



Meeting of the

DEVELOPMENT COMMITTEE

Thursday, 10 March 2011 at 7.00 p.m.

UPDATE REPORT

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

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LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

10th March 2011 at 7:00 pm

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
6.1	PA/10/2510	Land adjacent to Bridge Wharf, Old Ford Road.	Erection of 2 no. three storey, four bed houses.
7.1	PA/10/2286 PA/10/2288 PA/10/2289	Central Foundation Girls School, Harley Grove & 41-47 Bow Road	Redevelopment of the school.
7.2	PA/10/02769	Oakfield House, Gale Street,	Demolition of existing 8 dwellings (4 x bedsit and 4 x one bed flats) and erection of a building up to 5 storeys in height to provide 18 new residential units (5 x 2 bed flats, 6 x 3 bed flats, 7 x 4 bed houses) proposal including the provision of associated parking and landscaped amenity space.

Agenda Item number:	6.1
Reference number:	PA/10/2510
Location:	Land adjacent to Bridge Wharf, Old Ford Road.
Proposal:	Erection of 2no. three storey, four bed houses.

1. ADDITIONAL REPRESENTATIONS

1.1 An additional letter has been received from Councillor Whitelock who raises a number of concerns. These are outlined as follows:

- The impact upon the trees and loss of wildlife has not been mentioned in the officer's draft refusal reasons.
- The erection of two four bedroom houses will not have an insignificant impact upon the number of pedestrians using the footway on Old Ford Road and despite the information provided on accidents there is still significant concern that these dwellings will cause harm to highway and pedestrian safety.

2. RECOMMENDATION

2.1 The recommendation remains unchanged.

Agenda Item number:	7.1
Reference number:	PA/10/2286
Location:	Central Foundation Girls School, Harley Grove & 41-47 Bow Road
Proposal:	Redevelopment of the school

1. ADDITIONAL REPRESENTATIONS

- 1.1 Two additional letters have been received from local residents who are objecting to the demolition of St Anthony's House.

(Officer response: This issue has been thoroughly addressed in the committee report at section 8.9 – 8.19).

- 1.2 An objection has been received by the Ancient Monuments Society in relation to the demolition of the Locally listed building and stating that "The new school building planned for the site is shockingly un-neighbourly. It almost appears to collide with the listed Edwardian Baroque building next door whilst the largely blank expanse of bright white fights with the established character of the Conservation Area."

(Officer response: This objection is based on the application as initially submitted. The plans have been revised since this time to provide a more sympathetic design which complements the listed Edwardian building).

2. POTENTIAL LISTING OF T BLOCK

An application has been made to English Heritage to list T block. No decision has yet been made on this and members should note that this does not affect the application as it stands. If the building is listed in the future then further consents would be required for the works.

3. REVISED CONDITION 4

- 3.1 It is recommended that condition 4 be amended to:

Hours of construction 8am – 6pm Monday to Friday and 8am -1pm on Saturdays.

4. COMMITTEE MAP

- 4.1 It has been noted that a map showing the location of the site and the consultation area was not attached to the reports pack. A copy has been attached to the update report.

5. RECOMMENDATION

- 3.1 The recommendation remains unchanged.

Agenda Item number:	7.2
Reference number:	PA/10/02769
Location:	Oakfield House, Gale Street,
Proposal:	Demolition of existing 8 dwellings (4 x bedsit and 4 x one bed flats) and erection of a building up to 5 storeys in height to provide 18 new residential units (5 x 2 bed flats, 6 x 3 bed flats, 7 x 4 bed houses) proposal including the provision of associated parking and landscaped amenity space.

1. CLARIFICATION

- 1.1 There are typographical errors in paragraph 8.87 of the Committee report. The paragraph should read as follows: -
- a) A contribution of **£13,750** towards **health**, to mitigate the impact of the additional population upon existing health facilities within the immediate vicinity of the site.
 - b) A contribution of **£29,150** towards **open space, leisure and/or community facilities**, to mitigate the impact of the additional population upon existing open space, leisure and community facilities within the immediate vicinity of the site.
 - c) A contribution of **£12,100** towards education, to mitigate the impact of the additional population upon existing education facilities within the immediate vicinity of the site.

2. COMMITTEE MAP

- 2.1 It has been noted that a map showing the location of the site and the consultation area was not attached to the reports pack. A copy has been attached to the update report.

3. RECOMMENDATION

- 3.1 The recommendation remains unchanged.