ensure the promotion of the licensing objectives at all times and with key consideration for the specific location within Tower Hamlets, the Brick Lane Cumulative Impact Zone and the local community.

The operational management plan identifies the following key areas to be more specifically addressed:

- Capacity and hours of operation;
- The management of guests arriving and departing;
- People Management;
- Deliveries and refuse;
- Noise Management;
- Staff Training, and;
- Neighbour Relations.

Capacity and hours of operation

- This property is a hotel with 212 rooms which offers breakfast in the morning, alongside light drinks and snacks 24 hours a day.
- The premises has a public area on the ground floor, where breakfast is served and customers can sit, relax and work. This area provides between 40-50 seats.
- The premises also benefit from an outdoor courtyard garden, which customers can enjoy until 9:30pm 7 days a week.
- The premises provide 24-hour access to hotel guests and proposes to sell alcohol to hotel guests during the following hours.
 - 11am to 11pm Monday – Thursday.
 - 11am to 12am(midnight) Friday & Saturday.
 - 11am to 10:30pm Sunday.
- The Hotel will provide light snacks and alcohol will only be available to hotel guests.

Management of Arrival and Departure of Guests

- Upon arrival at the Hotel guests will be required to check in. This will either be done via a self-service check-in screen or a member of the front of house team.

- There will always be two staff members in the foyer section of the premises where the sale of alcohol is taking place and throughout the night shift, covering check-ins and the seated drinking area.
- The role of the front of house team will be as follows:
 - Greet all customers as they enter the premises, deal with any queries or question and assist with the check in process.
 - Direct all smoking customers to the allocated space for them to use. This is on the corner of Blossom Street where a smoking butt box is housed.
 - Ensuring all alcohol is consumed on the premises and customers do not go in the garden area or onto Folgate Street with alcohol.
 - Carefully manage and expedite any transport enquiries and drop-offs.
- The premises is regularly staffed to the following numbers:
 - 6:00 am – 9:00 am: 11 people on the property, 2 breakfast hosts, 2 reception hosts and 7 members of the housekeeping team.
 - 9:00 am – 18:30 pm: 13 people on property on weekdays, and 11 people on the weekends.
 - 18:30 pm – 06:00 am 2 People on the property.
- The front door of the premises, the rear door of the premises and the public highway outside of the premises on Folgate Street will be under CCTV surveillance at all times. Access to video evidence will always be available to the police.
- Alcohol will not be permitted to be taken off the premises.
- The front façade of the premises will be regularly cleaned and monitored to ensure no litter is deposited on the floor or neighbouring windows, be that litter from the Hotel or externally.

Deliveries/Refuse

- The Hotel will ensure that all deliveries are kept to a minimum and kept within a specific time frame.
- Laundry will be delivered and collected between the hours of 4pm – 7pm Monday to Saturday. There is no Laundry collection on Sundays.
- All other organized deliveries will be provided after 8am daily. All deliveries will be supervised by a dedicated staff member to ensure they run smoothly and as efficiently as possible.
- Linen delivery is entered through the fire door, located on Blossom Street. All other deliveries are entered from the front entrance, after 8:00 am any day.
- All refuse will be kept within our dedicated bin area, located on Blossom Street. The waste will be collected after 8:00 am.
- All waste will be dropped into the outside bin after 14:00 pm and before 20:00 pm daily.

Noise Management

- All windows and external doors, save for windows to the hotel bedrooms that are occupied, will be kept closed after 21:30 hours Monday to Sunday except for immediate access and egress of the persons or required for access of deliveries and/or collections.
- After 21:30 the hotel front entrance will be locked and entrance will only be permitted through the scan of a hotel keycard, or manually unlocked via a front of house staff member.
- The premises has been acoustically treated to a very high standard.
- There will be signs at the premises requesting customers to leave quietly and respect nearby residents when leaving the premises, when going outside to smoke or when using the garden area.
- There will be signs at the premises advising customers that the garden area is not permitted to be used for the consumption of alcohol at any time, and will be closed from 9:30pm daily.
- The premises will only be providing unlicensed background music.

Staff Training

- All members of staff are fully trained in their responsibilities under Licensing Law, Health & Safety and Service Standards.
- Staff are trained on dealing with intoxicated individuals, and the law surrounding the refusal of service to customers who may be intoxicated.
- Staff are trained to kindly ask our guests to keep noise down to the minimum to respect our neighbours.
- All staff members upon employment will be provided a copy of this policy which they must read, sign and return to the Hotel Manager.
- All staff members will be made aware of the hours and conditions of the premises licence and reminded regularly of the importance of being mindful of the local residents.

Neighbour Relations

- The Hotel is committed to operating a premises which is both well managed and complimentary to local neighbours, both residential and commercial.
- Any comments or complaints received by neighbours with regards to the operation of the premises, be that operations managed by the premises licence or not, will be dealt with promptly and effectively by the members of staff, and raised to the General Manager, if necessary.
- Any comments received from neighbours or issues will be logged in the premises incident reports log.
- All residents will be provided a dedicated email address in case there is any issues they would like to report to the Hotel management team. This inbox will be solely for local residents and will be monitored by the Hotel manager and Operations director.

- The email address for residents will be **stefano.karantonis@pointahotels.com**

Stefanos Karantonis General Manager

Stefanos brings a wealth of experience and expertise to the world of hotels.

As a dedicated General Manager at Point A Hotels in London.

Point A Liverpool Street 212 bedrooms – General Manager

Point A Kensington 103-room liquor licence, small bar operation – Hotel Manager

Montagu Place 16 bedroom liquor licence dispense bar – Host/Receptionist

The Grand Hotel Brighton various front office roles.

Served with the Greek Army for two years as part of National service.

Recently completed a degree in music production.

Matthew Moffatt Head of Operations Point A Hotel

Responsible for the operations of ten hotels within the group, 5 hotels have liquor licences and the Horse & Stables Pub

Opened a new hotel in Trafalgar Square for a Hong Kong based company.

Z Hotels 3 years - 14 hotels all with liquor licences

Prior to that worked in various large hotels in a general manager capacity or before that as an operations manager in hotels with room numbers from 59 Hendon Hall Hotel to Strand Palace Hotel 777 bedrooms. All hotels had various bars, restaurants, function rooms and pubs.

DPS holder in many different locations.

Over 40 years experience within the hospitality industry.

Matthew Moffatt

Profile

A dedicated hospitality professional with a proven track record of management experience with great success in a variety of hotels and serviced apartments. With a positive outlook I set, drive, and deliver on goals and objectives as my instinct is to be results orientated and have a desire to add value. One of my key strengths is inspiring teams with clear direction, honest feedback and mentoring skills which generates a culture of empowerment, positivity and a desire for success.

Key Skills

- Financial Acumen & Budgetary Control
- Leadership
- Operational
- Project Management
- Commercial Acumen
- Multi-Site Management
- Data Analysis
- Identifying Business Opportunities & New Markets
- Driving Sales, Marketing & Product Awareness
- Motivating, Developing & Retaining Teams

Career History

General Manager

Page 8 Hotel

2018 - 2020

Opening a brand new 138-bedroom Hotel, Roof Top Restaurant and 4 Retail units. Estimated turnover year 1 £8.4m
Hotel Operating Profit £3.2m

- In order to agree a loan structure with the bank created a 3-year plan which ensured the hotel opened on a sound financial basis with inbuilt flexibility to meet an unforeseen circumstances.
- Formulated a top to bottom pre-opening budget, costed at £1.4m, with a rigorous approach to procurement, and efficiency which resulted in costs savings, meeting the budget parameters and also aided the company cash flow. Allied to this approach was a monthly reporting process reviewing, analysing and challenging all expenditure.
- Pre-opening I acted as the link between development and project manager and owners which insured smooth communication, clarity of objectives, building milestones were reached and there was cooperation and a common vision from all parties.
- Procured all operational systems with an emphasis on IT: Property Management System, UK on-line Bank Account, Accounting systems, Health & Safety systems which resulted in the hotel being able to hit the ground running when opened. A robust approach was taken to procurement with either meeting budget or a cost saving.
- By taking a collaborative approach with my HR Manager we recruited a senior team which included: Financial Controller, Operations Manager, Revenue Manager, Sales Manager and Facilities Manager, with an emphasis on experience, shared values and personalities that complemented each other. This resulted in a senior management team that was eager and excited in making the opening of the hotel a success.
- Following establishing our senior management team, I project managed the recruitment, induction and training of the hotel operational team with a headcount of 30, when the hotel opened on day one we were able to meet, greet and look after the guests.
- Crucial to the opening of the hotel I formulated a comprehensive Sales, Marketing, Social Media, and PR plan with the emphasis on blitzing the marketplace, locally, nationally, and globally and encouraged creativity and originality in our approach. This generated both healthy feedback and enquiries.
- Starting from scratch I implemented all-embracing and detailed Standard Operating Procedures for all departments with the aim that all working team members had clarity on purpose, responsibility, process and measurement. This ensured the team bought into the common goals for the opening of the hotel.

Group Operations Director

Z Hotels

2014 - 2018

Managing 8 hotels (6 properties in central London, 1 property in Liverpool & 1 property in Glasgow). Turnover circa £30m annually

- Project managed 5 new hotels from construction with full budgetary responsibilities, recruitment and ensuring that the hotels were operationally ready from day one.
- Worked in tandem with the Revenue Manager to ensure maximum occupancy achieved in all hotels - London Hotels 99.1%, Glasgow 97%, Liverpool 91%.
- Introduced a standard of operational and service excellence for all hotels focusing on quality and customer experience which allowed measurement of teams and as a consequence development /action plans could be formulated.

- To instil owner's confidence, I introduced a management reporting mechanism that had two strands; it ensured correct action was taken where appropriate but also supported team members in their development of their actions taken when issues arose.
- Introduced a monthly health check for each hotel with standardised key metrics, for the owner; including sales action, customer feedback, capital expenditure and team status. This facilitated in development plans, risk management, corrective activity and product enhancement/improvement.
- By conducting quarterly Health and Safety audits, complimented by a comprehensive training program for all team members hotels achieved a rate of over 87%.
- Crucial to our business was the leisure market, with daily monitoring of both occupancy and demand, this influenced our rate levels and I encouraged competitive rate level setting for each hotel to either maintain or increase their occupancy.
- Succession planning was key to the success of the 8 hotels I managed. Intrinsic to this approach was the introduction of a development matrix which was formulated in collaboration with team members and resulted in 100% internal appointments of duty managers and night managers role.

General Manager

Hendon Hall, Hand Picked Hotels

2010 - 2014

Managing a 57 bedroom hotel, Restaurant, Bar & 4 Conference Rooms. Turnover of circa £2.2m annually.

- Won Hand Picked Hotels Most Improved Hotel Award 2011.
- Restructured senior management team with cash saving of £40k per annum.
- Implemented payroll control for all departments with monthly savings of approximately 10% due to increased efficiency on manpower planning.
- Reviewed all pricing within hotel, year on year increase ARR of £8.80.
- Reviewed and targeted our selling strategy for our largest conference room which achieved repeat business for major clients and that brought in two key clients, allied to this approach we increased wedding sales by £40k and overall conference sales by £60k.
- Secured capital investments for a number of product improvements, which were costed and controlled and came in under approved budget, these included: 1. Reception – makeover: Impact - customer feedback across multiple channels reacted positively to these changes; 2. largest Conference Room – redecoration: Impact - increased occupancy by 15%; 3. Restaurant and Bar - full refurbishment: Impact - increased spend by 22%.
- Introduced new measurement for customer service, which achieved 2 AA rosettes for the Restaurant and Bar
- Increased Hotel Profit Contribution by £77k year on year.
- Achieved over 85% in company mystery shopper visits.
- Achieved 82% in AA Hotel Mystery Guest Program.
- Launched a new Corporate Social Responsibility campaign focusing on a local charity, which increased our general links within the community and provided media opportunities to promote our values.
- Reviewed our approach with local corporate accounts and this increased our occupancy by 12% and the Average Room Rate by £4.50.

General Manager

Think Apartments Limited

6 month contract 2010

Managed four-star apartments over several sites across London. Responsible for site under construction, new build and listed building sites with sales approach including short and long lets.

- Implemented a sales strategy for all apartments with a flexible pricing guide which empowered team members to successfully negotiate and secure a sale.
- Reviewed team structure from top to tail with the aim of achieving a positive dynamic sales orientated team with defined competencies, measurements, and accountability. This allowed the identification of poor performing managers with appropriate actions to be taken.
- Comprehensive review of Health & Safety was conducted, introducing a training and audit program which ensured 100% compliance.
- Worked in tandem with the finance department establishing a robust process of recouping outstanding monies of £1.1m which was 100% successful.
- Created a review and report tracker for profit and loss for each unit which highlighted where corrective action was required, this demonstrated to the owner where revenue growth was taking place and what actions were in place to increase profitability.

General Manager

Thistle Euston Hotel

2005 - 2010

Fully accountable for 362 bedroom hotel with an annual turnover of £10m. Hotel has Restaurant, Bar and 6 Conference Rooms plus 5 Syndicate Rooms.

- Increased sales from £8.9m to £11m, over the period of time through a change in business mix, an increase in RevPAR from £45.00 in 2005 peaking at £65.00 in 2008. With a clear rooms revenue strategy to increase distribution and maximised pricing to deliver this growth.
- GOI% improvement from £5.1m in 2005 peaking at £6.4m in 2008, this was achieved through a systematic restructuring process by eliminating back office functions and redeploying these employees to client facing positions, increasing our guest satisfaction scores from 57%, peaking in 2009 at 82%.
- Recruited departmental managers into the hotel to address the issue of service and standards, culminating in a reduction of staff turnover from 75% to 35%.
- Created a tiered communication strategy for all levels and all areas and this increased team engagement year on year by 20%.
- Increased Company Mystery Shopper positive feedback from 72% to 91%.
- Achieved 82% customer satisfaction score through Retailer's customer on-line tracker.
- Instigated a £500k refurbishment of the hotel Restaurant and Bar with an increase of sleeper diner ratio from 12% to 24%.
- Conducted a cost saving exercise across payroll and operation resulting in savings in the Profit & Loss of approximately 20% year on year.
- Successfully secured new corporate accounts including McDonalds, Eurostar, and Network Rail worth approximately £750k per year.

Operations Manager

Thistle Marble Arch

2004 - 2005

Full accountability for the day-to-day running of this 692-bedroom hotel with 19 Conference Rooms, Restaurant, Bar and Coffee Shop, with a total turnover of £24m.

- Introduced new controls for payroll forecasting, with a decrease in hotel overall payroll of 15%
- Reviewed our food and beverage process and service resulting in a monthly increase in sales of 11%
- Working with Revenue Manager increased the Average Room Rate by 5% in the first year.
- Renegotiated an airline contract with a £2.50 rate increase.
- Insured a robust reporting mechanism for sales forecasting and Profit & Loss were in place to allow corrective actions to be taken where relevant e.g. monthly savings in Food & Beverage payroll of 15% year on year.

Previous Career History

Deputy General Manager

The Strand Palace Hotel

2000 - 2004

Business Development Manager

Sodexo Catering

1999 - 2000

Education, Qualifications & Skills

- BTEC qualifications in Hotel & Catering
- Compass Management Development Programme January – December 2003
- Franklin Covey 7 Habits of Highly Effective People 2008
- Health & Safety Level 2 & 3, Fire Safety Level 2, Food Hygiene, Asbestos Management
- Full clean driving licence
- Competent on Microsoft Word, Excel, PowerPoint
- Competent using Opera, Guestline & Sage
- French speaking basic

References

Available Upon Request

**POINT.a**Small Hotels. *Big Heart.*Beer Bottle *330ml* £5.00Beer Can *330 ml* £5.00Cocktail Can *200 ml* £5.00Bottle of wine *187 ml* £6.00Prosecco *200 ml* £7.50Glass of Wine *125ml* *250ml*

Footspets Shiraz £4.75 £7.50

Footspets Merlot £4.75 £7.50

Berri Estates Shiraz £4.75 £7.50

Berri Estates Merlot £4.75 £7.50

Spirits *25ml* *50ml*

Jack Daniels Whisky £4.00 £8.00

Absolut Vodka £4.00 £8.00

Gordon's London Dry Gin £4.00 £8.00

Jonnie Walker Black £4.00 £8.00

Bacardi Spiced Rum £4.00 £8.00

Soft Drinks **Cans** **Bottle**

Coca-Cola £1.75 £2.50

Fanta £1.75 £2.50

Sprite £1.75 £2.50

Tonic Water £1.75 £2.50

Lucozade £2.50

Orange/Apple Juice £2.00

Red Bull £3.50

Training Record Form for a Server of Alcohol

- Licensing Act 2003 - Gambling Act 2005 - Health Act 2006

There are strict laws and company rules concerning the sale of alcohol. This form is designed to ensure that you understand your responsibilities. You must therefore sign this form before you are allowed to serve alcohol.

Breaking the law can result in heavy fines and the loss of our licence. At the very least, in the event of the authorities discovering that you have served alcohol to someone under the age of 18 or someone who is drunk, you could be issued with an £80 fixed penalty notice which would be your personal responsibility to pay. A conviction for any of the matters listed below not only leaves you with a criminal record but may also prevent you from becoming a personal licence holder in the future. In addition, if you do not comply with these rules disciplinary action may be taken against you which could result in the loss of your job.

It is essential that if you do not understand any of these instructions or require further information that you discuss the matter with your Manager.

1. Do not sell alcohol to anybody who is under 18. If you are in any doubt about their age simply do not sell alcohol to them. If a customer looks under 25 you must ask for identification. The only acceptable forms of identification are an international passport, a UK photo card driving licence or a proof of age card bearing the PASS hologram.
2. Do not sell alcohol to anybody who you suspect is drunk. In addition, you should not sell to anyone whom you believe to be purchasing on behalf of an individual who is drunk or appears to be drunk. If you suspect that someone is drunk then inform the Manager immediately.
3. Do not serve alcohol outside the hours listed on your premises licence. You must also make sure that drinking up is completed within 30 minutes.
4. You must be aware of any conditions which are attached to the licence for your premises and abide by them.
5. Always ensure that you serve a correct measure. It is an offence to give an under measure.
6. It is forbidden and against the law to smoke anywhere within the premises.
7. It is against the law for people under the age of 18 to play on gaming machines and their use must therefore be supervised; if a player looks under 25 you must ask for identification.
8. It is against the law for people under the age of 18 to purchase cigarettes; if a customer looks under 25 you must ask for identification.
9. Hand wash basins must be only used for hand washing and should always contain soap, hot water and a supply of hand towels.

These requirements must be observed at all times. Both you and the company can be prosecuted if they are not adhered to and if you are found guilty of an offence you may receive a criminal conviction and/ or a fine.

I can confirm that I have received training in all the above matters and have read and understood the details of these instructions.

Server of alcohol

Name

Date

Signed

Personal license holder

I am satisfied that the above named person fully understands the content of this instruction and that they are competent to sell alcohol in accordance with the law.

Name

Date

Signed

Weights & Measures

Name of Trainee:

I acknowledge that I have received training on the following:

- The correct way to pour a 25ml and a 50 ml measure.
- It is illegal to over or under pour.
- The `perfect pint` should be 95 % liquid and 5 % head.
- You are obliged to top up a pint when asked.
- All draught and wine should be served in government stamped glasses.

Signed (Trainee):

Signed (Trainer):

Date:

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The Brekkie
For allergen information,
please ask at reception.
Gluten-free options will be
trashed upon request.

Breakfast

The Brekkie
For allergen information,
please ask at reception.

**AVOID THE
BREAKFAST RUSH**
Make your order early and serve till last!

POPULAR TIMES

Join the A List

Have you joined
the A List?
It's FREE!
10%

POINT & HOLIDAY



Private



Please respect your neighbour's privacy







Menu -

£2.50
£2.50
£2.50
£2.50
£2.00
£2.00
te £2.75

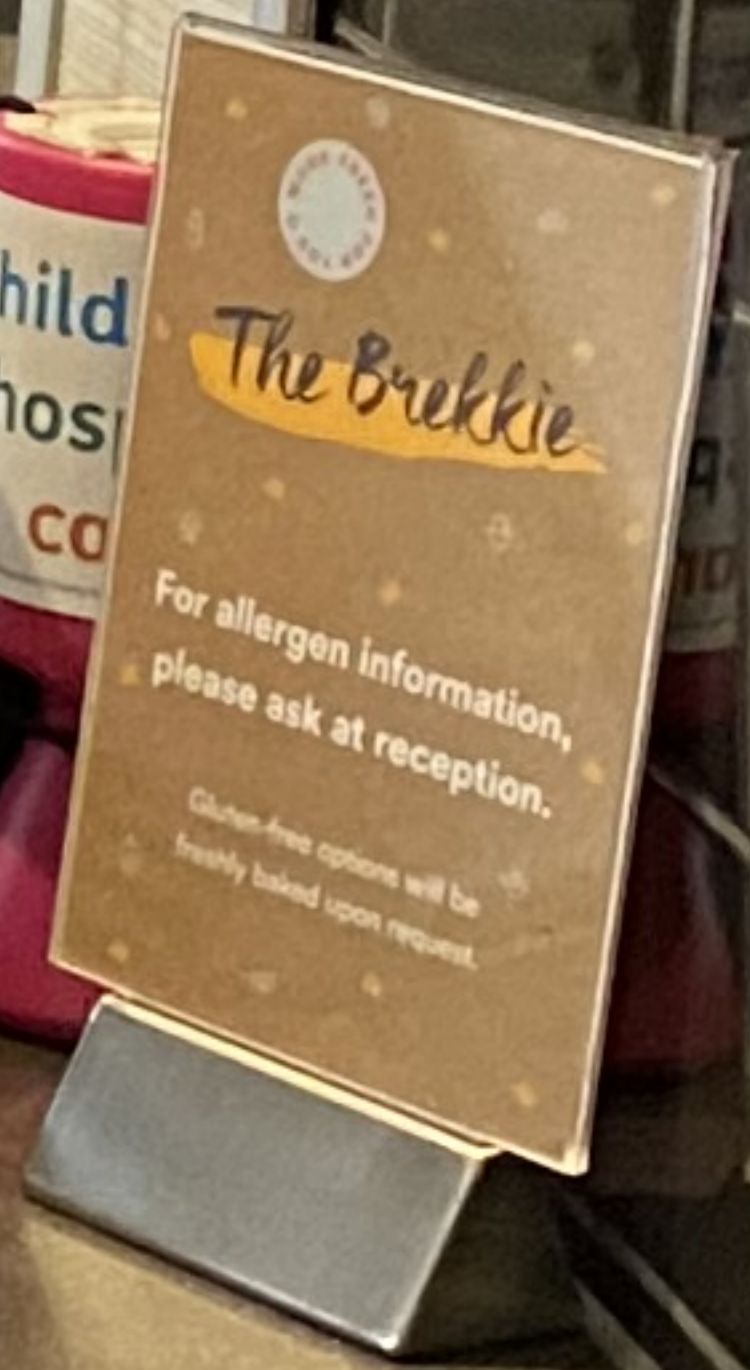
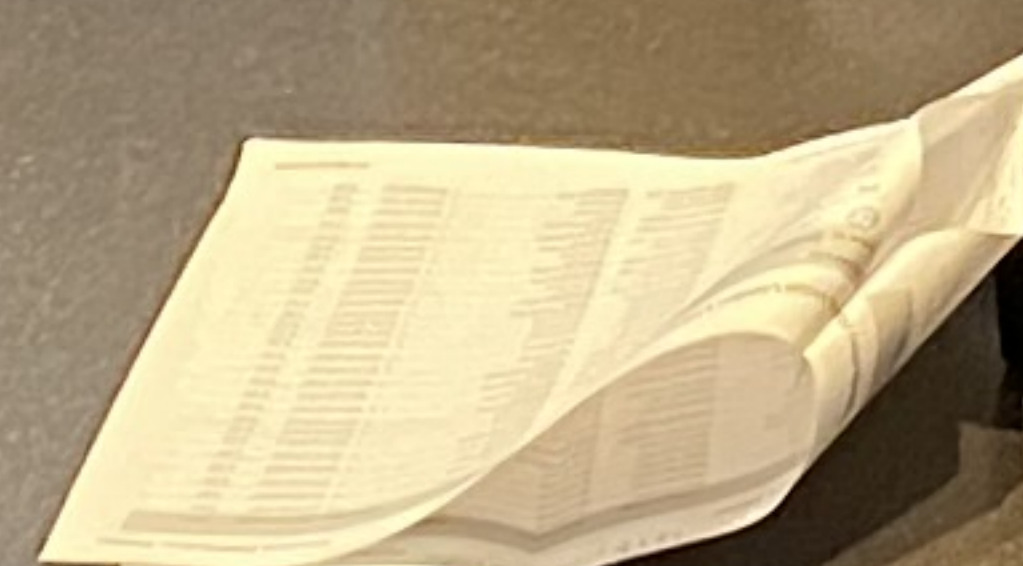
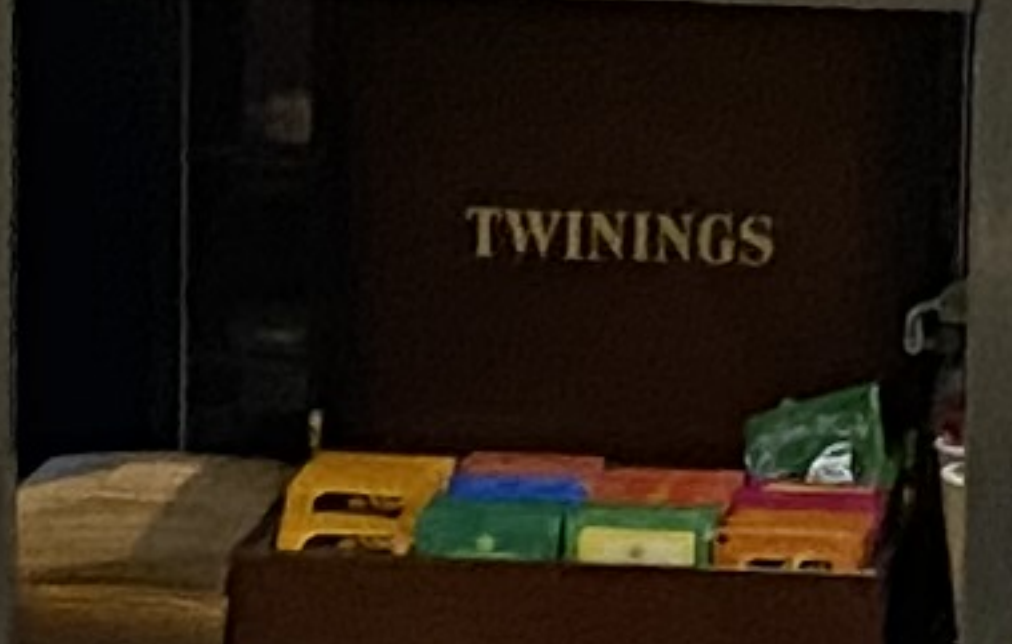
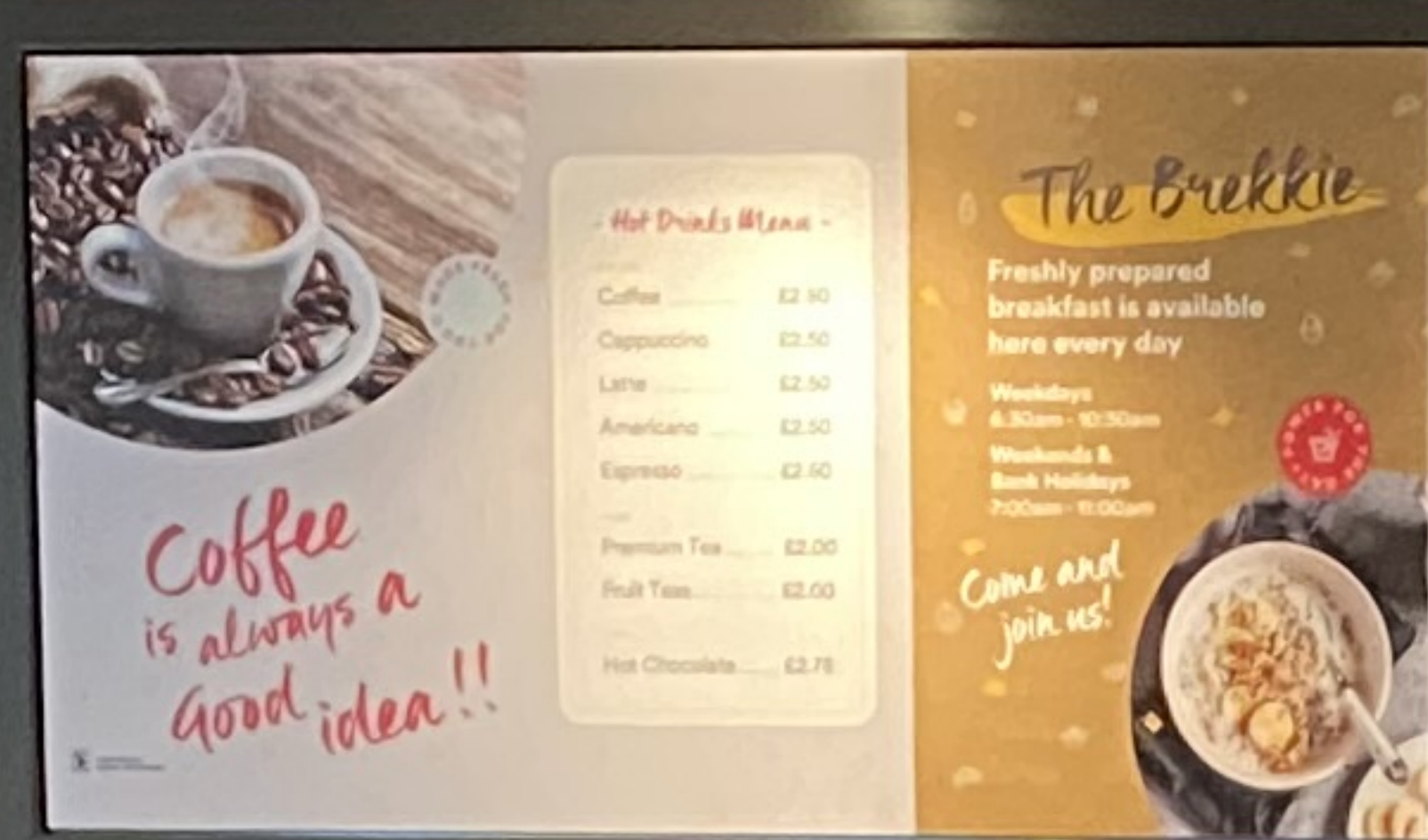


The Brekkie

Freshly prepared breakfast is available here every morning

Weekdays 7:30am - 10:30am
Weekends & Bank Holidays 7:00am - 11:00am

Come and join us!







BLOSSOM ST. E.

RELAX
& BEAT THE
QUEUES

TOUCH TO START





Your ref:
My ref: PA/11/00072

20/04/2011

Mr Peter Dines

Development & Renewal
Town Planning
Mulberry Place (AH) Anchorage House
PO Box 55739
5 Clove Crescent
London
E14 1BY
www.towerhamlets.gov.uk
Enquiries to: Beth Eite
Tel: 0207 364 0354
Fax: 020 7364 5415
TH: PP-01324210

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010

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 its decision to grant permission for the development referred to in the schedule to this notice and as shown on the submitted plans and particulars subject to the conditions set out in the schedule.

You are advised that this permission does not modify or extinguish any covenants, easements or other restrictions applying to or affecting the land, or the rights affecting 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, or other related legislation. In this connection you should contact the Head of Building Control, Mulberry Place (AH) Anchorage House, PO Box 55739, 5 Clove Crescent, London, E14 1BY (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 Part II of the London Building Acts (Amendment) 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 Head of Building Control, Mulberry Place (AH) Anchorage House, PO Box 55739, 5 Clove Crescent, London, E14 1BY.

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

1) Appeals to the Secretary of State

If you are aggrieved by this decision you may appeal to the Secretary of State for Communities & Local Government in accordance with Section 78 of the Town and Country Planning Act 1990. If you want to appeal from the date of your decision notice then you must do so within six months, or 28 days, if the development in your application is the same or substantially the same as development that is currently or subsequently the subject of an enforcement notice. You must use 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). The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving 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 planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

2) Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

3) Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.

Yours sincerely,



Owen Whalley, Head of Planning and Building Control



2009-2010
Positive engagement of older people
2009-2010
Preventing and tackling child poverty
2003-2009
Winner of 7 previous
Beacon Awards



SCHEDULE

Full Planning Permission

Location: Former Site At 1 To 4 Blossom Street And 13 To 15 Folgate Street, Blossom Street, London

Proposal: Change of Use of 13-15 Folgate Street and 1-4 Blossom Street to hotel (use class C1), enclosure of the 4th floor roof terrace and minor ground floor alterations.

Date: 20/04/2011

Reference: PA/11/00072

Application Received on: 6 January, 2011
Application Registered on: 19 January, 2011

Drawings Approved:

Registered Number: PA/11/00072

Applicant's Number: Environmental Noise Survey by architectsnetwork ltd, Office Supply and Deman Study by GVA Grimley, Transport Statement by transport solutions consultancy ltd, Planning Statement by Geraldeve, Guies and workplace Travel Plan by architectsnetwork ltd (amended 14/4/2011), Design and Access Statement by architectsnetwork ltd.

10L15PL_S00, 10L15PL_S02, 10L15PL_S03, 10L15PL_S04, 10L15PL_S05, 10L15PL_S06, 10L15PL_S07 rev A, 10L15PL_S08 rev A, 10L15PL_S09, 10L15PL_P.01, 10L15PL_P.02 rev A, 10L15PL_P.03, 10L15PL_P.04, 10L15PL_P.05, 10L15PL_P.06, 10L15PL_P.07 rev A, 10L15PL_P.08 rev A, 10L15PL_P.09, 10L15TE_DT31 rev D and Straight Stairiser 230kg rev A.

Reason(s) for Grant:

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

The local planning authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Adopted Core Strategy (2010), Saved Unitary Development Plan, the Council's Interim Planning guidance (2007), associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:

1. The loss of the B1 office space is considered acceptable in this instance due to the number of

unimplemented planning permissions for B1 office space in the locality and number of vacant office buildings of similar quality to the application site. The hotel use would also increase employment within the building in comparison to its current vacant state in accordance with policies EMP3 of the Unitary Development Plan 1998 and policy EE2 of the Interim Planning Guidance 2007 and policy SP06 of the Core Strategy 2010.

2. The site is considered to be a suitable location for a hotel within the Central Activities Zone to support the city functions in accordance with policy ART7 of the Unitary Development Plan 1998 and policy SP06 of the Core Strategy 2010.

3. The change of use and alterations to the building are not considered to have a significant detrimental impact upon the amenities of the neighbouring residents in accordance with policy DEV2 of the Unitary Development Plan 1998, policy DEV1 of the Interim Planning Guidance 2007 and policy SP10 of the Core Strategy

4. The extensions and external alterations to the building are considered to preserve the character and appearance of the property and the Elder Street Conservation Area in accordance with policy DEV2 of the Unitary Development Plan 1998, policies DEV1 and CON2 of the Interim Planning Guidance 2007 and SP10 of the Core Strategy 2010.

5. Subject to a number of conditions and restrictions relating to servicing vehicles and coach parking there would be no significant impact upon the free flow of traffic or pedestrian and highway safety in accordance with policies DEV1 and T16 of the Unitary Development Plan and policy SP09 of the Core Strategy 2010

Conditions and Reasons:

1. The development allowed by this permission must begin within three years from the date of this decision.

Reason: To ensure planning permissions are implemented within a reasonable time period in accordance with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the Schedule to this planning permission.

Reason: For the avoidance of doubt and in the interest of proper planning.

3. Prior to commencement of any external parts of the development samples and a schedule of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority

The development shall not be carried out otherwise than in accordance with the details thus approved and shall be so maintained.

Reason: To ensure that the external appearance of the development is satisfactory and that it contributes to the character and appearance of the local street scene, in accordance with the requirements of policies DEV1 and DEV2 of the adopted Unitary Development Plan 1998 and policies DEV1, DEV2 and CON2 of the Interim Planning Guidance (2007).

4. Notwithstanding the details shown on drawing numbers 10L15PL_P08 rev A and 10L15PL_P.02 rev A a detailed scheme at a scale of 1:20 for the design of the bays on the ground floor along Blossom Street shall be submitted to an approved in writing prior to the commencement of the development.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the development is satisfactory and that it contributes to the character and appearance of the local streetscene, in accordance with policies DEV1 and DEV1 of the Unitary Development Plan 1998, policies DEV1, DEV2 and CON2 of the Interim Planning Guidance 2007 and policy SP10 of the Core Strategy 2010.

5. "Prior to the commencement of the relevant works of the development the applicant shall submit the details to be approved in writing by the local planning authority of the Be Lean, Be Clean and Be Green measures, demonstrating these measures have been maximised and detailed energy calculations submitted, demonstrating the development achieves a **minimum** reduction of 25% carbon dioxide emissions over 2010 Part L Building Regulations. The information to be submitted shall include details of:

- (a) Energy efficiency and passive design measures demonstrating these measures have been maximised to meet Building Regulations 2010 Part L requirements. Detailed energy calculations are to be undertaken and submitted using the approved calculation methodology and clearly show the Target Emission Rate (TER) and Building Emission Rate (BER).
- (b) Detailed feasibility studying investigating the potential to reduce the developments carbon dioxide emissions associated with space heating, hot water, ventilation and cooling through the use of decentralised energy systems. The use of a CHP/CCHP system should be fully explored and future connectivity to district heating systems must be integral to the design of the system.
- (c) Detailed feasibility studying investigating the potential to reduce the developments carbon dioxide emissions by 20% from onsite renewable energy generation. The investigation shall include a detailed study to incorporate photovoltaic and or solar thermal panels. If the study concludes such provision is unfeasible, evidence shall be provided to support this.

The approved energy efficiency measures, low carbon and renewable energy technologies shall be implemented and retained for so long as the development shall exist except to the extent approved in writing by the local planning authority"

Reason: to ensure a reduction carbon dioxide emissions in accordance with Policies 4A.1 and 4A.7 of the London Plan Spatial Development Strategy for Greater London (Consolidated with Alterations since 2004) dated February 2008, Policy 5.2 of the Draft Replacement London Plan and the London Borough of Tower Hamlets Core Strategy Policies SO3 and SO24 which seek to mitigate climate change and minimise carbon dioxide emissions.

6. "Prior to the occupation of the development the applicant shall submit the details to be approved in writing by the local planning authority of the BREEAM Assessment where the development targets an excellent rating and achieves as a minimum a very good rating, which shall be verified by the awarding body (BRE) under the bespoke BREEAM certification scheme.

The approved details of the sustainable design and construction measures shall be implemented and retained for so long as the development shall exist except to the extent approved in writing by the local planning authority"

Reason: to ensure the highest levels of sustainable design and construction in accordance with Policies 4A.3 of the London Plan Spatial Development Strategy for Greater London (Consolidated with Alterations since 2004) dated February 2008 and DEV 5 of the London Borough of Tower Hamlets Interim Planning Guidance which seek the highest standards of sustainable design and construction principles to be integrated into all future developments.

7. Prior to the first use of the development hereby approved details of secure and weatherproof on-site cycle parking provision is submitted to and approved in writing by the Local Planning Authority.

The cycle parking shall be provided in accordance with these approved details and retained for the lifetime of the development.

Reason: To ensure that there is sufficient space to accommodate cycle parking facilities for the occupants of the units and to ensure that these space are secure in accordance with policies 3C.1 and 3C.22 and of the London Plan (2008) and DEV16 of the Interim Planning Guidance (2007)

8. Prior to the first use of the development hereby permitted a Landscape Scheme for the treatment of the rear garden area, including both hard and soft landscaping shall be submitted to the local planning authority for written approval. Provision in accordance with the details thus approved shall be made prior to the occupation of the development and shall thereafter be permanently retained and used for that purpose, to the satisfaction of the local planning authority. Details of the scheme should include:

- planting scheme, including written specifications (including cultivation and other operations associated with plants and grass) and schedules of plants, noting species, plant sizes and proposed numbers where appropriate (including replacement of all trees that have been felled as a result of the development)

The landscape management scheme plan to be submitted to and approved in writing by the local planning authority shall be carried out in accordance with the programme agreed and all soft landscaping works must be carried out within the first planting and seeding seasons following the occupation of any part of the development. Trees or plants that die, or are removed or become seriously damaged or diseased within five years of the development being finished must be replaced in the next planting season with plants of similar species and size. Any changes of species proposed will need the written permission of the local planning authority prior to planting.

Reason: To protect and enhance the character and appearance of the area and to ensure that the external appearance of the buildings and landscaping is satisfactory and in accordance with saved policies DEV1 and DEV2 of the adopted Unitary Development Plan (1998) and policies DEV1 and DEV2 of the Interim Planning Guidance (2007).

9. The garden area shall be closed to guests between the hours of 9.30pm and 8am

Reason: To protect the amenities of the neighbouring residential occupants in accordance with policy DEV2 of the Unitary Development Plan 1998 and policy DEV1 of the Interim Planning Guidance 2007.

10. Any plant and equipment proposed as part of this development shall not generate any noise which is more than 10dB below the lowest recorded L90 as measured 1m from the nearest residential facade, in accordance with BS4142.

Reason: To ensure that there is no significant noise and disturbance from the proposed use to the neighbouring residential occupiers in accordance with policy DEV50 of the Unitary Development Plan 1998 and policy DEV16 of the Interim Planning Guidance 2007.

11. The servicing of the building including deliveries and refuse collection shall be carried out in accordance with the details outlined in the 'low servicing hotel concept' section of the design and access statement and the Guest and Workplace Travel Plan.

These arrangements shall be permanently retained for the lifetime of the development.

Reason: To ensure that the servicing does not impact upon the amenities of the neighbouring residents and the free flow of traffic due to the limited size of the servicing bay in accordance with policies DEV2 and T16 of the Unitary Development Plan, policies DEV1 and DEV17 of the Interim Planning Guidance and policy SP09 of the Core Strategy 2010.

12. The development and operation of the site shall be carried out in accordance with the transport statement and guest and workplace travel plan.

These arrangements shall be permanently retained for the lifetime of the development.

Reason: To promote sustainable transport by reducing the need for car travel and to ensure that no coaches are permitted to access the site in the interests of the free flow of traffic in accordance with policy 3C.1 in the London Plan: Spatial Development Strategy for Greater London (Consolidated with Alterations since 2004) and policy SP09 of the Core Strategy 2010.

13. This accommodation hereby approved shall only be used for hotel and ancillary uses and for no other purpose within Class C1 of the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order.

Reason: In granting this permission the local planning authority has had regard to the special circumstances of the case and considers that planning permission would have been refused for unrestricted use within Class C1 of the Use Classes Order.

14. The use hereby approved shall only be used as temporary sleeping accommodation for no more than 90 consecutive days.

Reason: The proposal would not offer an acceptable standard of accommodation for long-term stays, and to ensure that the development is not used as permanent residential accommodation which would circumvent contrary to affordable housing policy SP02 of the Core Strategy 2010.

Informatives:

1. This planning permission should be read in conjunction with the associated s106 agreement.

Mr Peter Dines

Development & Renewal
Town Planning
Town Hall, Mulberry Place
5 Clove Crescent
London
E14 2BG
www.towerhamlets.gov.uk

Application Number: PA/14/00760

Enquiries to: Kate Harrison
Tel: 020 7364 5544
Fax: 020 7364 5415

11/03/2015

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)

CONDITIONAL PERMISSION FOR DEVELOPMENT

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

You are advised that this permission does not modify or extinguish any covenants, easements or other restrictions applying to or affecting the land, or the rights affecting 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, or other related legislation. In this connection you should contact the Head of Building Control, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG (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 Part II of the London Building Acts (Amendment) Act 1939 in order to obtain official geographical and postal addresses and to get any newly created streets and access-ways officially named. **In order to avoid delays at completion stage of the work the application should be made on commencement of the work or shortly thereafter.** Details of the development, including site, block and internal plans annotated with unique plot numbers and additional development information such as tenure, number of bedrooms etc. with completed application forms (available from the Street Naming and Numbering webpage on the Councils website) should be sent to Planning and Building Control, Street Naming and Numbering, Mulberry Place, 5 Clove Crescent, London, E14 2BG.

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

1) Appeals to the Secretary of State

If you are aggrieved by this decision you may appeal to the Secretary of State for Communities & Local Government in accordance with Section 78 of the Town and Country Planning Act 1990. If you want to appeal from the date of your decision notice then you must do so within six months, or 28 days, if the development in your application is the same or substantially the same as development that is currently or subsequently the subject of an enforcement notice. You must use a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0303 444 5000). The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving 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 planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

2) Purchase Notice

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

3) Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.

Yours sincerely,



Owen Whalley, Head of Planning and Building Control

SCHEDULE

Full Planning Permission

Location: 13-15 Folgate Street and 1-4 Blossom Street London, E1 6BX

Proposal: Erection of a rear extension ranging from 1-5 storeys in height to 13-15 Folgate Street and 1-4 Blossom Street to provide 31 additional hotel rooms (Use Class C1).

Date: 11/03/2015

Reference: PA/14/00760

Application 21 March, 2014

Received on:

Application 15 May, 2014

Registered on:

Documents and Drawings

- 13L05 EX 01
- 13L05 EX 02
- 13L05 EX 03
- 13L05 EX 04
- 13L05 EX 05
- 13L05 EX 06
- 13L05 EX 07
- 13L05 EX 11
- 13L05 EX 12C
- 13L05 EX 13
- 13L05 EX 21
- 13L05 EX 22
- 13L05 PL 01 Lower Ground floor plan as proposed
- 13L05 PL 02H Ground floor plan as proposed
- 13L05 PL 03H First floor plan as proposed
- 13L05 PL 04J Second floor plan as proposed
- 13L05 PL 05L Third floor plan as proposed
- 13L05 PL 06L Fourth floor plan as proposed
- 13L05 PL 07J Roof plan as proposed
- 13L05 PL 11 Elevation from Blossom Street as proposed
- 13L05 PL 12D Rear Elevation/Section XX as proposed
- 13L05 PL 13A Folgate and side Elevations as proposed
- 13L05 PL 21A Section Y-Y as proposed
- 13L05 PL 22A Section Z-Z as proposed
- Design and Access Statement
- Planning Statement
- Daylight and Sunlight Study
- Transport Statement
- Noise Report
- Sustainability Report
- Aboriginal Cultural Report
- Historic Environment Assessment

Statement of positive and proactive engagement

The Local Planning Authority has worked with the applicant in a positive and proactive manner by making available a formal pre-application process, including free duty officer advice. The Local Planning Authority has also produced policies and provided written guidance, all of which are available on the Council's website and which has been followed in this instance.

Conditions and Reasons:

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

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 - The development hereby permitted shall be carried out in accordance with the approved plans listed in the Schedule to this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 - Prior to the commencement of development, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include specific details relating to the demolition, construction, logistics and management of all works associated with the development and include:

- a. Details of the site manager, including contact details (phone, facsimile, email, postal address) and the location of a large notice board on the site that clearly identifies these details of the site manager and a "Considerate Constructors" contact telephone number;
- b. the parking of vehicles of site operatives and visitors;
- c. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- d. wheel washing facilities;
- e. Any means, such as a restriction on the size of construction vehicles and machinery accessing the site, required to ensure that no damage occurs to adjacent streets throughout the construction period;
- f. Any means of protection of services such as pipes and water mains within the road;
- g. Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage, loading and unloading of building plants and materials and similar demolition/construction activities;
- h. Measures to be adopted to ensure that pedestrian access past the site on the public footpaths is safe and not obstructed during construction works;
- i. Location of workers conveniences (e.g. portaloos);
- j. Ingress and egress to and from the site for vehicles during site works period;
- k. Proposed numbers and timing of truck movements throughout the day and the proposed routes;
- l. Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places;

- m. Location of vehicle and construction machinery accesses during the period of site works;
- n. Details of the mitigation measures for dust and emissions as well as methodology for monitoring during construction;
- o. Details of the effects of construction traffic on air pollution.

The construction of the proposed development shall then be carried out in accordance with the details set out within the approved Construction Environmental Management Plan.

Reason: In the interests of the local residential amenity and in accordance with policies SP09 of the Core Strategy (2010) and DM22 of the Managing Development Document 2013.

4 - a) Prior to the commencement of development, a survey of the condition of the central line tunnels in the area beneath the application site shall be submitted to and approved in writing by the local planning authority in consultation with London Underground.

b) Following the completion of the proposed extension and prior to the occupation of the approved hotel rooms, a survey of the condition of the central line tunnels in the area beneath the application site shall be submitted to and approved in writing by the local planning authority in consultation with London Underground. The survey shall identify any defect or change in condition of the central tunnels which may have occurred following the result of the construction of the extension.

Reason: To protect the London Underground Transportation Network and to accord with Policies 6.2 and 6.3 in the London Plan (2011) and London Plan Revised Early Minor Alterations 2013 (LP REMA).

5 - No development shall take place, including any works of demolition, shall take place until a Contaminated Land Scheme has been submitted to and approved in writing by the local planning authority.

Details of the scheme shall include:-

- I. A detailed 'desk study report'.
- II. A proposal to undertake an intrusive investigation at the site based on the findings of the desk study.
- III. A detailed 'site investigation report' to investigate and identify potential contamination (including water pollution potential).
- IV. Proposals for any necessary remedial works to contain treat or remove any contamination.
- V. A Monitoring Plan recording which areas of the site have been remediated.

The scheme and any identified remediation measures shall be implemented in full accordance within a timetable specified in the approved scheme.

Reason: To ensure development on previously contaminated land does not activate or spread contamination in accordance with the requirements of policy 5.21 of the London Plan (Spatial Development Strategy for Greater London) 2011

6 - A) No development other than demolition to existing ground level shall take place until details of a programme of archaeological evaluation in accordance with a Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority

B) If heritage assets of archaeological interest are identified by the evaluation under part A, then before development, other than demolition to existing ground level commences details of a programme of archaeological investigation in accordance with a Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority.

C) No development shall take place other than in accordance with the Written Scheme of Investigation approved under part B.

Reason: Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF and policy DM27 of the Managing Development Document 2013.

7 - No development other than demolition to the existing ground level shall take place until details of the final foundation design have been submitted to and approved in writing by the Local Planning Authority in conjunction with English Heritage archaeology.

The development shall take place in accordance with the approved details.

Reason: To secure the physical preservation of the site's archaeological interest in accordance with policy DM27 of the Managing Development Document 2013.

8 - No development other than demolition to the existing ground level shall take place until samples and full particulars of the following part(s) of the development have been submitted to and approved in writing by the local planning authority.

All External Facing Materials including brick samples, details of retractable roof and materials for the covered seating area.

The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with the requirements of policy SP10(4) of the Tower Hamlets Core Strategy 2010.

9 - a) No development other than demolition to the existing ground level shall take place until a revised energy assessment and updated BREEAM pre-assessment is submitted to and approved in writing by the local planning authority.

The energy statement should set out how the proposed development meets the relevant policies and the proposed BREEAM assessment should seek to achieve 'Excellent' rating. The energy statement should set out how sustainability and energy efficient principles are being maximised and what rating is achievable if 'Excellent' rating cannot be met.

b) Within 3 months of the first occupation of the commercial units of the development hereby approved, the applicant shall submit the Final BREEAM certificates to demonstrate the rating agreed under part a of this condition which shall be verified by the awarding body.

The development shall be maintained in accordance with the agreed details for the life of the development.

Reason: To ensure the highest levels of sustainable design and construction in accordance with policies 5.3 of the London Plan 2011, SP11 of the Adopted Core Strategy (2010) and policy DM29 of the Managing Development Document 2013 which seek the highest standards of sustainable design and construction principles to be integrated into all future developments.

10 - No development shall take place other than demolition to the existing ground level until a landscape plan for the site is submitted to and approved in writing by the local planning authority.

The plan must describe the long-term landscape design aims for the site and give full details of both the hard and soft landscape works, tree planting planned and any boundary treatments.

The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Reason: To ensure the appearance of the development is acceptable and to ensure the provision of an adequate standard of amenity space in accordance with the requirements of policy SP04(2/3) of the Tower Hamlets Core Strategy 2010.

11 - Prior to occupation, a Noise Management Strategy shall be submitted to and approved in writing by the Local Planning Authority.

- The Management Strategy shall detail how the hotel will mitigate noise caused by customers and specifically guests entering/ leaving the hotel and guests using the outdoor area/ covered seating area. The measures agreed in the Management Strategy shall be maintained for the life of the development.

Reason: To protect the amenity of neighbouring occupiers and to accord with Policy SP10 in the Core Strategy (2010) and Policy DM25 in the Managing Development Document (2013).

12 - Construction works for the proposed development shall only be carried out during the following hours:

Mondays- Fridays [08:00 - 18:00]

Saturdays [08:00 - 13:00]

No work is to be carried out Sundays or Bank Holidays/ Public Holidays.

Reason: To protect the amenity of neighbouring occupiers and to accord with Policy SP10 in the Core Strategy (2010) and Policy DM25 in the Managing Development Document (2013).

13 - The garden area shall be closed to guests between the hours of 9.30pm and 8am

Reason: To protect the amenity of neighbouring occupiers and to accord with Policy SP10 in the Core Strategy (2010) and Policy DM25 in the Managing Development Document (2013).

14 - The approved retractable roof as shown on approved drawing 13L05PL_03 H shall be closed between the hours of 9.30pm and 8am

Reason: To protect the amenity of neighbouring occupiers and to accord with Policy SP10 in the Core Strategy (2010) and Policy DM25 in the Managing Development Document (2013).

15 - The approved windows on the north and east elevations shall be obscure glazing. The windows shall be installed prior to the use of the approved hotel rooms and shall be retained for the life of the development.

Reason: To protect the amenity of neighbouring occupiers and to accord with Policy SP10 in the Core Strategy (2010) and Policy DM25 in the Managing Development Document (2013).