



Meeting of the

DEVELOPMENT COMMITTEE

Wednesday, 14 September 2011 at 7.00 p.m.

A G E N D A

VENUE

Council Chamber, Town Hall, Mulberry Place, 5 Clove Crescent,
London, E14 2BG

Members:	Deputies (if any):
Chair: Councillor Helal Abbas Vice-Chair: Councillor Shiria Khatun	
Councillor Kosru Uddin Councillor Craig Aston Councillor Helal Uddin Councillor Marc Francis 1 Vacancy	Councillor Peter Golds, (Designated Deputy representing Councillor Craig Aston) Councillor Tim Archer, (Designated Deputy representing Councillor Craig Aston) Councillor Dr. Emma Jones, (Designated Deputy representing Councillor Craig Aston) Councillor Kabir Ahmed, (Designated Deputy representing Councillors Helal Abbas, Helal Uddin, Kosru Uddin, Shiria Khatun and Marc Francis) Councillor Anwar Khan, (Designated Deputy representing Councillors Helal Abbas, Helal Uddin, Kosru Uddin, Shiria Khatun and Marc Francis) Councillor Ann Jackson, (Designated Deputy representing Councillors Helal Abbas, Helal Uddin, Kosru Uddin, Shiria Khatun and Marc Francis)

[Note: The quorum for this body is 3 Members].

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: Zoe Folley, Democratic Services,
Tel: 020 7364 4877, E-mail: zoe.folley@towerhamlets.gov.uk

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

Wednesday, 14 September 2011

7.00 p.m.

1. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2. DECLARATIONS OF INTEREST

To note any declarations of interest made by Members, including those restricting Members from voting on the questions detailed in Section 106 of the Local Government Finance Act, 1992. See attached note from the Chief Executive.

3. UNRESTRICTED MINUTES

To confirm as a correct record of the proceedings the unrestricted minutes of the ordinary meeting of Development Committee held on 24th August 2011.

PAGE NUMBER	WARD(S) AFFECTED
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3 - 10

4. RECOMMENDATIONS

To RESOLVE that:

- 1) in the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes is delegated to the Corporate Director Development and Renewal along the broad lines indicated at the meeting; and
- 2) in the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate Director Development and Renewal is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision.

5. PROCEDURE FOR HEARING OBJECTIONS

To note the procedure for hearing objections at meetings of the Development Committee. **11 - 12**

Deadline for registering to speak at this meeting **is 4pm Monday 12th September 2011.**

6. DEFERRED ITEMS

Nil Items. **13 - 14**

7. PLANNING APPLICATIONS FOR DECISION 15 - 16

7 .1 St David's Square, Westferry Road, E14 (PA/10/2786) 17 - 154 Millwall

7 .2 British Prince Public House, 49 Bromley Street, London, E1 0NB (PA/09/02576 and PA/09/02577) 155 - 170 St Dunstan's & Stepney Green

8. OTHER PLANNING MATTERS

8 .1 Phoenix School, 49 Bow Road, London, E3 2AD (PA/11/00400) 171 - 178 Bow West

8 .2 Planning Appeals 179 - 182

Agenda Item 2

DECLARATIONS OF INTERESTS - NOTE FROM THE CHIEF EXECUTIVE

This note is guidance only. Members should consult the Council's Code of Conduct for further details. Note: Only Members can decide if they have an interest therefore they must make their own decision. If in doubt as to the nature of an interest it is advisable to seek advice **prior** to attending at a meeting.

Declaration of interests for Members

Where Members have a personal interest in any business of the authority as described in paragraph 4 of the Council's Code of Conduct (contained in part 5 of the Council's Constitution) then s/he must disclose this personal interest as in accordance with paragraph 5 of the Code. Members must disclose the existence and nature of the interest at the start of the meeting and certainly no later than the commencement of the item or where the interest becomes apparent.

You have a **personal interest** in any business of your authority where it relates to or is likely to affect:

- (a) An interest that you must **register**
- (b) An interest that is not on the register, but where the well-being or financial position of you, members of your family, or people with whom you have a close association, is likely to be affected by the business of your authority more than it would affect the majority of inhabitants of the ward affected by the decision.

Where a personal interest is declared a Member may stay and take part in the debate and decision on that item.

What constitutes a prejudicial interest? - Please refer to paragraph 6 of the adopted Code of Conduct.

Your personal interest will also be a prejudicial interest in a matter if (a), (b) and either (c) or (d) below apply:-

- (a) A member of the public, who knows the relevant facts, would reasonably think that your personal interests are so significant that it is likely to prejudice your judgment of the public interests; AND
- (b) The matter does not fall within one of the exempt categories of decision listed in paragraph 6.2 of the Code; AND EITHER
- (c) The matter affects your financial position or the financial interest of a body with which you are associated; or
- (d) The matter relates to the determination of a licensing or regulatory application

The key points to remember if you have a prejudicial interest in a matter being discussed at a meeting:-

- i. You must declare that you have a prejudicial interest, and the nature of that interest, as soon as that interest becomes apparent to you; and
- ii. You must leave the room for the duration of consideration and decision on the item and not seek to influence the debate or decision unless (iv) below applies; and

- iii. You must not seek to improperly influence a decision in which you have a prejudicial interest.
- iv. If Members of the public are allowed to speak or make representations at the meeting, give evidence or answer questions about the matter, by statutory right or otherwise (e.g. planning or licensing committees), you can declare your prejudicial interest but make representations. However, you must immediately leave the room once you have finished your representations and answered questions (if any). You cannot remain in the meeting or in the public gallery during the debate or decision on the matter.

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 5.30 P.M. ON WEDNESDAY, 24 AUGUST 2011

COUNCIL CHAMBER, TOWN HALL, MULBERRY PLACE, 5 CLOVE CRESCENT,
LONDON, E14 2BG

Members Present:

Councillor Helal Abbas (Chair)

Councillor Kosru Uddin
Councillor Marc Francis

Councillor Peter Golds
Councillor Ann Jackson

Other Councillors Present:

Councillor Rania Khan

Officers Present:

Pete Smith	– (Development Control Manager, Development and Renewal)
Ila Robertson	– (Applications Manager Development and Renewal)
Beth Eite	– (Planning Officer Development and Renewal)
Fleur Brunton	– (Senior Lawyer - Planning Chief Executive's)
Zoe Folley	– (Committee Officer, Democratic Services Chief Executive's)

1. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Shiria Khatun, Craig Aston for whom Councillor Peter Golds was deputising and Councillor Helal Uddin for whom Councillor Ann Jackson was deputising.

2. DECLARATIONS OF INTEREST

Councillor	Item(s)	Type of interest	Reason
Peter Golds	7.1	Personal	Ward Member. Knew objectors

	7.3	Personal	<p>speaking however they had not approached him.</p> <p>Attended a meeting of the Association of Island Community where a presentation on the project was given. However left the meeting during the consideration of the item.</p> <p>Knew objectors speaking however they had not approached him</p>
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3. UNRESTRICTED MINUTES

The Committee **RESOLVED**

That the unrestricted minutes of the meeting of the Committee held on 27th July 2011 be agreed as a correct record and signed by the Chair.

4. RECOMMENDATIONS

The Committee **RESOLVED** that:

- 1) In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes is delegated to the Corporate Director, Development and Renewal along the broad lines indicated at the meeting; and
- 2) In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate Director, Development and Renewal is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision.

5. PROCEDURE FOR HEARING OBJECTIONS

The Committee noted the procedure for hearing objections, together with details of persons who had registered to speak at the meeting.

6. DEFERRED ITEMS

Nil Items.

7. PLANNING APPLICATIONS FOR DECISION

7.1 The Watermans Arms Public House, 1 Glenaffric Avenue, London, (PA/11/00998)

Pete Smith, (Development Control Manager) introduced the report and tabled update report concerning the Watermans Arms Public House, 1 Glenaffric Avenue, London.

The Chair then invited registered speakers to address the meeting.

Sandra Island spoke in objection to the application. The application breached policy on many counts. Residents were pleased at the recommendation to refuse. The scheme with its 24 hour opening times was totally unsuitable in this quiet residential area. There would be late night noise nuisance disturbing residents peace. For example there would be people smoking and drinking alcohol from cans late at night outside and dumped rubbish. The bar doors would be open. This was a safe area but not any more due to this. The boundaries of the premises lead directly onto a narrow strip of pavement adjacent to private housing. Therefore, there would be overcrowding and inadequate living space. The fire escape plans were poor and the waste storage facilities inadequate. The site wasn't in a designated town centre area. The application should be refused in accordance with the Officer's report.

Ben Stackhouse spoke in support of the application. Steps had been taken to engage with residents to address the contentious issues. The Applicant had also requested a noise statement from the Council to prove no complaints about noise had been made since they took over the premises a year ago. They did apply for a certificate of lawful development and had gone through the proper channels in consultation with the Council. A number of the customers lived close by and they had not made any complaints. Many purchased coffee from the premises rather than alcohol. The capacity on opening was 60 bed spaces and this would be increased to 83 under the application. This was the maximum that could be provided. Mr Stackhouse praised the quality of the accommodation. It compared favourable to similar establishments as demonstrated by customer feedback and tourist guides. A further selling point was its close proximity to Greenwich. It attracted many customers, over 6,000 to date, with no complaints.

Ila Robertson (Planning Applications Manager) made a detailed presentation of the report and update. She explained the location, residential in nature and the views from the surrounding area. The application was subject to a public consultation generating 6 objecting letters and a petition with 40 signatures.

There was also representations in support. Ms Robertson explained the recommendation to refuse. The scheme contradicted policy, would have an unacceptable impact on amenity and would result in overdevelopment given the number of bedspaces. The refuse storage plans were also not acceptable.

In response, the Committee sympathised with the concerns. In particular the objections regarding fire safety given the age of the building and the number of guests. Members noted the process for dealing with fire issues, dealt with by Building Control and Fire Services.

On a unanimous vote the Committee **RESOLVED**

That planning permission be **REFUSED** for change of use of the upper 1st and 2nd floors of The Watermans Arms from ancillary public house accommodation (Use Class A4) to a backpackers' hostel accommodation (Sui Generis), comprising 8no. dormitories with a total of 83no beds for the reasons set out in the circulated report.

7.2 Brimsdown House, Stanstead House, Newmill House and Stanborough House, Devas Street, London, E3 3LW (PA/11/01110)

Pete Smith, (Development Control Manager) introduced the report and tabled update report concerning Brimsdown House, Stanstead House, Newmill House and Stanborough House, Devas Street.

The Chair then invited registered speakers to address the meeting.

Councillor Rania Khan spoke in objection to the proposal. Whilst supporting the idea in principle, she had serious concerns about the operation of this system. Many of the residents of the flats opposed the scheme. 90/150 had signed the petition against. Many were also excluded from the survey. The staff on the ground believed it would not work. Whilst they had held discussions with the elderly who may find using the system difficult, the Applicant had not come up with anything to help them especially during the bad weather. There were no lifts so disabled persons cannot use this system. Other blocs in Coventry Cross have conventional systems. This worked well so why change. There would also be a loss of parking and green space.

In reply to questions, Councillor Khan reiterated her concerns. The plans lacked an appropriate strategy for assisting vulnerable residents in using the system. The distance they would have to travel would be too great.

Mr Enamul Goni spoke in support of the application as the agent. He referred to the successful operation of similar schemes on other estates welcomed by residents. The benefits were numerous. All waste would be stored underground creating a cleaner, more hygienic environment and less problems with rodents. The bins would be well maintained and cleaned frequently. The plans included a support service to assist vulnerable people not able to reach the bins. He noted the challenges but believed that residents would appreciate the benefits in the long term.

Mr Goni then answered questions from the Committee. He stressed that the Applicant would consult residents to ascertain those in need of help in using the system. Details of the support services were included in the application, prepared following discussions with residents. It was intended that the residents would be sent letters detailing the support available. Poplar HARCA also had an Anti Social Behaviour team to deal with dumped rubbish which would be classified as such behaviour. There would also be a robust cleaning service in place with regular maintenance checks.

Beth Eite (Planning Officer) made a detailed presentation of the report and update. She explained the proposals showing photographs of the proposed underground refuse system (URS). The application was subject to public consultation generating responses in support and against. The main issues were the carrying distances to the URS's, loss of car parking, pedestrian and highway safety and amenity. The scheme was considered acceptable on all these ground. It should also facilitate recycling and reduce the level of visible waste.

Accordingly, given the benefits and the success of similar systems, the application was recommended for approval.

In reply to Members, Ms Eite referred to the previous application withdrawn due to objections. A key difference now was the provision of the support service for vulnerable residents. The Committee were keen to ensure that details of this service were submitted for approval in writing and that this be drawn out as a specific condition. Accordingly Councillor Marc Francis moved an amendment to the conditions seconded by Councillor Ann Jackson requiring that details of the plans for assisting vulnerable residents be submitted for approval. On a unanimous vote this was **Agreed**.

Support was also expressed for a usage plan to ensure refuse were properly discarded and to facilitate recycling. It was anticipated that the Applicant would take steps to ensure this. Accordingly Councillor Jackson moved a further amended seconded by Councillor Marc Francis regarding the completion of a correct usage plan. On a unanimous vote this was **Agreed**.

On a unanimous vote the Committee **RESOLVED**

1. That planning permission be **GRANTED** to remove and de-commission the existing refuse chutes that exist within the four blocks and provide URS's (Underground Refuse Systems) to be installed in their place subject to the conditions set out in the circulated report.
2. That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the matters set out in the circulated report and the additional condition in the update Tabled requiring that:

Details of the method for cleaning and disinfecting the URS's to be submitted

3. That the following conditions be imposed requiring that:
 - That the policy for assisting vulnerable residents be submitted for approval.
 - Submission of a correct usage plan to ensure the proper disposal of waste and recycling.

7.3 Former St. Luke's House and Church, 36 Strafford Street, London E14 PA/11/00475

Pete Smith, (Development Control Manager) introduced the report concerning Former St. Luke's House and Church, 36 Strafford Street.

The Chair then invited registered speakers to address the meeting.

Peter Brouwer spoke in objection to the application as a local resident. He considered that there was a lack of consultation with residents. The consultation was carried out during the holiday period when many people were away. Also some could not access the internet. The drawings on the website were not clear and did not fully show the proposals. The previous scheme was bitterly opposed by residents. The building was incomplete with critical elements missing. It was still unclear how this would be addressed. There would be a loss of sunlight affecting the adjacent properties due to the large wall. There would be noise and parking issues. The latter could not effectively be managed during the weekend. The size and bulk was also inappropriate. There would also be construction inconvenience.

Councillor Zara Davis also spoke in objection. Whilst many residents supported the scheme in principle, this application had generated opposition due to its size and scale. A key concern was the impact on Strafford Friendship Club in terms of loss of light and overlooking. As a result use of the club would decrease. The club was a valuable community facility and should be protected. The scheme was also too large for the site and would be overbearing given it would be right on the boundary. She urged that a compromise be sought.

Brendon Phelan spoke in favour as the applicant's agent. The Applicant had held meetings with the interested parties and had consulted the objectors, sending them the drawings of the scheme. He explained the improvements on the previous scheme including the reduction in height, provision of 7 housing units and boundary changes. The concerns had been overcome. He provided reassurances regarding day light levels which complied with policy. He explained the noise reduction steps. In reply to Members he explained the change to provide 7 residential units.

Reverent Tom Pyke also spoke in support. He referred to the Church's promises to the community to provide leadership, valuable community and religious facilities for all. The proposals would enable this and the Church to

operate in an efficient way. It had worked hard to consult the residents locally. The scheme was supported locally and nationally by key figures in the church and business and held up by such representatives as an example of good practice.

Ila Robertson (Planning Applications Manager) made a detailed presentation of the report and update. She addressed the remarks about the 2008 approved scheme. Whilst this was relevant, the Committee must consider this scheme on its own merits. She explained the differences in the two schemes in terms of size, residential provision, car parking, storage and size of community space. The application was subject to public consultation which exceeded the statutory requirements as reflected by the scale of responses. She addressed the main issues as set out in the circulated report. Overall it was a high quality scheme offering multi faith facilities for all. The application should be granted.

Members then debated the application. Remarks were made about the quality of the design and the operation of the car free agreement. Assurances were also sought about the impact on Trafford Friendship Club and 46 Trafford Street. In reply Ms Robertson explained the design measures included in the scheme to prevent overlooking and to protect the amenity of these properties. It was reported that these design measures would prevent any significant adverse impacts on these properties.

On a vote of 4 in favour and 1 against the Committee **RESOLVED**

1. That planning permission be **GRANTED** for the demolition of existing Church and Community Hall and erection of a new 3/4 storey building consisting of a church and Community Hall on first floor together with a training/meeting room on the ground floor with associated facilities; provision of 1 x 2 bed maisonette on the ground and first floors for parsonage use together with associated office; creation of seven residential units (1 x 2 bed maisonette (ground and first floors), 1 x 1 bed, 3 x 2 bed and 2 x 3 bed) for private housing. The existing war memorial will be carefully removed, refurbished and incorporated into the new building. Installation of a church spire at roof level together with the creation of brown roofs.
2. That the Corporate Director Development & Renewal is delegated power to impose conditions [and informatives] on the planning permission to secure the matters set out in the circulated report.
3. Any other informative(s) considered necessary by the Corporate Director Development & Renewal.

8. OTHER PLANNING MATTERS

8.1 Planning Appeals Report

Mr Pete Smith, Development Control Manager, presented the report. The report provided details of appeals, decisions and new appeals lodged against the Authority's Planning decisions.

On a unanimous vote, the Committee **RESOLVED**

RESOLVED

That that details and outcomes of the appeals as set out in the report be noted.

The meeting ended at 7.10 p.m.

Chair, Councillor Helal Abbas
Development Committee

Agenda Item 5

DEVELOPMENT COMMITTEE STRATEGIC DEVELOPMENT COMMITTEE

PROCEDURES FOR HEARING OBJECTIONS AT COMMITTEE MEETINGS

- 6.1 Where a planning application is reported on the "Planning Applications for Decision" part of the agenda, individuals and organisations which have expressed views on the application will be sent a letter that notifies them that the application will be considered by Committee. The letter will explain the provisions regarding public speaking. The letter will be posted by 1st class post at least five clear working days prior to the meeting.
- 6.2 When a planning application is reported to Committee for determination the provision for the applicant/supporters of the application and objectors to address the Committee on any planning issues raised by the application, will be in accordance with the public speaking procedure adopted by the relevant Committee from time to time.
- 6.3 All requests from members of the public to address a Committee in support of, or objection to, a particular application must be made to the Committee Clerk by 4:00pm one clear working day prior to the day of the meeting. It is recommended that email or telephone is used for this purpose. This communication must provide the name and contact details of the intended speaker and whether they wish to speak in support of or in objection to the application. Requests to address a Committee will not be accepted prior to the publication of the agenda.
- 6.4 Any Committee or non-Committee Member who wishes to address the Committee on an item on the agenda shall also give notice of their intention to speak in support of or in objection to the application, to the Committee Clerk by no later than 4:00pm one clear working day prior to the day of the meeting.
- 6.5 For objectors, the allocation of slots will be on a first come, first served basis.
- 6.6 For supporters, the allocation of slots will be at the discretion of the applicant.
- 6.7 After 4:00pm one clear working day prior to the day of the meeting the Committee Clerk will advise the applicant of the number of objectors wishing to speak and the length of his/her speaking slot. This slot can be used for supporters or other persons that the applicant wishes to present the application to the Committee.
- 6.8 Where a planning application has been recommended for approval by officers and the applicant or his/her supporter has requested to speak but there are no objectors or Members registered to speak, then the applicant or their supporter(s) will not be expected to address the Committee.
- 6.9 Where a planning application has been recommended for refusal by officers and the applicant or his/her supporter has requested to speak but there are no objectors or Members registered to speak, then the applicant and his/her supporter(s) can address the Committee for up to three minutes.
- 6.10 The order of public speaking shall be as stated in Rule 5.3.
- 6.11 Public speaking shall comprise verbal presentation only. The distribution of additional material or information to Members of the Committee is not permitted.
- 6.12 Following the completion of a speaker's address to the Committee, that speaker shall take no further part in the proceedings of the meeting unless directed by the Chair of the Committee.
- 6.13 Following the completion of all the speakers' addresses to the Committee, at the discretion of and through the Chair, Committee Members may ask questions of a speaker on points of clarification only.
- 6.14 In the interests of natural justice or in exceptional circumstances, at the discretion of the Chair, the procedures in Rule 5.3 and in this Rule may be varied. The reasons for any such variation shall be recorded in the minutes.
- 6.15 Speakers and other members of the public may leave the meeting after the item in which they are interested has been determined.

- For each planning application up to two objectors can address the Committee for up to three minutes each. The applicant or his/her supporter can address the Committee for an equivalent time to that allocated for objectors.
- For each planning application where one or more Members have registered to speak in objection to the application, the applicant or his/her supporter can address the Committee for an additional three minutes.

Agenda Item 6

Committee: Development	Date: 14 September 2011	Classification: Unrestricted	Agenda Item No:
Report of: Corporate Director of Development and Renewal		Title: Deferred items	
Originating Officer: Owen Whalley		Ref No: See reports attached for each item	
		Ward(s): See reports attached for each item	

1. INTRODUCTION

- 1.1 This report is submitted to advise the Committee of planning applications that have been considered at previous meetings and currently stand deferred.
- 1.2 There are currently no items that have been deferred.

2. RECOMMENDATION

- 2.1 That the Committee note the position relating to deferred items.

LOCAL GOVERNMENT ACT 2000 (Section 97)
LIST OF BACKGROUND PAPERS USED IN THE DRAFTING OF THIS REPORT

Brief Description of background papers:
Application, plans, adopted UDP. draft
LDF and London Plan

Tick if copy supplied for register

Name and telephone no. of holder:
Eileen McGrath (020) 7364 5321

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Agenda Item 7

Committee: Development	Date: 14 th September 2011	Classification: Unrestricted	Agenda Item No: 7
Report of: Corporate Director Development and Renewal		Title: Planning Applications for Decision	
Originating Officer: Owen Whalley		Ref No: See reports attached for each item	
		Ward(s): See reports attached for each item	

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 are 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.

3. ADVICE OF ASSISTANT CHIEF EXECUTIVE (LEGAL SERVICES)

- 3.1 The relevant policy framework against which the Committee is required to consider planning applications comprises the Development Plan and other material policy documents. The Development Plan is:
 - the adopted Tower Hamlets Unitary Development Plan (UDP)1998 as saved September 2007
 - the London Plan 2011
 - the Tower Hamlets Core Strategy Development Plan Document 2025 adopted September 2010
- 3.2 Other material policy documents include the Council's Community Plan, "Core Strategy LDF" (Submission Version) Interim Planning Guidance (adopted by Cabinet in October 2007 for Development Control purposes), Planning Guidance Notes and government planning policy set out in Planning Policy Guidance & Planning Policy Statements and the draft National Planning Policy Statement.
- 3.3 Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the

LOCAL GOVERNMENT ACT 2000 (Section 97)
LIST OF BACKGROUND PAPERS USED IN THE DRAFTING OF THE REPORTS UNDER ITEM 7

Brief Description of background papers:
Application, plans, adopted UDP, Interim
Planning Guidance and London Plan

Tick if copy supplied for register:

Name and telephone no. of holder:
Eileen McGrath (020) 7364 5321

Development Plan unless material planning considerations support a different decision being taken.

- 3.4 Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, 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.
- 3.5 Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects 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.
- 3.6 Whilst the adopted UDP 1998 (as saved) is the statutory Development Plan for the borough (along with the Core Strategy and London Plan), it will be replaced by a more up to date set of plan documents which will make up the Local Development Framework. As the replacement plan documents progress towards adoption, they will gain increasing status as a material consideration in the determination of planning applications.
- 3.7 The reports take account not only of the policies in the statutory UDP 1998 and Core Strategy but also the emerging Local Development Framework documents and their more up-to-date evidence base, which reflect more closely current Council and London-wide policy and guidance.
- 3.8 In accordance with Article 31 of the Development Management Procedure Order 2010, Members are invited to agree the recommendations set out in the reports, which have been made on the basis of the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.

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 Agenda Item 5.

5. RECOMMENDATION

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

Agenda Item 7.1

Committee: Development	Date: 14 September 2011	Classification: Unrestricted	Agenda Item No: 7.1
Report of: Corporate Director of Development and Renewal Case Officer: Mandip Dhillon		Title: Planning Application for Decision Ref No: PA/10/2786 Ward(s): Millwall	

1. APPLICATION DETAILS

Location: St David's Square, Westferry Road, E14
Existing Use: Residential
Proposal: Erection of entrance gates to Westferry Road, Ferry Street and Thames Walkway together with associated walls to perimeter estate.

Drawing No's: E101-00A, E02-02, E02-01, P02-01, P02-04, P02-03, E02-04, E02-03, P02-02 and E01-01.

Supporting documentation:

Planning Report prepared by T.J.Edens

Applicant: Consort Property Management
Owner: Freehold Managers PLC
Historic Building: None within site, however site adjoins the Ferry House Pub which is Grade II listed.
Conservation Area: South eastern corner of the site only- Island Gardens conservation area

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

2.1 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 Unitary Development Plan, Interim Guidance, associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:

- *The proposal would introduce security measures at the site which are overbearing and would compromise the visual quality of the local environment. The level of incidents of crime at the application site are not exceptional to support the provision of gates and fixed means of enclosure, especially where other less invasive measures have been identified which would improve the safety and security of the St David's Square development. The proposal is therefore contrary to policy 7.3 of the London Plan 2011, saved policy DEV1 of the Unitary Development Plan 1998, policies DEV3 and DEV4 of the Interim Planning Guidance 2007 and policy SP09 of the Core Strategy 2010.*
- *The proposal would restrict full public access resulting in an unacceptable form of development that would fail to retain a permeable environment, by reason of the loss of an existing north-south pedestrian route to the strategically designated Thames Path walkway. As such the proposal is contrary to DEV1, DEV48, DEV65 and DEV66 of the UDP 1998, SO20 and SP09 of the Core Strategy 2010, DEV2, DEV3 and DEV16 of the IPG 2007 and policies 7.1, 7.2, 7.5, 7.27 and 7.29 of the London Plan July 2011 which state that developments should promote high quality design, be accessible and permeable for all uses.*

- *The proposed gates and fixed means of enclosure by virtue of their height and scale would appear visually intrusive and result in an inappropriate form of development that would create a 'gated' community and would therefore fail to achieve an inclusive environment and create an unacceptable level of segregation. As such the proposal is contrary to policies DEV1 of the UDP 1998, SP09 of the Core Strategy 2010, DEV2 and DEV3 of the IPG 2007 and 7.1 and 7.4 of the London Plan July 2011 which state that developments should be convenient and welcoming with no disabling barriers so everyone can use them independently without undue effort, separation or special treatment.*

3. RECOMMENDATION

- 3.1 That the Committee resolve to **REFUSE** planning permission.

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The application proposes the erection of entrance gates and fencing to the existing St David's Square development the constituent parts of which comprise:
- changing the existing pedestrian entrance gate at Westferry Road into a restricted (fob) operated gate which provides access to residents only (no change to design of gate);
 - a new gate measuring 1.6metres in height at the main vehicular access at Westferry Road (with electronic opening for residents only);
 - a new brick wall measuring 1metre and two metal gates measuring 1.5metres along the River Walkway frontage, one gate will provide restricted (fob) operated access for residents. The second gate is stated to be for emergency vehicular access only;
 - A new brick wall measuring 1.4metres and a metal pedestrian gate with restricted (fob) operated access and a metal gate for emergency vehicular access only measuring 1.5metres providing access to residents only.

Site and Surroundings

- 4.2 The application site is located to the south of the Westferry Road with the River Thames and the Thames Walkway forming the sites southern boundary.
- 4.3 The St David's Square development is a large site covering 2.73 hectares and is roughly rectangular in shape. The site comprises of 8 main development blocks with some perimeter housing fronting Westferry Road.
- 4.4 The site is accessed from Westferry Road where there is an existing unrestricted vehicular entrance and an unlocked pedestrian access. There is an existing and unrestricted pedestrian access off East Ferry Road. This entrance does provide vehicular access, however this is for service vehicles entering the St David's Square estate and vehicles accessing the car park of the restaurant located within the south east corner of the development. The other main entrance into the site is along the Thames Walkway, which provides a pedestrian route through the development to Westferry Road.
- 4.5 The site has a Public Transport Accessibility Level (PTAL) of 2/3. The closest stations to the site are located at Island Gardens and Mudchute. The site is close to bus routes numbers D7, 135 and D3.
- 4.6 The site falls within the Strategic Riverside Walkway (as identified in the London Plan) which runs along the south of the site and along part of the eastern boundary.

Planning History

- 4.7 Planning application PA/10/2786 was presented to the Development committee on 6th April 2011 with a recommendation for refusal. A copy of the Committee Report and the Committee Update Report is attached at **Appendix A** for completeness and also for information.
- 4.8 At the 6th April 2011 Development Committee Members deferred the decision on this application in order to seek further information on the following matters:
- the levels of anti-social behaviour at St David's Square and comparable levels with the remainder of the Isle of Dogs and the Borough;
 - the availability of alternate routes to Thames Walkway and Westferry Road and any likely access restrictions; and
 - It was also recommended that a meeting of Millwall Crime Team, the local Police and residents should be arranged to discuss problems of anti-social behaviour affecting St David's Square.
- 4.9 Following the meeting of the Development Committee, the Councils Crime Prevention Officer prepared a report relating to the site. This is appended to this committee report as **Appendix B**. In addition, a report setting out crime statistics, as requested by members was also prepared by the Crime Prevention Officer and is attached at **Appendix C**.
- 4.10 The applicants provided the following additional information following on from the committee meeting:
- Letter from Consort Property Management dated 15th April 2010
 - Site Permeability
 - Public Access to the River Walkway
 - Intrusion, Anti-social behaviour and Damage-Sample Log
 - Annotated Photographs of the Application site (x8 pages)
 - Attempts by the Residents Association and the Management Company to reduce the Crime and Intrusion incidents
- The above information is included at **Appendix D**.
- 4.11 Following the submission of additional information, an on-site meeting was arranged at St David's Square which was attended by the Crime Prevention Officer, the Planning agent, members of the residents association at St David's Square, a member of staff from the concierge desk at St David's Square and planning officers. The meeting principally focused on assessing the option put forward by the Crime Prevention Officer which involved interventions at the site without providing gates. Minutes of the meeting (which have been agreed by all parties) are attached at **Appendix E**.
- 4.12 Following the issuing of minutes, and as suggested at the on-site meeting, Officers recommended that the applicants provide feedback, either through revisions to the scheme or comments as to why they are not accepting the recommendations put forward by the Crime Prevention Officer. A formal response letter was received by the Local Planning Authority advising that no changes were proposed, this note is attached at **Appendix F**.
- 4.13 As this application is now being presented afresh to a new planning committee, a new committee report has been prepared and the above issues and additional documentation is assessed within the main body of this report for consideration by members.
- 4.14 There are a number of historic planning permissions relating to this site however the London Docklands Development Corporation applications of the 1990s are the most relevant.

4.15 T/90/160 – Outline application for residential development was granted subject to a Section 106 agreement. The site was known as Lockes Wharf at application stage but is now known as the St David’s Square development.

On 15th September 1995, outline consent was granted with a section 106 agreement for the provision of a riverside walkway to the south of the site running along the eastern boundary and exiting at the eastern boundary of the site onto East Ferry Road.

4.16 T/97/00016 - Approval of details of reserved matters pursuant to conditions 2 a-g, 7, 8 & (of Outline T/90/160. Approved 10/10/97.

4.17 PA/97/292 – Redevelopment by the erection of a four storey building totalling 734sqm for use as A1/A2/A3/B1 use on ground floor and A2/A3/B1 uses on upper floors. Approved 3/12/97. This site forms the north eastern corner of St David’s Square at the junction of Westferry Road and East Ferry Road.

4.18 PA/99/1081 - Erection of a five storey building comprising ground floor of A1, A2, A3 or B1 use, together with first, second, third and fourth floors for residential use and car parking for 13 cars in St David’s Square to the rear. Approved 4/4/00.

4.19 PA/07/1657 – Erection of four gates to the residential development at St David’s Square to Westferry Road, Ferry Street and the riverside walkway facing the Thames River. This application was withdrawn by the applicant on 26/10/2007 as the application was due to be refused for the creation of a gated community at the site.

4.20 A number of applications were submitted for the minor alterations throughout the course of the main development in the 1990’s, alongside approval of detail applications, however the main applications have been detailed above.

5. POLICY FRAMEWORK

5.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

5.2 Core Strategy 2010

Policies:	SP04	Creating a green and blue grid
	SO20	Creating attractive and safe streets and spaces
	SO21	Creating attractive and safe streets and spaces
	SP09	Creating attractive and safe streets and spaces
	SP10	Creating distinct and durable places

5.3 Unitary Development Plan 1998 (as saved September 2007)

Proposals:		Strategic Riverside Walkway
Policies:	DEV1	Design Requirements
	DEV2	Environmental Requirements
	DEV48	Strategic Riverside Walkways and New Development
	DEV64	Strategic Riverside Walkway Designation
	DEV65	Protection of existing walkways
	DEV66	Creation of new walkways
	T16	Transport and Development

5.4 **Interim Planning Guidance for the purposes of Development Control (October 2007)**

Proposals: Isle of Dogs Area Action Plan

Policies:

DEV1	Amenity
DEV2	Character and Design
DEV3	Accessibility and Inclusive Design
DEV4	Safety and Security
DEV16	Walking and Cycling Routes and Facilities
DEV17	Transport Assessments
CON1	Listed Buildings
CON2	Conservation Areas

5.5 **Supplementary Planning Guidance/Documents**

Riverside Walkways
Designing Out Crime Parts 1 and 2

5.6 **Spatial Development Strategy for Greater London (London Plan) July 2011**

Polices

7.1	Building London's Neighbourhoods and Communities
7.2	An inclusive environment
7.3	Designing out Crime
7.4	Local Character
7.5	Public Realm
7.27	Blue Ribbon Network: supporting Infrastructure and Recreational Use
7.29	River Thames

5.7 **Government Planning Policy Guidance/Statements**

PPS1 Delivering Sustainable Development
PPS5 Planning and the Historic Environment
PPG13 Transport
Draft National Planning Policy Framework July 2011

5.8 **Community Plan** The following Community Plan objectives relate to the application:

A better place for living safely
A better place for living well
A better place for creating and sharing prosperity

6. **CONSULTATION RESPONSE**

6.1 The views of the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below. The following were consulted regarding the application:

LBTH Highways

6.2 A summary of the LBTH Highways comments are provided below:

- There is no established public right of way across the site;
- Installation of the four gates will restrict the permeability of the development and create a gated community;
- Restriction through the use of gates would create a single pedestrian route through a car park which is not easy to navigate due to poor legibility;
- The car park route does not provide a safe or direct or convenient route;
- No objections are raised with regard to the impact of vehicles queuing as a result of the gates proposed on the Westferry Road vehicular entrance.

- Highways Officers do not consider that the appeal site at Lockes Field which is referred to by the applicants can be used as a comparable example as the Lockes Field site does not have a requirement to provide a public right of way, unlike St David's Square which provides an unrestricted pedestrian link from Westferry Road to the Thames Path Walkway. The Lockes Field site was historically gated at the northern end of the site preventing a pedestrian north-south link through the site.

Environment Health (Contaminated Land)

- 6.3 The site and surrounding area have been subjected to former industrial uses. It is therefore proposed to impose a suitable condition upon any decision notice issued should any contamination be encountered.

(Officer Comment: Conditions to cover the planning issues raised by the Environment Health department would be placed on any permission issued.)

LBTH Crime Prevention Officer

- 6.4 Comments from April 6th Planning committee:

The local Safer Neighbourhood Police Team Sergeant, has advised that very few problems have been brought to their attention on the site and that at a recent ward panel meeting no specific issues relating to crime or anti-social behaviour were raised

He considers that there is insufficient criminal activity to warrant gating the whole estate such that it becomes a gated development. Having looked purely at vehicle crimes, he considers that these are quite low in comparison to other areas, and any need to restrict vehicle access to the development can be adequately covered by bollards that rise out of the ground.

In respect to other incidents he considers that improved security measures aimed at specific buildings and units rather than the estate as a whole would be recommended rather than full gating of the development given it was designed to be permeable.

Further comments received:

A report has been prepared with options to improve security through non-gating measures at St David's Square estate. An analysis of the applicants proposals has also been undertaken by the Crime Prevention Officer (Appendix B).

The reports states that the proposed height of the gates within the application are not considered to be sufficient to address the concerns of anti-social behaviour and has suggested that the height of these gates needs to be increased to 2metres.

(Officer Comment: The applicants are not willing to pursue this recommendation (to increase the height of the proposed gates and walls) and therefore the applicants purpose of installing gates to deter access into the site is considered to be compromised.)

LBTH Aboricultural Officer

- 6.5 No comments received

Transport for London

- 6.6 No comments received

Chapel House Tenants Association

- 6.7 No comments received

Burrells Wharf Tenants Association

6.8 No comments received

7. LOCAL REPRESENTATION

7.1 A total of 541 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application has also been publicised in East End Life and on site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

7.2 No. of individual responses: 12 Against: 4 In Support: 8
Number of pro-forma responses: 167

Total in support : 175

Total in objection: 4

7.3 Comments of Objections:

- Application will create a gated community/prison like environment

7.4 Comments in Support (Individual responses)

- Need to increase security at St David's Square;
- Precedents set on the Isle of Dogs including Langbourne Place adjoining the site;
- Anti-social behaviour in the area;
- Intrusions at the development leading to acts of threatening and anti-social behaviour, theft, vandalism and dangerous behaviour at the developments water feature;
- Thefts and vandalism in the car park;
- Use of car park by non-residents;
- Use of water feature as a bathing pool;
- Gating will reduce anti-social behaviour and intrusions;
- Majority of people use the Ferry Street access therefore the provision of gates will not hinder public access along the River Thames.

7.5 Comments of Objection (Pro-forma Responses)

- Proposal is unnecessary and will encourage inquisitive youths to gain entry into the site by erecting gates and associated perimeter walls.

7.6 Officer comment: All of the above comments received are addressed in the main body of the committee report under 'Material Planning Considerations'.

8. MATERIAL PLANNING CONSIDERATIONS

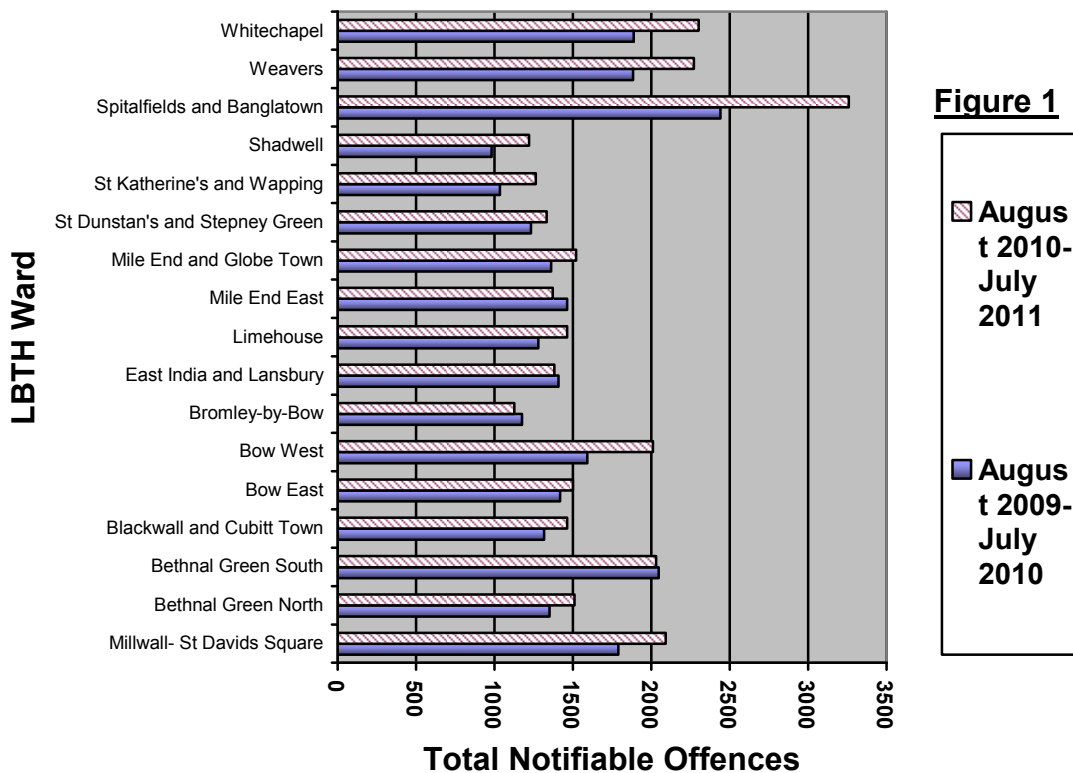
8.1 The main application has been assessed against all relevant policies under the following report headings:

1. Crime
2. Accessibility/Permeability
3. Design
4. Amenity
5. Transportation

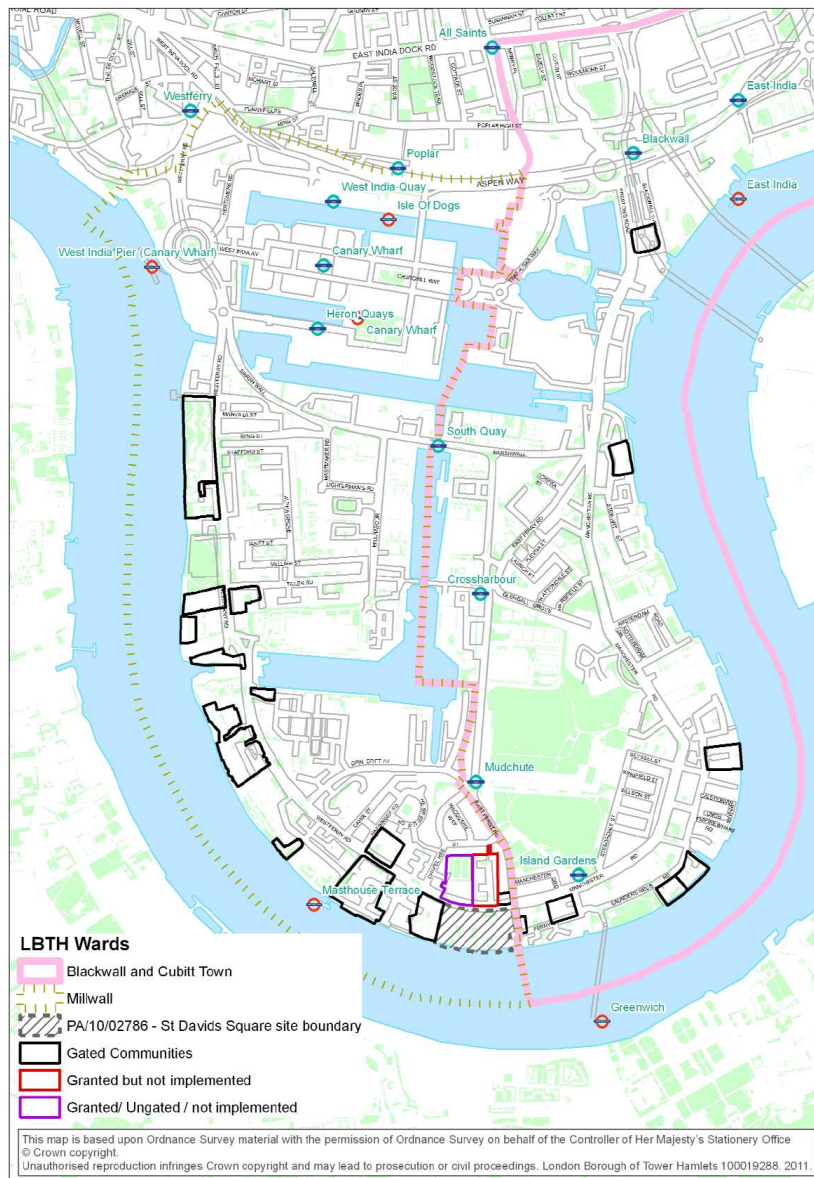
8.2 The application proposes no change of use at the site and therefore raises no land use implications.

Crime

- 8.3 The planning application proposes a number of gates and walls around the St David's Square site to restrict access into the site by non-residents. At present access to the St David's Square site is unrestricted. The application has been submitted to seek to address concerns raised by residents that the unrestricted access is the cause for anti-social behaviour and incidents of crime at the application site. Full details of the levels of crime are detailed below.
- 8.4 Policy 7.3 of the Adopted London Plan 2011 seeks to create safe, secure and appropriately accessible environments where crime and disorder and the fear of crime do not undermine quality of life or cohesion. The policy goes on to highlight that developments should reduce opportunities for criminal behaviour and contribute to a sense of security without being overbearing or intimidating.
- 8.5 Saved policy DEV1 of the Unitary Development Plan 1998 also requires development proposals to be designed to maximise the feeling of safety and security for those using the development.
- 8.6 Policy DEV3 of the Interim Planning Guidance 2007 seeks to ensure accessibility and inclusive design is a part of all development proposals, in particular it states that 'gated' communities will not be supported and the supporting text advocates that use of wayfinding, legibility and signage to encourage movement and pedestrian links.
- 8.7 Policy DEV4 of the Interim Planning Guidance 2007 seeks to provide guidance on creating environments that feel safe to use and contribute to the quality of life and economic prosperity of an area.
- 8.8 Policy SP09 (2c) of the adopted Core Strategy 2010 states that gated communities will not be supported. The supporting text for policy SP09 highlights evidence from the Urban Design Compendium 2 dated 2007 which states that a high quality urban environment and layout can help deliver social benefits, including civic pride, increased connectivity, social cohesion, reduced fears of crime and improved health and well being. The supporting text goes on to state that a poor quality public realm can have severe negative effects on communities.
- 8.9 The principle of providing walls and railings to create a gated community is not supported by the London Plan 2011 or Tower Hamlets planning policies. The Crime Prevention Officer advises that in exceptional circumstances the Council should consider making an exception to the policy position. In order to look at the exceptional circumstances, an analysis of the levels of crime experienced at the application site has been undertaken in conjunction with the Crime Prevention Officer looking at non-gating options for the application site.
- 8.10 In order to provide a truly comparative profile of crime levels, details of crime have been investigated within individual wards of the LB Tower Hamlets as well as that recorded on the St David's Estate. All information below is taken from the Metropolitan Police (website) and is therefore a summary of all 'notifiable' crimes. The Metropolitan Police website defines a notifiable offence as is an 'incident where the police judge that a crime has occurred. Not all incidents that are reported to the police result in a crime'.
- 8.11 The chart below at Figure 1 shows the total notifiable crime within all of the wards of Tower Hamlets. All information is taken from the Metropolitan Police website.



- 8.12 The St David's Square estate is located within the Millwall ward, however the site is very close to the boundary of the adjoining ward of Blackwall and Cubitt Town which lies to the east of the site. Figure 1 above shows that the Millwall ward is not an area which currently experiences the worst incidents of crime within the LB Tower Hamlets. The Spitalfields and Banglatown, Whitechapel and Weavers wards currently experience the worst incidents of crime. The Millwall, Bethnal Green South and Bow West wards experience relatively similar levels of crime of approximately 2000 incidents over the 2010-2011 period.
- 8.13 Figure 1 also indicates that crime levels in Millwall are higher than the adjoining Blackwall and Cubitt Town ward despite the fact that a majority of gated communities are located in the former as can be seen in Map 1 below. Therefore there is an argument to suggest that gating a development does not have the perceived benefits of actually reducing crime levels.



Map 1

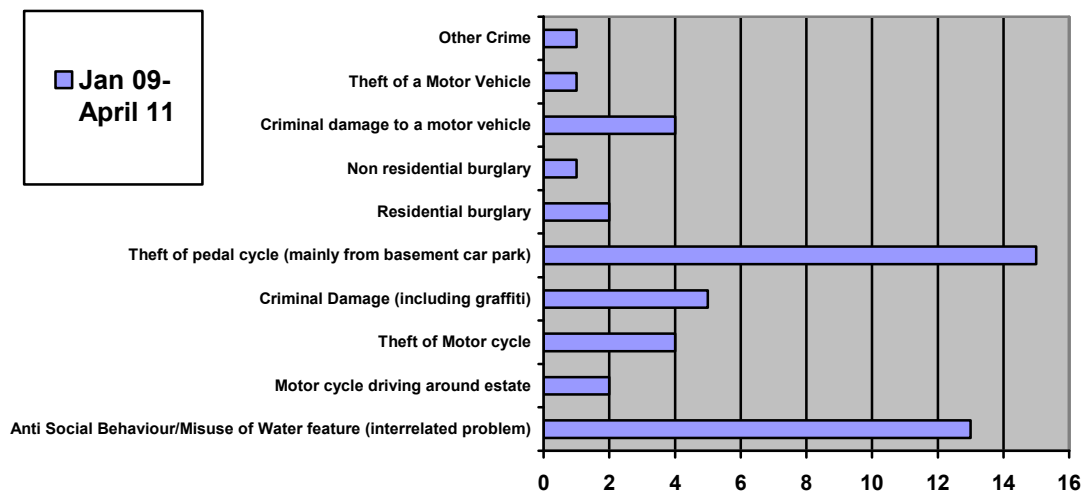
8.14 The Councils Crime Prevention Officer was also able to provide a breakdown of notifiable crime from the St David's Square estate from 2007 to April 2011. The information is provided below in Figure 2 with a breakdown of the types of crime identified.

Figure 2

Type of Crime	2007	2008	2009	2010	Up to April 2011
Theft of Vehicle	1	2	1	0	0
Criminal Damage	0	0	0	0	1
Theft from Vehicle	0	1	0	0	0
Criminal Damage to vehicles	0	0	0	2	1
Assault	4	3	3	6	1
Thefts	2	2	2	2	0
Residential Burglaries	2	0	4	0	0
Theft of Pedal Cycle	0	2	1	4	0
Non Residential Burglary/Theft of pedal cycle)	4	4	9	13	0
Other Crimes	3	1	3	2	0
Total	16	16	23	29	3

8.15 The St David's Square development concierge office also keep a log of all incidents experienced at the site. A copy of the log book from January 2009 to April 2011 was submitted to the Council and the details of this log book have been analysed and displayed in below at Figure 3. A copy of the log book submitted is attached at Appendix B.

Figure 3



8.16 From the log book provided by the applicants, it is possible to establish that 22 incidents were logged at St David's Square between January 2009 and December 2009, a total of 18 incidents were logged from January 2010 to December 2010 and 8 incident have been logged between January 2011 and 4 April 2011. Comparable figures are available from the Crime Prevention Officer of total notifiable crimes and these are not substantially different to the log book records, Figure 4 shows this information.

Figure 4	2009	2010
Metropolitan Police Information (Total Notifiable Offences)	23	29
St David's Square Log Book Details	22	18

8.17 It should be noted that some of the incidents/crimes which are within the St David's Square log book were also notified to the police and therefore the total crime experienced at St David's Square should not be taken as the sum of the information provided in Figure 4. The concierge office Sample Log book (Appendix D) does state in a number of instances that the residents contacted the police regarding certain incidents which occurred on the site.

8.18 The Councils Crime Prevention Officer provided further advice (attached at Appendix C) to Planning Officers with regard to the interpretation of the crime statistics gathered for the Millwall ward and the St David's Square site. This concludes that following an analysis of the levels of crime in St David's Square, overall, the levels of crime have decreased at the site (if analysing a financial year period), showing that there has been a fall of some 55% from financial years 2009-2010 compared with 2010-2011.

8.19 Despite the decrease, crime in the area was considered to be higher than expected for a site of this size when compared to the overall size of the Millwall ward. However, having taken this into account, the Crime Prevention Officer considered the crime to be localised and that levels of crime were not significant when compared to the borough as a whole.

- 8.20 An analysis of the charts showing Metropolitan Police crime statistics for the St David's Square site and the sample log book show that a majority of the crime centres around the theft of pedal cycles and the mis-use/anti social behaviour related to the water feature at the application site.
- 8.21 In response to the overall limited levels of crime at the St David's Square application site, the Crime Prevention Officer prepared a report (Appendix B) setting out what he considered to be two opportunities to address the concerns raised by the applicants at the site. The first and preferred option was the use of other 'Secure by Design' measures including improved signage and legibility, the use of planter boxes, provision of secure cycle storage on site, the installation of rising bollards. The second option, to be used only in exceptional circumstances was the use of gates as per the current application.
- 8.22 The applicants have considered all of the non-gating options suggested for the four locations around the application site, however have taken the decision not to accept the recommendations of the Crime Prevention Officer at any of the proposed locations. A summary of the non-gating options are set out below along with a summary of the applicants response (Full response provided at Appendix F):
- Ferry Street Access
- 8.23 The Crime Prevention Officer suggested that this entrance could benefit from improved signage guiding people to the Thames Walk and the use of raised planters and a low level anti bike railing in the proposed location of the wall and gates.
- 8.24 The applicants have stated that this does not stop non-residents from entering the St David's Square estate. It was considered that this becomes a problem when non-residents then find they are unable to exit the estate and climb over the 'lookout' railings located abutting the Thames Walkway. A further concern was raised with regard to the need to have a sign with multiple languages on it to serve to serve the London tourism in the area.
- 8.25 It is considered that adequate signage, which is very poor at the moment, would substantially assist in guiding people along the designated Thames Path walkway and away from the St David's Square site. Officers do not support the applicants second point with regard to the various languages which would be required for any sign installed, as any sign installed would simply be required to say 'Thames Path' and provide an arrow in the correct direction.
- Thames Walkway Access
- 8.26 The Crime Prevention Officer suggested that a motorcycle/moped restriction should be implemented across this access point, however the applicant has stated that this measure would not deter thefts, anti-social behaviour or members of the public entering the application site.
- 8.27 It is considered that sufficient restrictive barriers will deter members of the public from entering the site and if this was aided by additional signage directing residents east west along the Thames Path, this is again likely to deter entry into the site.
- Westferry Road Access
- 8.28 The Crime Prevention Officer suggested rising bollards in the current location of the proposed railings and the provision of faster closing gates to prevent the theft of pedal cycles from the basement car park. During an on-site meeting it was also observed that the bike stands provided to residents were upright cycle stands which made the theft of pedal cycles easier as only one wheel could be secured. The applicants were advised to provide sufficient and secure cycle storage which would lessen the overriding the problem of pedal thefts at the site.

- 8.29 The applicants have advised that the St David's Square site cannot accommodate this provision of cycle storage at basement level or surface level as they are unable to release private car parking bays which have been purchased by individual owners, or any of the 23 visitor parking bays which the applicant has advised have a high occupancy rate and represent an integral part of the estate essential for the day to day running. The applicant also considers that there is insufficient space at ground level to provide cycle storage without leading to a loss in landscaping areas and amenity space.
- 8.30 The rising bollards were also considered to be inappropriate as they did not deter motorcycles, cyclists and pedestrians from entering the application site.
- 8.31 Given the size of the application site, it is considered unreasonable that the applicants have not sought to investigate further the provision of secure cycle storage, especially as it is a recurring crime at the application site. The applicant has identified that in order to accommodate the secure cycle parking, 24 car parking spaces would need to be lost or an equivalent area of 114sq.m of soft landscaping. Officers consider that there is a solution which can be found where some spaces are provided on car parking bays and some cycle parking is provided on existing areas of soft landscaping. This would therefore limit the overall impact on loss of car parking and landscaping at the site.

The Central Water Feature

- 8.32 The Water feature was identified as a concern by the applicants log book. During the on-site meeting it was suggested that boundary screening could be applied to the exterior wall in a glazing finish to prevent the misuse of the feature, whilst retaining it. It is understood that residents who own properties overlooking this feature object to its removal as they paid a premium to overlook the feature.
- 8.33 The applicants advised that the installation of a boundary treatment was not considered to be appropriate as it presented a further target to climb over/throw objects at. In addition, the maintenance staff currently have unrestricted access to the water feature which would be impeded by a boundary treatment.
- 8.34 Whilst Officers accept the applicants concerns raised on this issue, it is considered that there are other options (such as introducing an uneven surface to the top of the retaining wall) which could deter people from accessing the water feature which is understood to be the key concern to date, whilst not compromising its maintenance.
- 8.35 It is considered that only in exceptional circumstances should the development plan policies be departed from and the creation of a gated community be permitted. Such exceptional circumstances could be where there were particularly high levels of crime within an area and where all other measures have been exhausted to provide/implement security measures which are not overbearing or intimidating. The applicants state that they have implemented a number of measures to seek to reduce the incidents occurring at St David's Square, these are detailed at Appendix D. However, the applicants are not now willing to implement any of the measures proposed by the Crime Prevention Officers report.
- 8.36 Officers consider that the level of incidents of crime at the application site do not warrant the provision of gates and fixed means of enclosure, especially where other less invasive measures have been identified to improve the safety and security of the St David's Square development. The proposal is therefore contrary to policy 7.3 of the London Plan 2011, saved policy DEV1 of the Unitary Development Plan 1998, policies DEV3 and DEV4 of the Interim Planning Guidance 2007 and policy SP09 of the Core Strategy 2010.

Accessibility/Permeability

- 8.37 Currently the site is not gated and there is unrestricted access through the development providing a north-south link from the Thames Walkway to Westferry Road.
- 8.38 The existing Thames Path walkway runs along the southern boundary of the site and leads to the car park located in the south eastern corner of the St David's Square development. The Thames Path runs through the car park and follows the path east adjacent to the Grade II listed public house on East Ferry Road which provides access onto East Ferry Road itself.
- 8.39 Whilst this is the adopted Thames Path strategic walkway, the route is not one which is easy to navigate due to its limited legibility, this is highlighted within the Crime Prevention Officers report attached at Appendix B. The route leads pedestrians into a car park/pedestrian path which runs along the ground floor restaurant at the site, although this route and its legibility is not considered to be direct, convenient or a safe route (in the evenings). The provision of the alternative north-south route through the St David's Square development provides an alternative route linking Westferry Road and the Thames Path.
- 8.40 The map below shows all existing unrestricted pedestrian links from the Thames Path walkway to Westferry Road located around the application site. Travelling west along the Thames Path, the next available pedestrian route from the Thames Path leading north to Westferry Road is 296 metres to the west of the St David's square access, located at Pointers Close. If the existing St David's square access point were to be gated off as a restricted access point, the distance between the east ferry access point of the Thames path and the Pointers Close access would be increased to 358 metres.



- 8.41 At present, pedestrians choosing to access Westferry Road through the St Davids Square development from the existing St David Square access point only walk 160 metres through the unrestricted development to Westferry Road and to reach the bus stop located on the northern side of Westferry Road, located directly opposite the application site. Were this route to be gated as per the application proposals, pedestrians would be required to travel

210 metres to reach Westferry Road and 272 metres to reach the same bus stop mentioned above. This is considered to be an unnecessary increase in the distance travelled.

- 8.42 National guidance in PPS1 and PPG13 places great emphasis on the importance of encouraging walking through the provision of permeable pedestrian networks which would be lost through these proposals.
- 8.43 Policy DEV65 of the UDP 1998 states that existing walkways will be protected from development which would prevent free public access and or harm their character.
- 8.44 Policy DEV3 of the Interim Planning Guidance (IPG) 2007 states that developments resulting in the creation of 'gated' communities with no public through linkages, will not be supported to avoid segregation and ensure permeability of the public street and footpath network. This is further supported by Policy DEV16 of the IPG which seeks to maintain and enhance the strategic walkways within the borough.
- 8.45 Strategic policies within the Core Strategy 2010, policy SO20 seek to deliver a safe, attractive, accessible and well designed network of streets and spaces that make it easy and enjoyable for people to move around on foot and bicycle. This is supported by policy SP09 of the Core Strategy 2010 which specifically states that developments that create gated communities which restrict pedestrian movement will be resisted.
- 8.46 The provision of gates would substantially reduce the permeability through the site which is contrary to policy DEV2 and DEV3 of the IPG 2007 and SP09 of the Core Strategy 2010 which seek to improve the connectivity with the surrounding area, particularly to public transport and commercial uses. The link between the Thames Walk and Westferry Road through St David's Square provides the general public with a direct route through to the bus stop located outside the St David's Square development, located outside the existing pedestrian gate.
- 8.47 The Councils Supplementary Planning Guidance 'Designing Out Crime' identifies that gated communities will result in decreased security as the development turns its back on the surrounding area and becomes enclosed.
- 8.48 Furthermore, the proposals fail to comply with London Plan policy 7.1 which states that developments should promote inclusion and cohesion, be accessible, usable and permeable for all users and be attractive to look at and Policy 7.2 also states that developments should be convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment.
- 8.49 There are some existing examples of 'gated' developments on the Isle of Dogs which are either historic developments, for example consents issued by the LDDC, or appeals which have been allowed following the refusal of planning permission. Whilst Officers are unable to comment on each and every case on the Isle of Dogs, it is important to note that many of these sites differ to the St David's Square development as many of the examples are enclosed parcels of land which provide no access to other public thoroughfares or routes through, whereas the north-south pedestrian route would be lost at St David's Square would lead to the loss of a direct connection to the designated strategic Thames Path Walkway.
- 8.50 Furthermore, each application must be assessed on a case by case and site specific basis and consequently, it is not considered that other examples of gates in the area should support a departure from the Councils policy to resist gated communities. In addition, it is important to note that there are numerous examples of non-gated communities in the Isle of Dogs and it is considered that a precedent of approving additional ones would be

divisive.

- 8.51 The applicant has made reference to an appeal from 2009 at Lockesfield Place, located adjacent to the application site. However, in the instance of the appeal site, the Planning Inspector considered that because the access into the Lockes Field development did not lead to or maintain and enhance the permeability of the site, its loss would not be disadvantageous to members of the public, given there was no through route.
- 8.52 The Crime Prevention Officer has looked at the scheme and has advised that he does not support the installation of gates as there are other methods to improve security and address issues raised by residents. Furthermore he has identified that gates should be a last resort and given the level of crime, the creation of a gated community at the site is not justified.
- 8.53 Overall, the proposal would restrict full public access resulting in an unacceptable form of development that would fail to achieve an inclusive and permeable environment, create an unacceptable level of segregation and lead to the loss of an existing north-south pedestrian route to the strategically designated Thames Path walkway. As such the proposal is contrary to DEV1, DEV48, DEV65 and DEV66 of the UDP 1998, SO20 and SP09 of the Core Strategy 2010, DEV2, DEV3 and DEV16 of the IPG 2007 and policies 7.1 and 7.2 of the London Plan 2011 which state that developments should promote high quality design, be accessible and permeable for all uses.

Design

- 8.54 The proposed vehicular gate along Westferry Road comprises of a part brick wall and part metal railing along the existing vehicular entrance. The existing vehicular entrance is in excess of 5 metres in width allowing access for two vehicles to pass. The existing entrance is flanked by two stock brick pillars which provide a feature for the vehicular entrance.
- 8.55 The gates have been set into the site and have a maximum height of 1.6metres and would run along the full width of the existing vehicular entrance. The proposed gates and retaining walls, by virtue of the proposed detailed design and use of materials are considered to be acceptable as they would be finished in a similar detailed design to the existing boundary walls which exist at the application site at present. However, it is considered that cumulative impact of the provision of gates at this height and due to their imposing nature, in an area which is otherwise open and unrestricted would appear visually dominant and further diminish the permeability of this site within its surrounding urban environment contrary to DEV1 of the UDP 1998 and DEV2 of the IPG 2007 and SP10 of the Core Strategy 2010.

Amenity

- 8.56 The proposed development is not considered to give rise to any daylight and sunlight or overlooking concerns, by virtue of the works proposed. The proposal is therefore considered acceptable in respect of the amenity of adjacent residential occupiers and future residential occupiers of the site which is in line with saved policy DEV2 of the adopted Unitary Development Plan (1998) policy SP10 of the Councils Core Strategy 2010 and DEV1 of the Interim Planning Guidance (2007). These policies seek to protect the residential amenity of existing and future occupiers

Transportation

- 8.57 The site has a Public Transport Accessibility Level (PTAL) of 2/3. The site is close to bus routes numbers D7, 135 and D3. The nearest bus stop is located directly outside the development, in front of the existing pedestrian access gate into the site. This provides

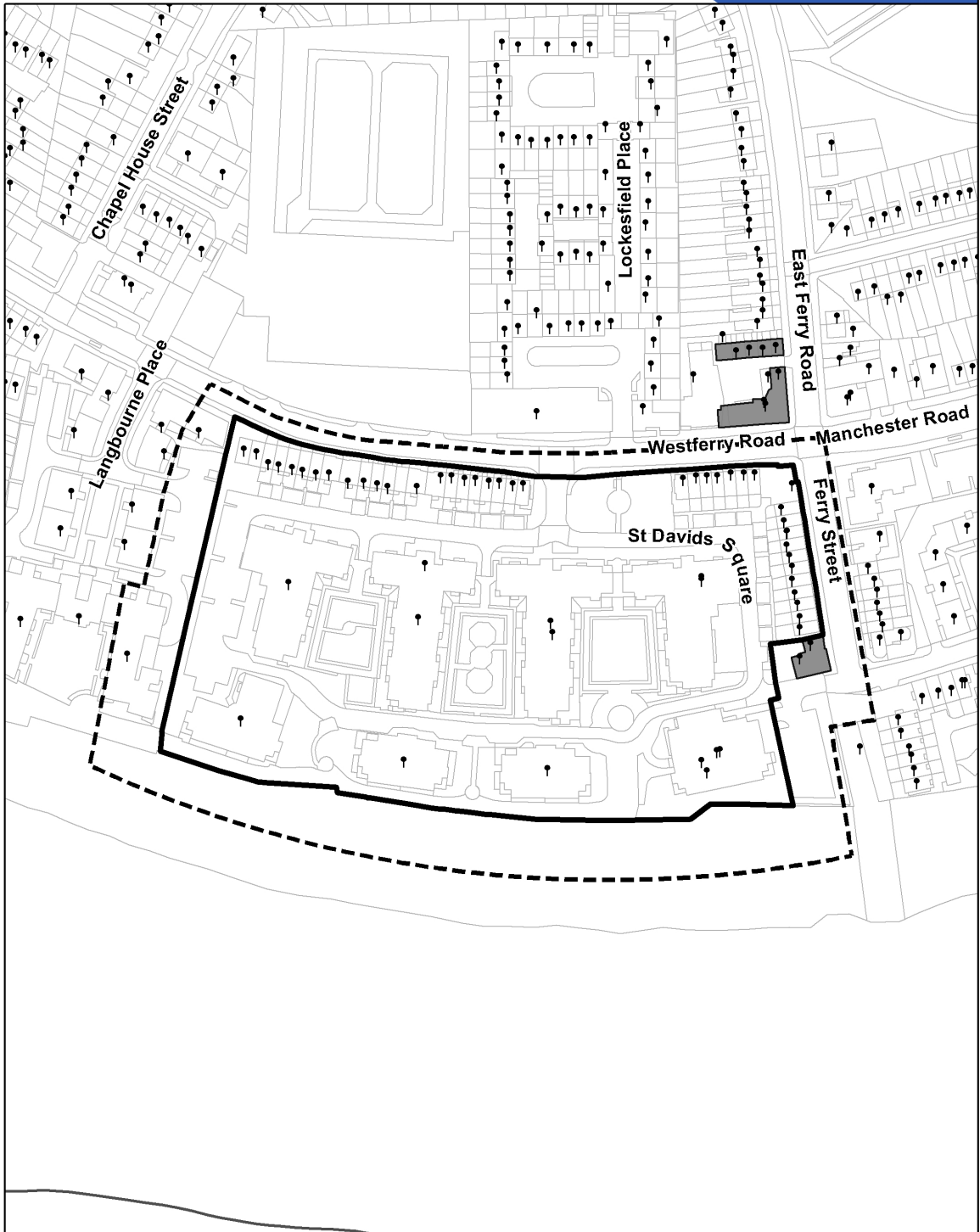
direct pedestrian access down through the site to the Thames Walkway. The closest stations to the site are located at Island Gardens and Mudchute.


- 8.58 The application is supported by a Transport Assessment prepared by Paul Mew Associates. This report details the impact of the proposed gates on Westferry Road and the results indicate that the provision of gates would not result in a build up of vehicles onto Westferry Road leading to an impact on the local road network. Whilst this is encouraging and in accordance with policies for the provision safe transport interventions, the principle of the works are not considered in accordance with strategic policies outlined in the recently adopted Core Strategy 2010, policy SO20 which seeks to deliver safe, attractive, accessible and well designed network of streets and spaces that make it easy for people to move around by foot and bicycle, furthermore the proposal is in direct conflict with policy SP09 which does not support gated communities.
- 8.59 Whilst not seeking to re-iterate the comments raised above, the highways team have also objected to the proposal as it would retain a single undesirable pedestrian route, that being the car park within the south eastern corner of the site. This current route is considered to be unsafe, illegible and inconvenient.
- 8.60 There are no existing rights of way across the application site, and whilst this is capable of being treated as a material planning consideration, the lack of existing rights of way should not, in this particular case, outweigh the general policy presumption against the formation of gated communities and the desire to maintain permeability and inclusive residential communities.

9.0 Conclusions

All other relevant policies and considerations have been taken into account. Planning permission should be refused for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.


Planning Application Site Map




 Planning Application Site Boundary

 Locally Listed Buildings

 Land Parcel Address

 Consultation Area

 Statutory Listed Buildings



1:2,000

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.

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Appendix A

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Agenda Item 7.2

Committee: Development	Date: 6 th April 2011	Classification: Unrestricted	Agenda Item No: 7.2
Report of: Corporate Director of Development and Renewal		Title: Planning Application for Decision	
Case Officer: Mandip Dhillon		Ref No: PA/10/2786	
		Ward(s): Milwall	

1. APPLICATION DETAILS

Location: St David's Square, Westferry Road, E14

Existing Use: Residential

Proposal: Erection of entrance gates to Westferry Road, Ferry Street and Thames Walkway together with associated walls to perimeter estate.

Drawing No's: E101-00A, E02-02, E02-01, P02-01, P02-04, P02-03, E02-04, E02-03, P02-02 and E01-01.

Supporting documentation:
Planning Report prepared by T.J.Edens

Applicant: Consort Property Management

Owner: Freehold Managers PLC

Historic Building: None within site, however site adjoins the Ferry House Pub which is Grade II listed.

Conservation Area: South eastern corner of the site only- Island Gardens conservation area

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

2.1 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 Unitary Development Plan, Interim Guidance, associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:

- The proposal would restrict full public access resulting in an unacceptable form of development that would fail to achieve an inclusive and permeable environment, create an unacceptable level of segregation and lead to the loss of an existing north-south pedestrian route to the strategically designated Thames Path walkway. As such the proposal is contrary to DEV1, DEV48, DEV65 and DEV66 of the UDP 1998, SO20 and SP09 of the Core Strategy 2010, DEV2, DEV3 and DEV16 of the IPG 2007 and policies 4B.1 and 4C.11 of the London Plan 2008 (consolidated with alteration since 2004) which state that developments should promote high quality design, be accessible and permeable for all uses.
- The proposed gates and fixed means of enclosure by virtue of their appearance and scale would appear visually intrusive and result in an inappropriate form of development that would create a 'gated' community and would therefore fail to contribute to the permeability of the urban environment. As such the proposal is contrary to policies DEV1 of the UDP 1998, SP09 of the Core Strategy 2010, DEV2 and DEV3 of the IPG 2007 and 4B.5 of the London Plan 2008 (consolidated with alterations since 2004) which state that developments should be convenient and welcoming with no disabling barriers so everyone can use them independently

4.10 T/90/160 – Outline application for residential development was granted subject to a Section 106 agreement. The site was known as Lockes Wharf at application stage but is now known as the St David’s Square development.

On 15th September 1995, outline consent was granted with a section 106 agreement for the provision of a riverside walkway to the south of the site running along the eastern boundary and exiting at the eastern boundary of the site onto East Ferry Road.

4.11 T/97/00016 - Approval of details of reserved matters pursuant to conditions 2 a-g, 7, 8 & (of Outline T/90/160. Approved 10/10/97.

4.12 PA/97/292 – Redevelopment by the erection of a four storey building totalling 734sqm for use as A1/A2/A3/B1 use on ground floor and A2/A3/B1 uses on upper floors. Approved 3/12/97. This site forms the north eastern corner of St David’s Square at the junction of Westferry Road and East Ferry Road.

4.13 PA/99/1081 - Erection of a five storey building comprising ground floor of A1, A2, A3 or B1 use, together with first, second, third and fourth floors for residential use and car parking for 13 cars in St David’s Square to the rear. Approved 4/4/00.

4.15 PA/07/1657 – Erection of four gates to the residential development at St David’s Square to Westferry Road, Ferry Street and the riverside walkway facing the Thames River. Application withdrawn by applicant 26/10/2007.

4.16 A number of applications were submitted for the minor alterations throughout the course of the main development in the 1990’s, alongside approval of detail applications, however the main applications have been detailed above.

5. POLICY FRAMEWORK

5.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

5.2 Core Strategy 2010

Policies:	SP04	Creating a green and blue grid
	SO20	Creating attractive and safe streets and spaces
	SO21	Creating attractive and safe streets and spaces
	SP09	Creating attractive and safe streets and spaces
	SP10	Creating distinct and durable places

5.3 Unitary Development Plan 1998 (as saved September 2007)

Proposals:	Strategic Riverside Walkway	
Policies:	DEV1	Design Requirements
	DEV2	Environmental Requirements
	DEV48	Strategic Riverside Walkways and New Development
	DEV64	Strategic Riverside Walkway Designation
	DEV65	Protection of existing walkways
	DEV66	Creation of new walkways
	T16	Transport and Development

5.4 Interim Planning Guidance for the purposes of Development Control (October 2007)

Proposals:	Isle of Dogs Area Action Plan
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therefore proposed to impose a suitable condition upon any decision notice issued should any contamination be encountered.

Officer Comment: Conditions to cover the planning issues raised by the Environment Health department would be placed on any permission issued.

LBTH Crime Prevention Officer

- 6.4 The local Safer Neighbourhood Police Team Sergeant, has advised that they have very few problems coming to attention on the site and that at a ward panel meeting there recently nothing specific was raised.

It is not considered that there is enough of a crime problem here to warrant blocking the whole estate to become a gated development. Having looked purely at vehicle crimes reported, these are quite low in comparison to other areas, and any need to restrict vehicle access to the development can be adequately covered by bollards that rise out of the ground.

In respect to other reported incidences it is considered that improved security measures aimed at specific buildings and units rather than the estate as a whole would be recommended rather than full gating of the development given it was designed to be permeable.

LBTH Aboricultural Officer

- 6.5 No comments received

Transport for London

- 6.6 No comments received

Chapel House Tenants Association

- 6.7 No comments received

Burrells Wharf Tenants Association

- 6.8 No comments received

7. LOCAL REPRESENTATION

- 7.1 A total of 541 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application has also been publicised in East End Life and on site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

- 7.2 No. of individual responses: 9 Against: 2 In Support: 7
Number of pro-forma responses: 132

Total in support : 138

Total in objection: 2

- 7.3 Comments of Objections:

- Application will create a gated community/prison like environment

- 7.4 Comments in Support (Individual responses)

- Need to increase security at St David's Square;
- Precedents set on the Isle of Dogs;
- Anti-social behaviour in the area;
- Intrusions at the development leading to acts of threatening and anti-

- 8.9 Policy DEV3 of the Interim Planning Guidance (IPG) 2007 states that developments resulting in the creation of 'gated' communities with no public through linkages, will not be supported to avoid segregation and ensure permeability of the public street and footpath network. This is further supported by Policy DEV16 of the IPG which seeks to maintain and enhance the strategic walkways within the borough.
- 8.10 Strategic policies within the Core Strategy 2010, policy SO20 seek to deliver a safe, attractive, accessible and well designed network of streets and spaces that make it easy and enjoyable for people to move around on foot and bicycle. This is supported by policy SP09 of the Core Strategy 2010 which specifically states that developments that create gated communities which restrict pedestrian movement will be resisted.
- 8.11 The provision of gates would substantially reduce the permeability through the site which is again contrary to policy DEV2 and DEV3 of the IPG 2007 and SP09 of the Core Strategy 2010 which seek to improve the connectivity with the surrounding area, particularly to public transport and commercial uses. The link between the Thames Walk and Westferry Road through St David's Square provides the general public with a direct route through to the bus stop located outside the St David's Square development, located outside the existing pedestrian gate.
- 8.12 The Councils Supplementary Planning Guidance 'Designing Out Crime' identifies that gated communities will result in decreased security as the development turns its back on the surrounding area and becomes enclosed.
- 8.13 Furthermore, the proposals fail to comply with London Plan policy 4B.1 which states that developments should promote high quality inclusive design, be accessible, usable and permeable for all users and be attractive to look at and Policy 4B.5 also states that developments should be convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or special treatment.
- 8.14 There are some existing examples of 'gated' developments on the Isle of Dogs which are either historic developments, for example consents issued by the LDDC, or appeals which have been allowed following the refusal of planning permission. Whilst Officers are unable to comment on each and every case on the Isle of Dogs, it is important to note that many of these sites differ to the St David's Square development as many of the examples are enclosed parcels of land which provide no access to other public thoroughfares or routes through, whereas the north-south pedestrian route would be lost at St David's Square would lead to the loss of a direct connection to the designated strategic Thames Path Walkway.
- 8.15 Furthermore, each application must be assessed on a case by case and site specific basis and consequently, it is not considered that other examples of gates in the area should necessitate a departure from the Councils policy to resist gated communities. In addition, it is important to note that there are numerous examples of non-gated communities in the Isle of Dogs and it is considered that a precedent of approving additional ones would be divisive.
- 8.16 The applicant has given reference to an appeal from 2009 at Lockesfield Place, located adjacent to the application site. However, in the instance of the appeal site, it was considered that because the access into the Lockes Field development did not lead to or maintain and enhance the permeability of the site, its loss would not be disadvantageous to members of the public, given there was no through route. Furthermore it is noted that nearly 18 months on from this decision, the gates allowed by the appeal decision have still not been installed at the site at Lockesfield Place.

alternative solutions rather than the provision of high barrier gates along the Westferry Road which would accord with Council policy, such as rising bollards preventing vehicle access for non-residents but allowing access for cyclists and pedestrians. These alternative measures are supported by the Crime Prevention Officer.

- 8.25 Furthermore, additional security measures could also be provided throughout the application site to deter any anti-social behaviour such as improvements to the buildings, lighting or CCTV, however the current proposals of four gates are considered to be an extreme solution and fail to accord with council policies to resist gated communities.

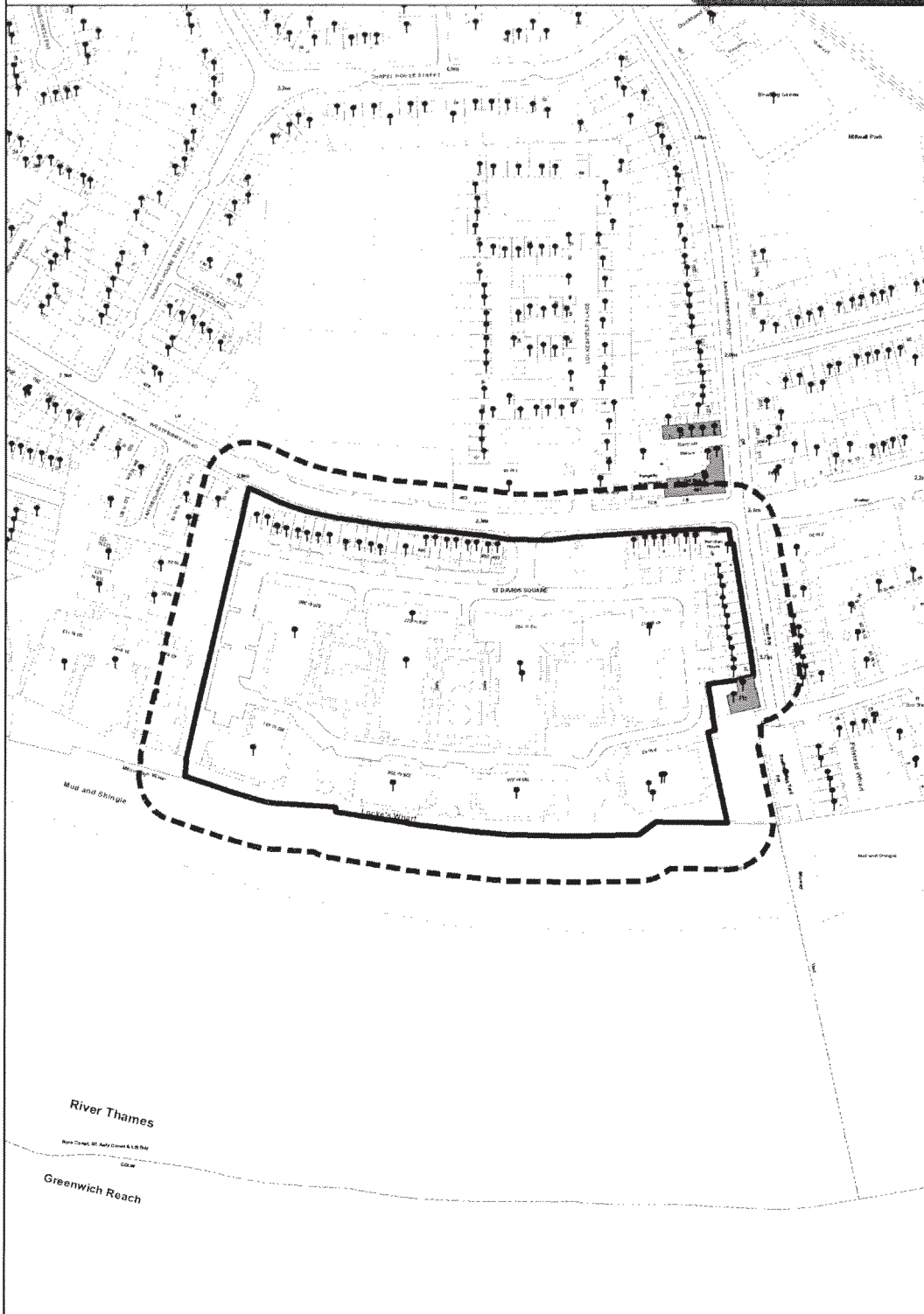
Transportation







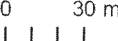
- 8.26 The site has a Public Transport Accessibility Level (PTAL) of 2/3. The site is close to bus routes numbers D7, 135 and D3. The nearest bus stop is located directly outside the development, in front of the existing pedestrian access gate into the site. This provides direct pedestrian access down through the site to the Thames Walkway. The closest stations to the site are located at Island Gardens and Mudchute.
- 8.27 The application is supported by a Transport Assessment prepared by Paul Mew Associates. This report details the impact of the proposed gates on Westferry Road and the results indicate that the provision of gates would not result in a build up of vehicles onto Westferry Road leading to an impact on the local road network. Whilst this is encouraging and in accordance with policies for the provision safe transport interventions, the principle of the works are not considered in accordance with strategic policies outlined in the recently adopted Core Strategy 2010, policy SO20 which seeks to deliver safe, attractive, accessible and well designed network of streets and spaces that make it easy for people to move around by foot and bicycle, furthermore the proposal is in direct conflict with policy SP09 which does not support gated communities.
- 8.28 Whilst not seeking to re-iterate the comments raised above, the highways team have also objected to the proposal as it would lead to an undesirable pedestrian route, the car park within the south eastern corner of the site. This current route is considered to be unsafe, illegible and inconvenient.
- 8.29 There are no existing rights of way across the application site, and whilst this is capable of being treated as a material planning consideration, the lack of existing rights of way should not, in this particular case, outweigh the general policy presumption against the formation of gated communities and the desire to maintain permeability and inclusive residential communities.

9.0 Conclusions

All other relevant policies and considerations have been taken into account. Planning permission should be refused for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Planning Application Site Map



 Planning Application Site Boundary	 Statutory Listed Buildings	 Land Parcel Address	 1:2,500
 Consultation Area	 Locally Listed Buildings	 0 30 m	

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.
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Agenda Item number:	7.2
Reference number:	PA/10/2786
Location:	St David's Square, Westferry Road, London
Proposal:	Erection of entrance gates to Westferry Road, Ferry Street and Thames Walkway together with associated walls to perimeter of estate.

1.0 Additional Representations

Further Comments Received

- 1.1 Following publication of the original committee report, a number of further letters of representation have been received. A summary of the representations received and the comments made are set out below.
- 1.2 Three individuals who have previously submitted pro-forma responses have provided further individual responses in support of the proposals. One new individual response has been received.

In addition, 35 pro-forma responses from new residents have been received in support of the proposals.

Two further individual responses have been received against the proposals.

Letter of Support

- 1.3 The individual letters of support raised the following issues; which are addressed below:
- 1.4 Gating will reduce anti-social behaviour and prevent current problems of youths on mopeds and motorcycles. *(Officer Comment: The Local Safer Neighbourhood Police Team have advised that they have very few problems coming to their attention with regard to the St David's Square estate. It was also considered that there was not enough crime at the site to warrant blocking the whole site to become gated. These matters are set out in paragraphs 6.4, 8.3-8.18 and 8.24 of the main report.)*
- 1.5 Reference is made to the successful appeal at the adjoining site, Langbourne Place. For information, Planning permission was granted for the erection of gates around the perimeter of the site however a condition was imposed requiring the gates to be retained as open from dusk till dawn to retain permeability to the Thames Walkway. The condition was appealed against and the Inspector concluded that the condition was unreasonable and allowed the appeal in January 2006. *(Officer Comment: Whilst the Langbourne Place site adjoins the application site, the adopted Planning Policies for the London Borough of Tower Hamlets have moved on significantly since this appeal was allowed with the Interim Planning Guidance which was adopted in 2007 and Core Strategy adopted in 2010, in which policies set out the principle against gated communities. Further details are set out in paragraphs 8.3-8.22 of the main report.)*
- 1.6 Paragraph 8.6 of the committee report states 'The route [Thames Walkway] leads pedestrians into a car park which in itself is not a direct, convenient or safe route.' Representations submitted have stated that there is a path to the

right of the car park which can be used. *(Officer Comment: Whilst there may be a small pedestrian path running alongside the small restaurant at the application site, the predominant area most users of the Thames Path come across when following the Thames Path is the car park. This then leads into a vehicular access to exit onto East Ferry Road. Officers maintain that this is not a direct, convenient or safe route.)*

- 1.7 Further comments have been received with regard to the misuse of the water feature within the St David's Square development. *(Officer Comment: It is noted that the Local Safer Neighbourhood Police Team have advised that they have very few problems coming to their attention with regard to the St David's Square estate. These matters are set out in paragraphs 8.23-8.25.)*
- 1.8 It is stated in one of the letters of representation that most people access the River Walkway via the restaurant car park and not through the St David's Square site. *(Officer comment: Whilst this is noted, this is considered to bear minimum weight on the principle of creating a gated community at the site.)*
- 1.9 It is not considered that the provision of a gated community will hinder the public access along the River Thames [walkway]. *(Officer comment: the proposals would remove the north-south pedestrian route at St David's Square which would lead to the loss of a direct connection to the designated strategic Thames Path Walkway. This would hinder public access to the Thames Path as set out in detail in paragraphs 8.3-8.18 of the committee report.)*

Pro-forma Letters of Support

- 1.10 An additional 35 residents submitted pro-forma letters in support of the proposal. These letters raised the following points in support of the proposals;
- 1.11 At present there are intrusions at the site leading to acts of threatening and anti-social behaviour, theft, vandalism and dangerous behaviour at the developments water feature. *(Officer Comment: The Local Safer Neighbourhood Police Team have advised that they have very few problems coming to their attention with regard to the St David's Square estate. It was also considered that there was not enough crime at the site to warrant blocking the whole site to become gated. These matters are set out in paragraphs 6.4 and 8.3-8.18.)*

Letters of Objection

- 1.12 The proposal is unnecessary and will encourage inquisitive youths to gain entry into the site by erecting gates and associated perimeter walls.

2 RECOMMENDATION

- 2.1 All these matters have been raised and considered within the scope of the committee report and did not overcome officers concerns in the gating of the development.
- 2.2 The Councils recommendation is unchanged.

Appendix B

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Your reference:

Our reference:

Date: 6th May 2011



Ila Robertson

METROPOLITAN POLICE SERVICE

Isle of Dogs Police Station
CRIME PREVENTION OFFICE
160-174 Manchester Road
Isle of Dogs
London
E14 2BN
Direct (: 020 7275 4265

Dear Ila,

Please find enclosed the report based on the security survey I carried out recently.

If you have any queries about the report or need further advice please do not hesitate to contact me on the above telephone number.

Yours sincerely,

Mark Jones, CPDA
Tower Hamlets Police

I have been asked to carry out this survey/report by the Planning Department at the London Borough of Tower Hamlets with regards to a planning application for the estate at St David's Square, Westferry Road, E14.

There appear to be two opposing views with regards to the security/safety of the estate, the view of the local authority planning department who's policy it is to refuse gated communities and promote permeability and public use/routes, and the view of the applicant who wishes to secure the estate against concerns over Anti-social behaviour and crime whilst not compromising public access to the Thames Walkway via Ferry Street.

There are two options which cover both of these views but which would seem to not be acceptable by the opposing group's views policy.

1. A range of Crime Prevention measures to reduce the reported and perceived levels of crime and ASB on the estate.
2. Gating of the estate to prevent access to non-residents whilst not restricting public access to the Thames Walkway via Ferry Street.

Observations

The entry to the Thames Walkway at Ferry Street (next to the public house) is currently gated at both vehicle and pedestrian level. I understand the gates are controlled by the nearby Restaurant but that the pedestrian gate is never closed and the vehicle gate very rarely. Once through these gates the road/path splits into two, the first turns to the left into a public car park for use of patrons of the restaurant, with a slightly set back pedestrian path that runs adjacent to the car park and runs into the Thames Path. From this location the public can access the Thames path in an Easterly direction, the path is blocked immediately to the West, access to the west would be via the Ferry Street entrance/exit.



Figure 1 - Ferry Street entrance looking West

The split road/path from the Ferry Street entrance leads as a second option into the estate which then offers options to go through the estate in an easterly direction and a second route joining up with the Thames Path, or a vehicular and pedestrian route through the estate in a Northerly direction towards Westferry Road, which has a vehicle and pedestrian entrance to/from the estate.

The Westferry Road entrance has no vehicle gates, but has a pedestrian gate that is not secured at present.

The second route from the estate onto the Thames walkway currently has a number of trees planted and some small raised planters which reduce the routes accessibility by about 80%.

There are also two further non-permeable routes North-South from the estate to the Thames Walkway which finish in viewing areas overlooking the Thames Walkway and the Thames. These areas have low level railings preventing easy access to the estate but not difficult to climb over from the Thames Walkway.



Figure 2 - SDS looking towards Ferry Street entrance

Option 1.

A range of CP measures to reduce/mitigate crime/ASB problems/concerns.

The route from Ferry Street should have better signage indicating the preferred route for pedestrians to access the Thames Walkway, and better signage indicating that the car park is for the use of the restaurants patrons – with additional signage on Ferry Street itself and also at the entrance to the pedestrian path and the car park, this should make it more obvious to the public what route/s is/are available, and will reduce public use of the estate routes without excluding them.

In addition, the use of raised planters and a low level anti bike railing across the 'entrance' into the estate would deter most motorbikes/mopeds but should not deter the public or cyclists/pram users who do wish to access the estate, again reducing the use of the estate and informing decisions by those wishing to access the Thames walkway. Improved signage in the estate showing a safe pedestrian route to the Thames walkway would also assist this problem.

The existing public route that is a permeable link to/from the Thames Walkway has presently been partially blocked with trees and raised planters. I would suggest that a similar motorcycle/moped restricting railing across this route that would not prevent access by the general public but would restrict access to/from the estate by motorcyclists etc.



Figure 3 - Existing public route from Thames Walkway into estate

The entry from Westferry Road could have some rising bollards as a method of access control, this would prevent motor vehicles from accessing the estate but not motorcycles or mopeds or indeed cyclists or pedestrians, although this part of the estate entrance is a vehicle only route.

There are a high number of cycle thefts currently being committed from within the secure car parks at ground floor level under the buildings in the estate. Whilst cycle

racks are present, they are scattered over the parking area and combined with what appears to be a slow moving entry gate, allows pedestrian access into the car park by tailgating (following on) residents arriving or leaving. I would suggest that the gated entrances to the car parks have the speed and timing of opening reduced to lessen the amount of available access to non-residents, always taking into consideration the safety of all concerned. In addition I would group the cycle racks into separate secure storage areas, with access control, within the car parks or the buildings (space allowing), this would offer a secondary level of security for the protection of the bikes and may either be an additional room or a caged area, and then CCTV could be added specifically to cover these spaces.



Figure 4 - Vehicle entrance to car park

I would also look at making the entry from the lobby into the car parking areas fobbed, it is currently a simple push button access and anyone having already gained entry into the building would be able to currently access the car parks, making this fobbed, which should not cause any problems with fire exits/evacuation, would add a level of security from this part of the building into the car park.

Further security patrols with additional officers at peak problem times, both in the car park and outside, and extra monitored CCTV would also help to reduce any Anti-social behaviour problems/concerns in the estate.



Figure 5 - Looking north towards water feature

Figure 6 - Looking South towards Water feature

The water feature in the centre of the estate is another problem, with groups regularly using the feature to gather and cause disturbances, but also innocent members of the public taking advantage of shallow water in warm conditions to paddle. I would suggest that this is relatively easy to gate at either end which can be secured permanently closed with fobbed access for residents only, or can be a part time system that is perhaps open during the day but closed off at night, this would reduce disturbances during these hours.



Figure 7 - Top of stair access, looking South towards Water feature

I think these measures could mitigate the need for a completely gated estate, however that option still remains if these measures are instigated and do not resolve the problems/concerns of the residents.

I would also say that signage is very important as a measure on its own, some will always ignore signs but generally if they are robust and obvious and clear they will help to reduce confusion and guide the public and residents alike.

Option 2.

Measures to securely gate the development from public/non-residents/vehicular use.

This measure is favoured by the applicant. To exclude non-residents and groups causing ASB or crime, to reduce the thefts of pedal cycles, noise by vehicles/motorcycles/mopeds and generally keep the development for residents use only.



Figure 8 - Westferry Road vehicle and pedestrian entrances

The entrances between the restaurant car park and the estate at Ferry Street and the tree lined public route between the estate and Thames Walkway would have to have 2 metre high railings with access controlled gates on the Ferry Street entrance into the estate. In addition, to keep the public out of the estate the areas to either side of the public route (tree-lined) PLUS the viewing areas would have to have the 2 metre high fences added also – in a similar fashion to those on the neighbouring development. It may be possible to have low level fencing at these entrances and side areas, but these would probably be easily climbed by those seeking to enter the estate anyway, whilst still deterring non-residents who would not wish to climb over low level railings.



Figure 9 - Westferry Road vehicle entrance from SDS

The entry at Westferry Road would need large access controlled vehicle gates, and the existing pedestrian gate here would have to become access controlled, although I am not 100% sure about the height or design of the boundary treatment here and this may have to change if not seen to be sufficient to prevent access, there is no doubt though that gates of any design would deter most casual members of the public, but the wrong

height gates/fencing will not deter those wishing to enter the estate for mischievous reasons..

All of these measures would keep most of the problems now causing concerns to the residents out of the estate but it has no guarantee of completing stopping the problem.

Reported Crime figures and recorded ASB calls.

Police analysts have carried out a number of investigations on reported crime and Anti-social behaviour recorded incidents at St David's Square, in comparison to the ward and borough figures.

St David's Square Crime

For the purpose of this analysis the following crime types were considered:- Residential and Non residential Burglary, Theft from and Theft of Motor Vehicle, GBH, ABH and Common Assault (MapInfo download)

The two financial years 2009/10 and 2010/11 were used to compare the crime levels in the St David's Square (SDS) boundary area and compared to crimes levels in the Millwall SNT ward (this is the ward where SDS is located), and the borough as a whole (HT)

As the table below shows where as crime has increased in the borough as a whole over these 2 time periods, crime has actually fallen in both Millwall ward and SDS. The reduction in crime is more marked in the case of SDS.

Crime	FY2009/10	FY 2010/11	Difference	% change
HT	8727	9407	680	8%
Millwall	525	468	-57	-11%
Boundary	22	10	-12	-55%

St David's Square Crime per 1000 residents

The population of Tower Hamlets according to the 2001 census was 196106 (Office for National Statistics - ONS). Millwall SNT ward population was 12892.

Unfortunately we do not have population figures for the St David Square boundary area

If we look at crime by per 1000 residents then the figure again show that where as crime has increased for the borough as a whole it has decrease for Millwall ward.

Given a fixed population and reduced crime figures for SDS in 2010/11 compared to 2009/10 we can say that crime per 1000 residents in SDS would also have shown a decrease.

Crime per 1000 residents	2009-10	2010-11
HT	45	48
Millwall	41	36
Boundary	n/a	n/a

St David's Square Crime by sq km

Tower Hamlets borough is approximately 20 sq km. Millwall ward is 2.4 sq km in area. The St David's square boundary is 0.031 sq km.

The SDS boundary is 0.16% of the boroughs surface area. The SDS boundary represents 1.29% of Millwall wards surface area.

If we look at crime in the boundary area and compared it with crime in HT and Millwall by size of the area we see that crime in the SDS area was higher in 2009/10 compared to 2010/11 for both HT and Millwall.

In terms of relative area size there was more crime per sq km in SDS compared to Millwall, even in 2010/11 (low crime year); where SDS showed a large reduction in crime compared to 2009/10

So for Millwall ward the small SDS area represents a reasonable crime concentration in 2010/11 (the low crime year) and even more so in 2009/10. However, when the figure for SDS is compared to HT for 2010/11 crime in SDS is actually lower per sq km than what would be expected (actual crime in SDS 0.11% - expected 0.16%).

	HT	Millwall
Boundary as % of	0.16%	1.29%
2009/10 Crime in boundary as % of	0.25%	4.19%
2010/11 Crime in boundary as % of	0.11%	2.14%

St David's Square ASB CAD calls

The table below show ASB CAD calls per 1000 residents. Again we do not have figure for the St David's square area, but as the figures show ASB is less of an issue in Millwall ward compared to the borough as a whole.

ASB CAD calls	2010/11	Per 1000 residents
HT	30627	156
Millwall	1583	123

ASB CAD calls per sq km shows that ASB is less of an issue for this area compared to the rest of the ward, and is not significant when compared to the borough as a whole

ASB CAD calls	2010/11	Per sq km

HT	30627	1531
Millwall	1583	660
Boundary	9	290

FY = Financial Year
ASB = Anti-Social Behaviour
SDS = St David's Square
HT = Tower Hamlets Police Borough
Boundary = St David's Square Boundary
SNT = Safer Neighbourhood Team
CAD = Computer Aided Despatch Police despatching system

St David's Square Incident/Crime log/figures - (supplied by Management services at SDS)

In addition, I have been supplied with copies of the incident log from the management of the estate, with details of incidents on the estate between January 2009 and April 2011. There are 48 incidents broken down as follows:-

- Anti-Social behaviour by groups of youths (including water feature use/play) – 13
- Motor cycle reported driving around estate or through estate to Thames Walkway – 2
- Motor cycle stolen from estate or secure car park – 4
- Criminal Damage (including graffiti) – 5
- Theft of Pedal Cycles (or parts thereof) mainly from car park - 15
- Burglary – Residential – 2
- Burglary – non-residential (not a dwelling) – 1
- Criminal Damage to a motor vehicle -= 4
- Theft of a Motor Vehicle – 1
- Other crime – 1

These incidents have been those reported to the management/concierge office of the estate, and may or may not have been reported to Police. The main two offences appear to be ASB and Pedal Cycle theft (which is normally reported as a non-residential burglary when it is from the car park). The ASB incidents appear to be groups of youths making some sort of noise disturbance on the estate, in/near the water feature or gaining or attempting to gain entry to the buildings, with ensuing intimidation of residents and some crime. The pedal cycle problem seems to relate to the ease with which non-residents can gain entry to the car park.

I have outlined in Option 1 my recommendations for reducing these problems by use of CCTV/Staff/blocking off of the water feature for the ASB problem, or changes to vehicle entrance gates/CCTV/Staff and cages/secure cycle stores for the Pedal cycle problem, though it is true to say that both problems would also be reduced by Option 2.

Appendix C

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St David's Square Boundary

St David's Square Boundary Area shown in red. Crime and ASB extracted from this area. Analysis on the next slides.



St David's Square Crime

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ASB CAD calls	2010/11	Per sq km
HT	30627	1531
Millwall	1583	660
Boundary	9	290

St David's Square Conclusion

The analysis shows the crime in St David's Square has decreased in 2010/11 compared to 2009/10.

Despite this drop crime in this area was higher than what would be expected for an area of its size compared to Millwall ward as a whole.

However, crime in this area is not significant when compared to the borough as a whole.

The crime issue is relevant at the localised area (SNT) level.

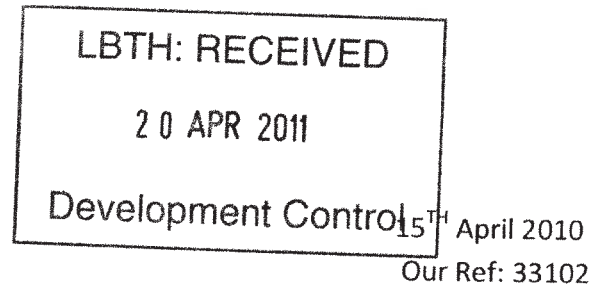
ASB is not a significant issue for this area both at a local level, and even less so at the borough level.



Appendix D

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Mr P Smith,
Development Control Manager,
London Borough of Tower Hamlets,
Anchorage House,
Clove Crescent,
London,
E14



Dear Mr Smith,

Re: Lockes Wharf, St David's Square, Manchester Road, London, E14 3WA

Following on from the Planning Committee Meeting on Wednesday 6th April and its deferment. There were two points raised that we wish to provide further evidence on in favour of the planning application for mechanical gates at St David's Square.

Firstly there was a concern raised by the Planning Committee that any gates may restrict the general public's access to the River Thames walkway. We do not believe that such gates will caused such a restriction. Please find enclosed further information to this effect from Mark Smith of The St David's Square Residents Association.

Secondly the matter of anti-social behaviour also raised at the Meeting on 6th April. Please find enclosed a collated record of 48 separated incidents at St David's Square recorded in the on-site diaries held at our Development Managers office. Also enclosed are copies of the diary entries in each case.

The Planning Committee have requested a Crime Prevention Report and we eagerly await its findings. In addition to this the St David's Square Residents Association has attempted to contact the neighbourhood community [police previously, attached are communications to this effect.

As Residential Managing Agents we are concerned with the number of incidents that have taken place at St David's Square and, in particular, the number of incidents that by their very nature involve the intervention of our Concierge staff. This does put our staff at potential personal risk both now and also in the future if this continues. Whilst police are contacted in

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Customer Services 08451 947044 (lo-call) f.08451 947066 e. customerservices@consortpm.co.uk www.consortpm.co.uk

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most cases such incidents continue to require our intervention at the time. Our staff are not employed as security guards and we have had to employ additional external security guards in order to safe guard the Residents at St David's Square.

We thank you in advance for taking the time to take in to account this additional information ahead of the next Planning Committee Meeting where this deferment will be heard.

Yours sincerely

Steven Room,
Senior Property Manager,
Consort Property Management,
Tel: 08451 947044
Fax 08451 947066
Steven.room@consortpm.co.uk
customerservices@consortpm.co.uk
www.consortpm.co.uk

cc St David's Square Residents Association
Tim Edens, Planning Supervisor

Saint Davids Square Planning Application (ref. PA/10/2786)

Site Permeability

The purpose of this note is to briefly address the issue of permeability.

When researching this proposal, we found that almost all of the documentation for the original planning application had been destroyed. Any suggestion that the development was designed to be permeable is therefore questionable and we dispute the notion.

It does not make sense to place a water feature such as ours, so close to both residents' apartments and a public "footpath" with all the conflicts that are likely to occur(see attached photographs). By its very nature, the water feature has proved to be a magnet for troublemakers who try to use it as a swimming or paddling pool, disturbing everyone around them. With its hard-edged granite surrounds, it presents a severe risk of injury and we are very concerned about the liability risk to which we may be open.

The original planning approval appears to have covered both what is now known as St Davids Square and also Langbourne Place. A section 106 agreement dated 15 September 1995, covering the joint site, contained a condition that a "north/south access road" was to be created, in a position now marked by the boundary between the two developments. You can still see where it might have been intended to be.

That requirement for any north/south route between Westferry Road and the Thames Walkway was **specifically removed** by a Supplemental Agreement dated 10 October 1997, as the LDDC was satisfied that access to the walkway from its eastern end at Ferry Street and the existing access further west was sufficient.

St.Davids Square Planning Application (ref. PA/10/2786)

Public Access to the River Walkway

The purpose of this note is to address concerns about public access to the Thames Walkway and it will show just how little impact our proposals will make.

West of Island Gardens Park, the Thames pathway is forced to divert away from the riverside, along Ferry Street, before it rejoins the river at the eastern boundary of St Davids Square. It then continues for just under 1 kilometre before again being forced inland at Ferguson Close. There are 4 intermediate access points in this stretch, the one at Point Close (leading to Maconochies Road) being 370 metres from our eastern end.

The picture below shows the existing route along Ferry Street to the right, the Point Close route to the left, and the alternative route through St Davids Square suggested in the planning report. The existing riverside frontage of St Davids Square consists of low level brickwork topped with railings of variable height but generally around 1.4 metres. There is just a **single break**, allowing access to the Walkway for residents, as can be seen below it is close to the eastern end of the development and is **just 70 metres from the end of the walkway at Ferry Street**. The planning report champions this as an alternative route to Westferry Road but anyone trying to use it would be required to cross the busy internal estate road twice and negotiate 19 steps. It is not a direct route and would be only 20 metres longer than the officially designated and signposted route via the Ferry Street footpath, which has a gentle slope.



The picture below shows the eastern end of the Thames Walkway, the designated route along Ferry Street (on the right) can clearly be seen.



The officer's report claims that the Ferry Street route is unsafe because it has to cross a car park. That is incorrect: there are footpaths along both the northern and western perimeters of the Elephant Royale restaurant car park, clearly delineated by bollards and soft landscaping. In any event, the car park is small with only 26 spaces, in sporadic use, whereas the alternative route (on the left) twice crosses the St Davids Square estate road which provides access to a garage with c450 spaces and copes with delivery and other service vehicles for a community of over 1,000 people, day and night.

We have to agree with the report that Bus stop H on the opposite side of Westferry Road, serving eastbound busses D7 and 135 is, indeed, 30 metres closer to St Davids Square than it is to Ferry Street, but a detour of 180 metres

through St Davids Square would reward anyone with just 70 metres alongside the river before they have to back track inland anyway.

However:

The existing access via Ferry Street is already used by the overwhelming majority of genuine users of the river walkway. It is clearly the only sensible option for anyone wishing to follow the river from Island Gardens Park or use the Greenwich foot tunnel.

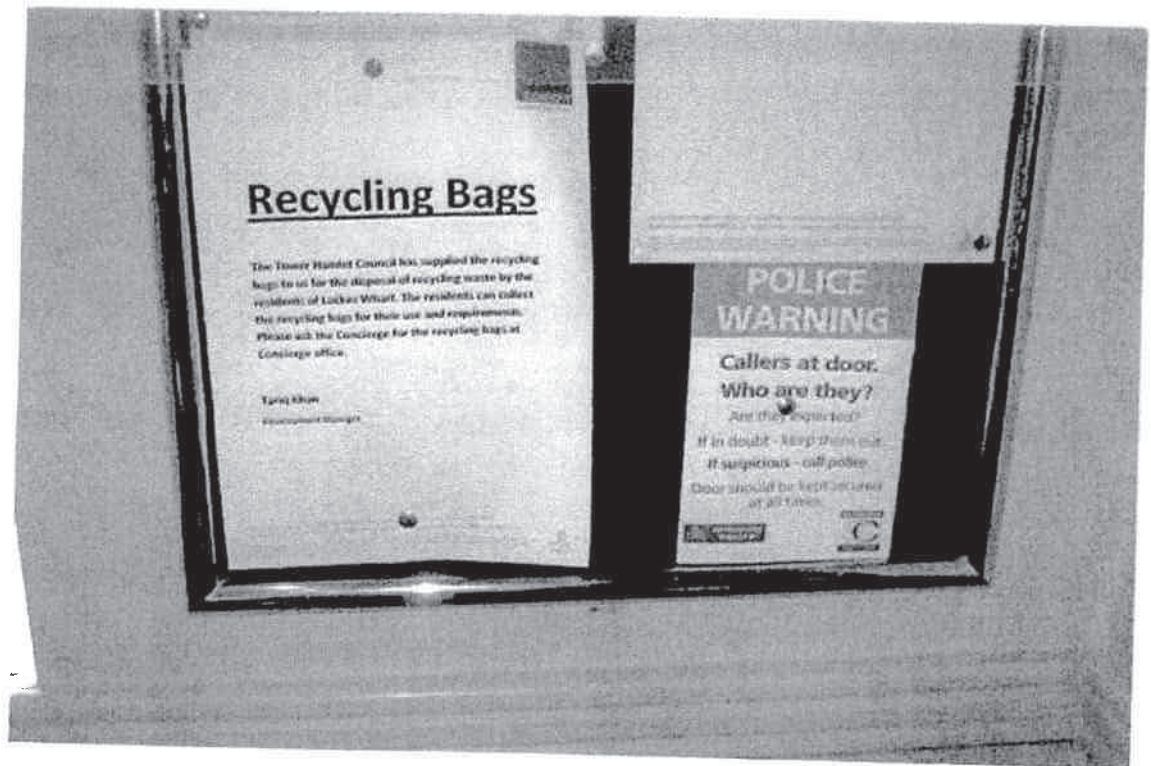
The Ferry Street route is closer, and more convenient, for anyone travelling from the east along Manchester Road, from Island Gardens DLR or bus stop E.

It is best for anyone travelling from the north along Eastferry Road, from Mudchute DLR or bus stop L.

Properties along Westferry Road are all much closer to the Maconochies Road/Point Close access point, with the exception of Lockesfield Place, whose representatives support our case.

The clear conclusion is that no member of the general public, with a genuine interest in using the River walkway, would be inconvenienced by our proposals.

THE WE HAVE PUT UP SIGNS TO WARN
RESIDENTS BUT HAVE NOT HEARD FR



THE NEIGHBOURHOOD WATCH COMMUNITY/
POLICEMAN AND HAVE BEEN TOLD BY
THE LOCAL POLICE STATION WHICH IS
CLOSED IN THE EVENINGS WE CANNOT
RECORD ANTI SOCIAL BEHAVIOR INCIDENTS
WITH THEM AS NO CRIMES HAVE BEEN
COMMITTED. WE HAVE BEEN TRYING TO
GET HELP SINCE LAST YEAR AND ONLY
AFTER OUR GATE SUBMISSION HAVE WE
HEARD BACK FROM SOMEONE IN THE
POLICE. WE HAVE OVER 50 RECORDED
ANTI SOCIAL BEHAVIOUR INCIDENTS
RECORDED. SEE LIST ENCLOSED.

THE THAMES WALKWAY PAST ST DAVIDS WITH SIGNAGE TO GREENWICH FOOT TUNNEL. STRAIGHT ON TO FERRY ST

CONSORT HOUSE

THIS IS ONLY ACCESS TO ST



DAVIDS SQ. ALL TRAFFIC THROUGH PASSES CONSO HOUSE ENTRY & POOL WHICH IS VISABLE

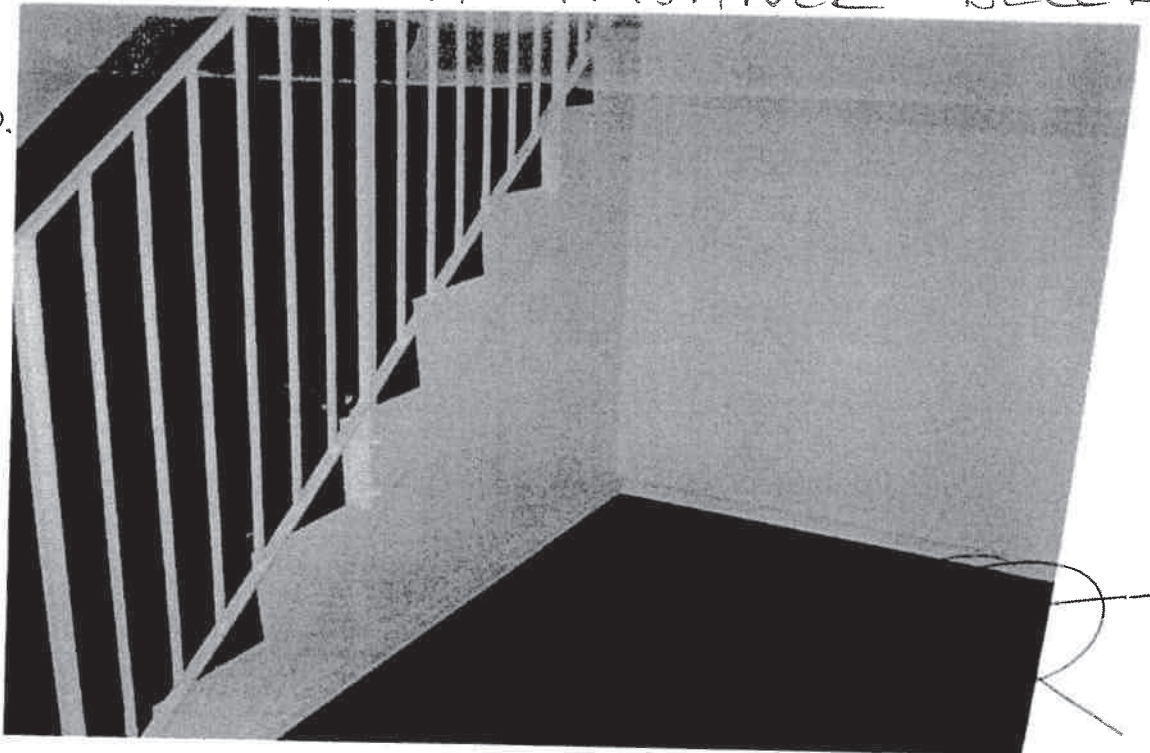


THE OTHER EXITS WHICH LOOK LIKE ACCESS POINTS ON PLAN ARE RAISED PLANTERS AND SEATING. PEOPLE CLIMB OVER WITH BIKES & CHILD

ONCE ACROSS THE SECOND RD WITH A FOOTPATHS YOU PASS CONSORT HOUSE WH YOU CAN SEE THE SWIMMING POOL, SO LOTS OF PEOPLE THINK YOU CAN GET



IN THIS DOOR TO THE POOL, WE HAVE CONSTANT NUISANCE BELLRING TO ACCESS. GET



SOMEONE WAS STRUCK WITEN ASKING PEOPLE WHAT THEY WERE DOING IN THE BUILDING & SOMEONE DEPICTED IN THE ENTR

THE MOST AGGRESSION & INTIMIDATION HAPPENS AROUND THE POND. ITS WORSE IN HOT WEATHER AS GROUPS OF YOUNG WANT TO DIP & SWIM IN THE WATER



YOUTH BLOC WALK

OFTEN SITTING ON THE WALLS WITH ALCOHOL. THERE ARE CHEMICALS IN THE

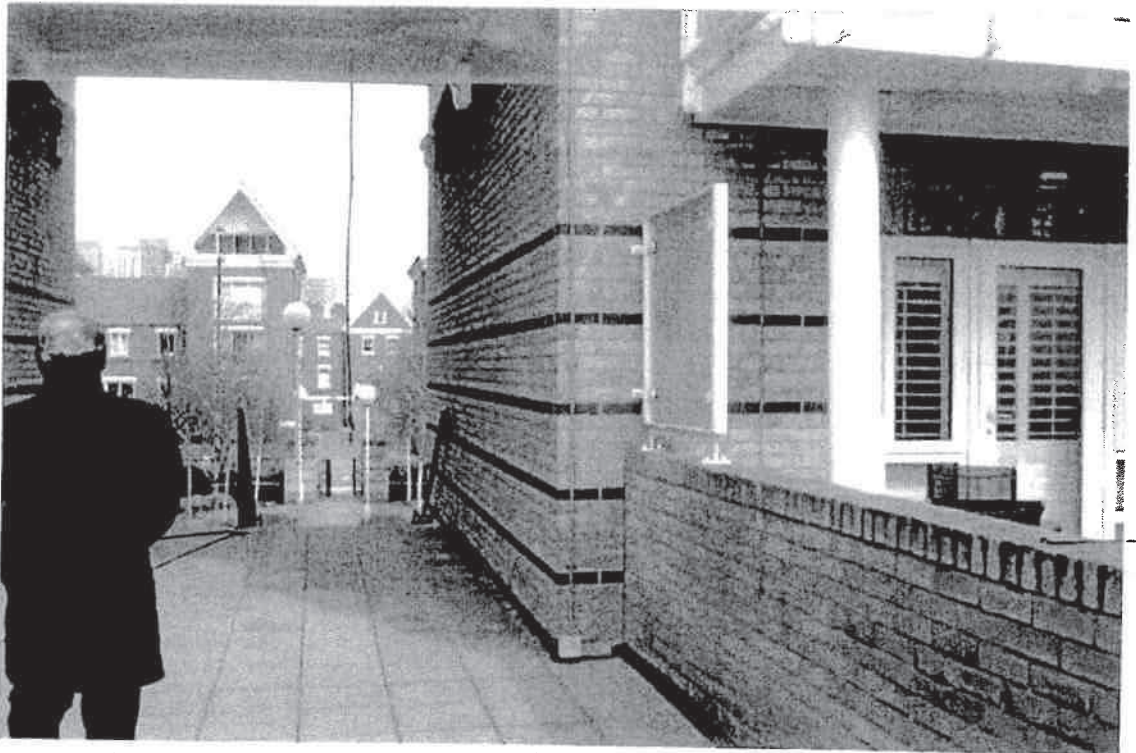


WATER AND EVEN YOUNG CHILDREN ARE PUT IN THERE TO SWIM. ONCE PAST THE POND YOU HAVE TO CROSS ANOTHER T.

ROUTE TO RIVER & THAMESWALK
WAY THROUGH ST DAVIDS

- YOU CROSS A ROAD AS NO FOOTPATHS
- YOU CLIMB 19 STEPS TO THIS POINT

YOUTHS
CONGREG-
ATE HERE



Y
S
O
W

THIS IS WHERE YOUTHS CONGREGATE
WITH BIKES AT TOP OF STEPS, OUTSIDE



PEOPLES FRONT ROOMS & TERRACES. THERE
IS AGGRESSION & INTIMIDATION WHEN ASKED
TO BE QUIET OR MOVE ON.

ST DAVIDS SQ.

NO FOOTPATHS ≠ WITH 400 APP



A LOT OF TRAFFIC. TWO ROADS
HAVE TO BE CROSSED TO GET TO



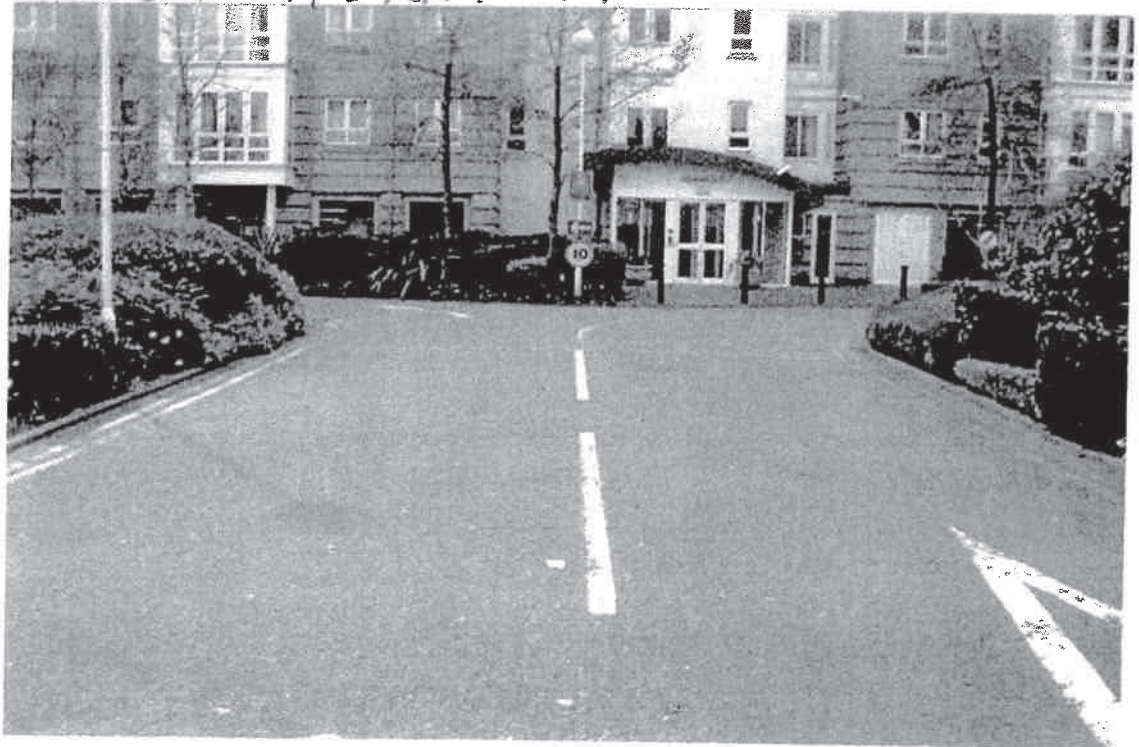
THAMES WALK. UP 19 STEPS ≠
ONWARDS. THERE IS NO SIGNAGE TO
DATHWAI IN NO OBVIOUS ROUTE

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PHOTOS TAKEN —



FERRY STREET - SIGNAGE & FOOTPATHS TO THAMES WALKWAY. ZEBRA CROSSING CROSS WESTFERRY RD



ST DAVIDS SQ - NO FOOTPATHS. TWO ROW TO CROSS. NO SIGNAGE TO THAMES WALL & NO ZEBRA CROSSING TO CROSS WESTFERRY

PHOTOS TAKEN FROM BUS STOP WESTFERRI
RD



FROM BUS STOP TOWARDS THAMES WALK SIGNAGE
ZEBRA CROSSING & FOOTPATHS IN FERRY



FROM BUS STOP TOWARDS ENTRY INTO ST
DAVIDS. NO SIGNS FOR THAMES PATH.
IN ST DAVIDS SO YOU HAVE NO FOOTPATH

St. Davids Square Planning Application (ref. PA/10/2786)

Intrusion, Anti-Social Behaviour & Damage

Sample Log

General Overview:

The development has suffered from regular episodes of nuisance, anti-social behaviour and vandalism since opening in 1999 including, violent aggression, muggings with a handbag being stolen and defecation inside buildings (see photos). We were also informed at the initial hearing of this application that St. David Square is now a recommended site for "Dogging".

Note: We have attached relevant copies of the Concierge diary where logged.

Many low level nuisance intrusions are dealt with by our excellent Concierge Team, who approach the situation with quiet dignity, however these have always the potential to turn ugly, with disastrous consequences. Often they are not logged.

January 2009 to 04 April 2011

The following is a selection of more recent events covering the period 01 January 2009 until 04 April 2011. On most occasions the Concierge Team was able to remove any troublemakers but there have been threats of physical violence and almost always verbal abuse. On one occasion deeply offensive racist abuse led to a successful prosecution.

Specific Incidents:

05 January 2009: Two youths seen applying graffiti to structures in the garden between Hamilton and Jupiter House at 10.35pm. Action: Asked to leave the premises. The damage is later cleaned by the Concierge.

12 February 2009: A number of residents report the latest incident of a light motorcycle being driven through the Ferry Street entrance of the development and at speed to the rear entrance and on to the River Walk. (There have been over a dozen reports previously and it is thought to be the same person every time. The suddenness of the event, the speed and the dark evenings have precluded getting a description of the person, the bike and the registration number).

23 March 2009: A resident calls at 6pm to say that a group of two boys and three girls have been found smoking and drinking on the lift access floor at the top of Kirkland House. Action: Concierge asks them to leave but they refuse to do so. Concierge eventually calls the

police but is put on hold with no one to speak to. The group then leaves after a ten minute standoff and after making abusive remarks.

24 March 2009: A Resident reports a damaged car park gate and that his motor bike had been stolen (Reg: AE07 AHD). Action: He has already reported it to the police.

04 April -19 April 2009: Several recorded attempts by youngsters to use the water feature as a swimming pool. Action: Concierge escorts them from premises with difficulty. Police are not being informed because they do not attend.

05 April 2009: Two boys and two girls are found in the entrance area of Goldsborough House having forced open the doors and subsequently damaged both the lift and the sofa. Action: They run off before further action can be taken. Police informed but do not respond.

12 April 2009: Two Residents from flat 209 report that the front wheels have been stolen from their two secured bikes in the car park. Action: They have already reported the matter to the police.

16 May 2009: (Saturday) Two Residents in flat 269 report that they have been broken into between 4 and 11 pm and computers, game consoles and bikes have been taken. Action: Police are informed. Said that they would call in during working hours on Monday.

18 May 2009: Three youths come into the development on bikes between 6.30 and 7.00pm and are seen to attempt to force the doors of Hamilton and Jupiter House. They then force a car park door and enter. Action: One concierge attends whilst a second telephones the police to give them an accurate description of what the boys are wearing. The youths ride off without anything.

The police do not attend.

30 June 2009: Four boys and three girls are at the water feature attempting to use it as a swimming pool. Action: Concierge asks them to leave but they refuse to do so. Police informed but do not attend. Reference No: 7973.

7 July 2009: A Resident reports that her bicycle had been stolen from the underground car park and that the Dominion House entrance to the park has been forced. Action: She has already informed the police who attend the site later in the afternoon.

25 July - 06 September 2009: Numerous attempts by youngsters to use the water feature as a swimming pool. Action: Both the concierge and residents involved in preventing this. Police not informed because they do not attend.

30 July 2009: The resident of Flat 30 reports a further theft of a bike from the underground car park. Action: She has already contacted the police. Mobile phone number supplied.

10 August 2009: Four intoxicated, non-resident adults are heard and seen, at 2.20am, using the water feature as a swimming pool. Two of them are naked. Action: A number of residents shout at them from their balconies and the concierge attends. They eventually leave.

05 September 2009: Two youths seen applying graffiti to the end wall of Jupiter House at 09.40pm. Action: Asked to leave the premises. The damage has to be professionally cleaned.

09 October 2009: Four youths are seen wandering around the development trying to force entrance doors. Action: Concierge attends and asked them to leave. They do so after making abusive remarks.

29 November 2009: Residents from Flats 86 and 88 report that they have had bicycles stolen and that both the entrance door from Dominion House and one of the exit gates have been forced. Action: They have both already informed the police. Another resident later confirms that he had heard noise in the area at 5.27am.

02 December 2009: A Resident from flat 102 reports that her mountain bike has been stolen from the car park and that her security chain and padlock has been cut. Action: The concierge reports the matter to the police and asks for a number. The police say they cannot give him one because the management is not the victim of the crime.

03 December 2009: A young man, who looks to be in his twenties, is spotted wandering around the development just before midnight looking at parked cars. He pays particular attention to vehicle LN09 WYO. Action: He is approached and asked to leave but insists that he is 'just wandering around'.

14 December 2009: A resident reports that he can see six teenage boys attempting to force the entrance doors of Jupiter House and Gate No 4 of the car park. Action: Concierge attends and they run off.

22 December 2009: The resident from flat 243 reports the theft of his bicycle from the underground car park. Action: He is advised to report it to the police and get a crime number.

28 December 2009: A resident from flat 399 reports the loss of the front wheel from her bicycle. Cutters have been used to sever the wire lock. Action: She is advised to report it to the police and get a crime number.

9 January 2010: The underground car park is broken into at 23.15 and three cars are seen to be damaged and to have had items taken from them. A youth is spotted but runs away and disappears into Ferry Street. Action: Police are informed. They visit the site on Sunday 10 January at 2pm. CAD No: 9357090110

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10 January 2010: A fourth car is reported to have been broken into. Action: Police were on site at the time.

20 January 2010: The underground car park is again broken into at 19.45 by two youths who are chased off by a resident.

Action: Police are informed.

22 January 2010: The car park door to Dominion House is seen to have been damaged a short while after it was checked as OK. A resident reports the theft of a motorbike somewhere between Monday 18 January and today. Action: Police are informed. Reference numbers TED 3355 & 4201669/IQ

14 February 2010: Four youths are found lingering around Kirkland House trying to get in. Action: The concierge attends and asks them to leave the site. They do so after making abusive remarks and protesting their innocence.

18 February 2010: Three teenage girls and two boys are asked to leave the water feature area where they are shouting abusive comments. Later found drinking alcohol in another garden area and throwing empty cans at residents' terraces. Action: Police informed but do not attend.

24 February 2010: Attempted robbery of a motorbike from the car park that is again broken into. Youth runs off. Action: Police are informed. Reference No: 4807. Do not attend.

04 March 2010: A group of teenage boys attempt to break into the car park at 4.10pm. Action: Concierge dials 999 in an attempt to get the police to attend.

27 March 2010: Six youngsters aged between 7 and 12 attempt to use the water feature as a swimming pool. Action: Escorted from the site. They later return and attempt to throw stones at the concierge office.

28 March - 11 April 2010: Eleven recorded attempts by youngsters to use the water feature as a swimming pool. Action: Both the concierge and residents involved in preventing this. Police are no longer being informed because they do not attend.

28 April 2010: A number of residents report, at about 9.50pm, that a motorcycle was being driven around the development and at speed. (The concierge were alerted by the noise but were not able to identify the rider or the bike). One resident, from flat 208, later reports that his partner, who has Parkinson's disease, narrowly missed being hit by the bike as he attempted to walk between Enterprise House and Falcon House en-route from the car park.

17 May 2010: A male aged between 20 and 25 attempts to break into the residents' swimming pool by climbing through the gents changing room window. Then attempts to expose himself to women in the pool through the front terrace window. Action: Police called and attend within 15 minutes. Women interviewed.

24 July - 05 September 2010: Numerous attempts by youngsters to use the water feature as a swimming pool. Action: Both the concierge and residents involved in preventing this. Police are no longer being informed because they do not attend.

06 September 2010: The car park is broken into again and two bikes severely vandalised. Action: Police informed. CAD No: 6072

25 September 2010: A further two bikes reported stolen. They had been correctly locked and chained to bike supports. Cutters had been used. Action: Police informed.

19 October 2010: Two youths seen, on camera, forcing the garage doors open in an attempt to leave the car park. They had gained access by forcing entrance doors from a residential block. Action: Police informed.

08 November 2010: A Resident reports her bicycle stolen for the third time. Action: She has already reported the theft to the police.

29 November 2010: Male aged 25-30 attempts to take mobile phone pictures of women in the swimming pool. Action: Police called and attend within 30 minutes. CAD No: 853629112010

28 January 2011: Three residents report that a group of eight boys and girls are trying the doors of Hamilton and Goldsborough House in an attempt to enter. Action: Concierge attends and they say they have come to see friends and accuse concierge of making something about nothing. They eventually admit that they have no friends here and leave.

17 February 2011: Two town house residents report suspicious behaviour, at 10.20pm, in the covered car bays at the front of the development having seen two hooded youths. Action: Concierge attends but residents have already intervened and they are running down Westferry Road.

23 February 2011: Three hooded youths attempt to enter gate 2 of the underground car park, at 9.30pm, after a resident drives in. He stops and warns them off. Action: Report made to the concierge who attends the scene. No sign of the would be intruders.

16 March 2011: A Resident from Flat 10 reports that her bicycle was stolen from the underground car park during the day. It was there when she left for work at 6am. Action: Told to report the theft to the police and obtain a crime number.

24 March 2011: Concierge and some residents hear noise as gates 1 & 2 to the underground car park are forced open. Action: Police called and there is a patrol car in the area that attends almost immediately. They catch two youths in the car park and are off-site by 12.45am. Crime Reference No: 11403/240311.

26 March 2011: The resident from flat 415 reports his mountain bike has been stolen from the car park. Mobile phone number supplied. Action: Advised to report the matter to the police.

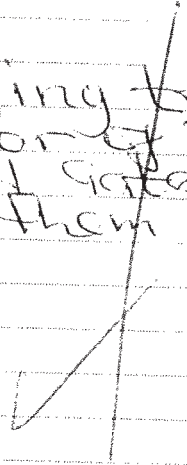
01 April 2011: Residents from flat 407 report at 7.20 that two bicycles were stolen from their second floor balcony overnight. Action: They were asked to report the matter to Limehouse police station. Police attended the site at 6pm.

04 April 2011: Resident from flat 243 reports that his motorbike has been stolen from the underground car park. Action: he is advised to contact the police.

Monday 14

Tax Week 37 (348-17)

I saw six boys trying to push
 the main entrance door of Jupiter
 house and go inside and gate No 4 but
 I went there and drive them away.



January 2010

M	4	11	18	25	
T	5	12	19	26	
W	6	13	20	27	
T	7	14	21	28	
F	1	8	15	22	29
S	2	9	16	23	30
S	3	10	17	24	31

15 Thursday

(15-350)

Kofi Marfoff 07:00 AM - 7:50 PM official
 A. Pramprad 07:00 AM - 15:00
 KODIA KWANU 07:55 AM - 16:00
 John Brown - 07:43 AM - 16:30 PM
 A. HISOASIE 07:00 AM - 15:00 AM
 EMMANUEL 07:00 AM - 15:00
 Fenny 19:00 - 07:00

Resident of 299 complained that there was a person (Hobby) doing graffiti on the wall in the garden between H St - J. He chased him off.
 Time 2235.

January 2009

M	.	5	12	19	26
T	.	6	13	20	27
W	.	7	14	21	28
T	1	8	15	22	29
F	2	9	16	23	30
S	3	10	17	24	31
S	4	11	18	25	.

February 2009

12 Thursday

(43-322)

A number of residents reported an incident of a motorcycle being driven through the Perry Street entrance and on down the river walk way. Due to the speed and the darkness it was difficult to get the description and the registration the number of the b

February :

M	.	2	9	1	
T	.	3	10	1	
W	.	4	11	1	
T	.	5	12	1	
F	.	6	13	2	
S	.	7	14	2	
S	.	1	8	15	2

24 Tuesday

(83-282)

Time 08:10

Floor 235

Name [REDACTED]

Tel. [REDACTED]

His motor bike which was parked in his parking space # 59 has been stolen. He saw this bike on Friday night (20/03/09). He's reported to the police.

DESCRIPTION OF BIKE:

Colour: RED

REG: AE 07 AHD

Kopi

One running machine is out of order. (One near the glass windows). Kopi

March 2009

M	.	2	9	16	23
T	.	3	10	17	24
W	.	4	11	18	25
T	.	5	12	19	26
F	.	6	13	20	27
S	.	7	14	21	28
S	.	8	15	22	29

some youngsters being around
 the water feature and tried to use
 the water feature as a swimming pool
 - some were on duty, attended the
 incidents and escorted them from
 the premises with difficulty

May 2009

- . 4 11 18 25 .
- . 5 12 19 26 .
- . 6 13 20 27 .
- . 7 14 21 28 .
- . 8 15 22 29 .
- . 9 16 23 30 .
- . 10 17 24 31 .

April 2009

5 Sunday

(95-270) Tax Week 53

GOLDSBOROUGH HOUSE :- 1530 Four people 2 g
and 2 boys entered in the building by force
the door. They damage the sofa and also
the lift.

April 200

M	6	13	20	
T	7	14	21	
W	1	8	15	22
T	2	9	16	23
F	3	10	17	24
S	4	11	18	25
S	5	12	19	26



Easter Sunday

Flora (S) ...
Between 12:45 and 1:15 pm ...
2 ...
of ...
CCTV ...

Flora (S) said she has reported
to the Police, and the Police
will come and check CCTV.

May 2009

4	11	18	25	
5	12	19	26	
6	13	20	27	
7	14	21	28	
1	8	15	22	29
2	9	16	23	30
3	10	17	24	31

Apt 267

This apt was broken into between 4pm and 11pm.

They had, computers, game consoles and bikes, stolen.

Police come to forks where to inquire about possibility of getting the ~~type~~ type.

They will call back on Monday during working hours.

June 2009

- 1 8 15 22 29
- 2 9 16 23 30
- 3 10 17 24
- 4 11 18 25
- 5 12 19 26
- 6 13 20 27
- 7 14 21 28

3 boys come in into the development
 on their bikes. They trying to force
 maintenance doors of two blocks H and J
 for trying for 5 minutes they ride around and get
 on to the car park underground by this time I phoned
 the police and give them a clear discription what the
 boys were wearing and what type of bike they were
 riding to the police but the boys left without
 anything.

Time between 6:30 - 7:00 p.m.

June 2009

- 1 8 15 22 29 .
- 2 9 16 23 30 .
- 3 10 17 24 . .
- 4 11 18 25 . .
- 5 12 19 26 . .
- 6 13 20 27 . .
- 7 14 21 28 . .

June 2009

WTE

30 Tuesday

(181-184)

1800: four males and 3 females came and sit on the fountain wall. spoke to them they refuse to leave. called police and informed them. the reference # is 7973.

X

June 2009

M	1	8	15	22	29
T	2	9	16	23	30
W	3	10	17	24	.
T	4	11	18	25	.
F	5	12	19	26	.
S	6	13	20	27	.
S	7	14	21	28	.

2009 July

Tuesday 7

(188-177)

flat #10 reported his bike had been stolen at the covered car park space #156. On investigation I found out that a door to the car park, under Dominion House had been broken into. The resident of #10 reported to the police.
Furthermore, the police called later around 14.20 same day to enquire about our CCTV. I parted her on to Tariq.

August 2009

M	.	3	10	17	24	31
T	.	4	11	18	25	.
W	.	5	12	19	26	.
T	.	6	13	20	27	.
F	.	7	14	21	28	.
S	1	8	15	22	29	.
S	2	9	16	23	30	.

30 Thursday

(211-154)

FLAT 30, complain about somebody
 has stolen her BIKE at underground
 CAR PARK.
 Tel No. - [REDACTED]

July 2009

M	6	13	20	27	
T	7	14	21	28	
W	1	8	15	22	29
T	2	9	16	23	30
F	3	10	17	24	31
S	4	11	18	25	
S	5	12	19	26	

Two youths seen applying graffiti to the end wall of Jupiter House at approx. 40 p.m.
- asked to leave the premises.
The damage has to be professionally cleaned.

October 2009

- 5 12 19 26
- 6 13 20 27
- 7 14 21 28
- 1 8 15 22 29
- 2 9 16 23 30
- 3 10 17 24 31
- 4 11 18 25

16 FERRY STREET

Complain about somebody
damage her car in her parking space
Time between 18:00 to 20:30 pm

November 2009

M	.	2	9	16	23	30	.
T	.	3	10	17	24	.	.
W	.	4	11	18	25	.	.
T	.	5	12	19	26	.	.
F	.	6	13	20	27	.	.
S	.	7	14	21	28	.	.
S	.	1	8	15	22	29	.

29 Sunday
(333-32)

INFO from A RESIDENT HE HEARD A NOISE IN THE AREA AT ABOUT 5:37 AM. SUNDAY MORNING WHICH HE SUSPECTS WERE INTRUDERS

flat 100
WOLFMAN STAIRS

1. Door from lift to car park is broken. - D-Block Kofi
2. Gate #1 also broken. On check, it looks they were forced opened by intruders. Kofi
3. flat # 86 - mehisa's bikes from wheel and her boy friend's bike are also stolen from car park. They have informed the police. (FAROOQ)
4. flat # 88 (Robert Bradbury) also has his bike stolen same time somewhere in the night before Sunday morning. (FAROOQ)

5. [REDACTED]
FLAT 59
DOMINION HOUSE
[REDACTED]

NOTICED THE BIKE HAS BEEN STOLEN ON SUNDAY 29/11 - AT 18:30. THE LOCK HAS BEEN CUT.

Kofi => THE LAST TIME SHE SAW IT WAS 4:00 AM when her friend wanted to drive out of the garage. The gate could only open half way so they could not drive out but the half gate could not close again; meaning they left the gate half closed and half opened at about 4:00 am. ~~the~~ they came back to check at 5:30 am same morning (when we were going out) ~~but~~ because the concierge on duty said he had called the engineer and they would come within three hours, but the gate had ~~not~~ still half opened. She noticed the bike ~~had~~ been stolen after returning home 18:30 this evening. So the theft took place any time after 4:00am OR 5:30am.

November 200	
2	9 16 23
3	10 17 24
4	11 18 25
5	12 19 26
6	13 20 27
7	14 21 28
8	15 22 29

0805 02/12/09

Flat 102 went down to locker #4 to find
the ~~door~~ padlock cut and my mountain bike
stolen. Security lock inside being cut also #

from

TIM M. BRYAN Bike Description - white GT mountain bike front fork suspension

After the incident was reported to the management office
about the bike shed no 4 been broken into the management phoned
the police and report about the crime has were are not the
victims of the crime we can't get crime ref no for
the incident the only people who can get the ref no are the
victims of the incident.

January 2010

M	4	11	18	25	
T	5	12	19	26	
W	6	13	20	27	
T	7	14	21	28	
F	1	8	15	22	29
S	2	9	16	23	30
S	3	10	17	24	31

3 Thursday

(337-28)

AT 23:50 to 23:55

I saw a white guy moving around the development and looking at the car park. Later he go inside her car which he park in front of the main entrance of Jupiter house and move the car away.

The car No is [REDACTED]

December 2009

M	.	7	14	21	28
T	1	8	15	22	29
W	2	9	16	23	30
T	3	10	17	24	31
F	4	11	18	25	.
S	5	12	19	26	.
S	6	13	20	27	.

flat 243

Name

Tel.

Reported of his bike stolen from the cow park between 4pm on 22nd Dec. and 1pm 3 Jan. (when he last saw, and found the bike taken). He's been advised to report to the police.

January 2010

M	.	4	11	18	25	.	
T	.	5	12	19	26	.	
W	.	6	13	20	27	.	
T	.	7	14	21	28	.	
F	.	1	8	15	22	29	.
S	.	2	9	16	23	30	.
S	.	3	10	17	24	31	.

Flat # 399

Time 1815 Bikes front wheel

is stolen. They used cutter to cut the wire lock and took the wheel only. Please check the CCTV to find the evidence. Resident left on 23rd and came back on 28th.



January 2010

M	4	11	18	25	
T	5	12	19	26	
W	6	13	20	27	
T	7	14	21	28	
F	1	8	15	22	29
S	2	9	16	23	30
S	3	10	17	24	31

JANUARY

WEEK 1

9

Saturday

9-156

8 23:15 At least three cars were
9 broken into whilst parked in the garage
10 of white youth cars, via car jacking
11 brake wire these vehicles, and
12 they ~~dis~~ vanished into Fairy Street.
13 Incident was reported to local
14 police.
15 Police reference #: CAD 9357 090110 *

13 23:10

14 Received a call from 1511-3025
15 Asked to call 1511-3025 - as they
16 are making too much noise

16 c/s 365 key 0500 874 -215
17 c/s 4104 PJob OPT-293 ✓

18 POLICE STATION # 0300/23212
19 (Non-emergency #)

20 THE POLICE WERE ON SITE Sunday 10/01/06
at approximately 14:00

JANUARY						
W	T	F	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

2010

BU 56 JRC

JANUARY

10 Sunday

10-355

14:25 - REPORTED CAR BROKEN INTO

8 Space - 258 Mr. [REDACTED]
9 flat 107 CAR REG: [REDACTED] info

10 was one of the cars broken into
in apt at 23.15.

11 At this time of report the police
was still here and so went down
12 to the car park with him to take
further details.

13 As and when CAMERA #5 was
being turned around to see them (police
& Mr. [REDACTED] & wife) it got stuck.

15 Name [REDACTED]
Flat: 136 Time: 15.45

16 Tel [REDACTED]
17 Email: - [REDACTED]
18 [REDACTED] (15)

would like to sit down together
18 with TARIQ & E. Anthony of flat 152
to solve a water-leak-damage that
19 happened sometime back.

08-10 by request by Apt 302 to stop noise
in Apt 318

FEBRUARY

	M	T	W	T	F	S	S
5	1	2	3	4	5	6	7
6	8	9	10	11	12	13	14
7	15	16	17	18	19	20	21
8	22	23	24	25	26	27	28

1 spoke to Anthony - Apt 152
He said he will speak to
Apt 136

2010

JANUARY

20

Wednesday

20-345

8 AT 19:45

I saw two boys
 in underground car park.
 They broking unto three cars
 I saw the two boys came
 from the underground car park
 and walking toward Elephant
 Royale restaurant car park
 I saw the two white boys go
 inside the CAR which they
 park in Elephant Royale
 car park, the driver move
 the car, And I rush there and
 write the car NO. [REDACTED]
 I call police and [REDACTED]
 I explain everything to them
 and I give the car NO to them
 After that I want to the car park
 and write all the cars they
 broke unto Reg NO and their
 parking Bay, I call the owners
 of the cars and they came down
 and meet the police.

These are the cars. &

- 20 [REDACTED] - BAY 277 - Flat - 204
- [REDACTED] - BAY 248 - Flat - 96
- [REDACTED] - BAY 231 - Flat 82

FEBRUARY

5	1	2	3	4	5	6	7
6	8	9	10	11	12	13	14
7	15	16	17	18	19	20	21
8	22	23	24	25	26	27	28

Police will come for CCTV

2010

JANUARY

22 Friday

12 111

8 The maintenance person on his
 9 rounds checked all doors found
 10 the ~~door~~ door to the car park
 of Dominion House smashed and damaged.
 11 That's around 2.00pm. But before

7.00pm the previous day I went
 11 round to check all doors including
 this damaged one, and it was ok.

12 The matter was reported to
 the police, and the following refer-
 13 ence number given:

TED 3355

14 The police called again in the
 15 evening wanting to know the
 estimated cost of the damage which
 16 of course I couldn't give. They
 were coming over to have a
 17 survey later on. Another reference
 # was given thus:- 4201669/10

18 ~~_____~~ - Apt 88 reported at
 19 Motobike station. Between Monday 18th and
 Friday 22nd. ~~He reported~~ ~~_____~~
 20 He will report it to police

FEBRUARY

MON TUE WED THU FRI SAT SUN

5	1	2	3	4	5	6	7
6	8	9	10	11	12	13	14
7	15	16	17	18	19	20	21
8	22	23	24	25	26	27	28

2010

FEBRUARY

14 Sunday

15 120

St Valentine

8

T Doctor Ride w/ ski DUDPLAYERNISKY
left by [redacted]

10

Four boys found lingering
wanted Kirkland handle
wanting to get into the building.

13

14

15

16

17

18

19

20

MARCH

W T T F S S

9	1	2	3	4	5	6	7
10	8	9	10	11	12	13	14
11	15	16	17	18	19	20	21
12	22	23	24	25	26	27	28
13	29	30	31				

2010

FEBRUARY

18 Thursday

49-516

8 The boys, three girls shouting
 incessantly near water feature.
 9 On speaking to them they
 pretended leaving the site but
 10 were left on ground in the
 garden between Eavespate and
 11 Hamilton house drinking alcohol
 and throwing the cans and bottles
 12 on the road and ridiculed terraces.

13

14

15

16

17

18

19

20

MARCH

M T W T F S S

9	1	2	3	4	5	6	7
10	8	9	10	11	12	13	14
11	15	16	17	18	19	20	21
12	22	23	24	25	26	27	28
13	29	30	31				

2010

FEBRUARY

24 Wednesday

Holiday [EE]

143 →

[Redacted]

in space
30th
(Fleet 143)

and
700
Attempted Robbery of a motorbike
from car park. Police called.
[Redacted] → Transit Van
Crime Ref # 4807.

10
11
12
13
14
15
16
17
18
19
20

MARCH

	M	T	W	T	F	S	S
9	1	2	3	4	5	6	7
10	8	9	10	11	12	13	14
11	15	16	17	18	19	20	21
12	22	23	24	25	26	27	28
13	29	30	31				

2010

MARCH

4 Thursday

63-302

8 time 16:10 Called 999 police
for a group of kids going to ^{to a station}
9 underground car park. give TA ~~the information~~
of the kids ~~and~~

10

11

12

13

14

15

16

17

18

19

20

APRIL

W T T W T F S S

13			1	2	3	4
14	5	6	7	8	9	10
15	11	12	13	14	15	16
16	17	18	19	20	21	22
17	23	24	25	26	27	28
	29	30				

MARCH

WEEK 12

27 Saturday

86-279

8 found 12:20 six kids aged
between 7 and 12 were ~~digging~~
9 in the water feature. I chased
them out. Two ^{hours} later they came back
10 with 2 two girls trying to throw
stones at me.

11

12

13

14

15

16

17

18

19

20

MARCH

M T W T F S S

9	1	2	3	4	5	6	7
10	8	9	10	11	12	13	14
11	15	16	17	18	19	20	21
12	22	23	24	25	26	27	28
13	29	30	31				

2010

MARCH

28 Sunday

97-278

British Summer Time begins

8

9

10

Compliments from one resident
to say that the pool & jacuzzi
is cold tonight

11

12

Youngsters hang around
the water feature

13

14

15

16

17

18

19

20

APRIL

S M T W T F S S

		1	2	3	4		
5	6	7	8	9	10	11	
12	13	14	15	16	17	18	
19	20	21	22	23	24	25	
26	27	28	29	30			

MAY

WEEK 20

17 Monday

137-228

Holiday ☐

8

9

10 21:20 Suspect in Motel April 20 - 27
 11 White male with beard found to trying
 12 to climb through gents changing
 13 room window & looking through
 14 swimming pool window. Suspect
 15 playing with his private parts.
 16 Police called.

15 Police on site @ 2130 - 2140. *

16 Looked for the man and interviewed
 17 some girls in swimming pool
 18 who saw the man playing with
 19 himself.

18 Off Police left site @ 2215. They
 19 said they will patrol the
 20 area.

MAY

12	M	T	W	T	F	S	S
17						1	2
18	3	4	5	6	7	8	9
19	10	11	12	13	14	15	16
20	17	18	19	20	21	22	23
21	24	25	26	27	28	29	30
22	31						

2010

SEPTEMBER

6 Monday

249-116

Ref: CAD 6072

Holdn. (SCL USA) (CR)

Time: 15:50

8 flat/house :- 437 ul

9 Name: [REDACTED]

Tel: [REDACTED]

10 2 Bicycles: 1 Red faced Weal bike

11 1 black Raleigh 501 Road bike
without chain or pedals

12 taken between quarter to ~~two~~
13 (13:45) and 15:45

14

15

16

17

18

19

20

OCTOBER

MEM T W T F S S

39				1	2	3
40	4	5	6	7	8	9 10
41	11	12	13	14	15	16 17
42	18	19	20	21	22	23 24
43	25	26	27	28	29	30 31

SEPTEMBER

WEEK 38

25 Saturday

268-97

8

9

FLAT 395

10

BOOKED

11

FROM ~~13:00 TO 21:00~~

12

13:00 TO 21:00

13

~~scribble~~ ~~scribble~~

14

flat 317

15

tel:

mob:

~~scribble~~

16

2 Bikes ⇔ 1 = silver & black

17

1 = silver & pink

stolen between Tuesday and Saturday afternoon.

18

not properly locked with two chains to the beam, 2 chains to the frame and 2 chains across the wheels.

20

SEPTEMBER						
S	F	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

WEEK 42

19 Tuesday

192-73

8
9 Apt 154 - Emily Mumford
10 phoned about a washing machine
11 that's been on the 3rd floor
12 of Enterprise House for
1 week now - can it be moved

13 19.45 Two thugs were seen coming
14 out of the garage, kicking a door
15 Managed to get them on camera, whilst

OCTOBER

HEM	T	W	T	F	S	S
39				1	2	3
40	4	5	6	7	8	9 10
41	11	12	13	14	15	16 17
42	18	19	20	21	22	23 24
43	25	26	27	28	29	30 31

2010

NOVEMBER

8

Monday

112-53

8 Flat 86 Come in to report
 he/ bike stolen for the 3rd time
 9 he has called the police to report
 about his bike time frame
 10 11:00 p.m to 7.00 a.m. police
 Ref:

11

12



13

AS
 Jones
 Sgt

14

15

16

17

18

19

20

DECEMBER

M T W T F S S

48		1	2	3	4	5
49	6	7	8	9	10	11 12
50	13	14	15	16	17	18 19
51	20	21	22	23	24	25 26
52	27	28	29	30	31	

NOVEMBER

WEEK 48

29 Monday

11-12

8
2050 hrs

9
10 Phoned police regarding someone
11 (a white male aged 20-30)

12 Taking pictures on mobile phone of
13 females in the swimming pool

14 Police on site @ approx
15 2030 hrs. to find culprit

16
Crime Ref # CAD 853629112010
17

18

19

20

NOVEMBER
M T W T F S S

44 1 2 3 4 5 6 7
45 8 9 10 11 12 13 14
46 15 16 17 18 19 20 21
47 22 23 24 25 26 27 28
48 29 30

Truck with reg. fg 55 YGW (a DAF)
 knocked down one of the ^{metal} bollards while negotiating
 a curve near Cavendish House. This happened about
 13:00. Other details are as follows.

Driver name: Dennis Gordon

Driver for IKEA.

- Three residents report that a group
 of eight boys and girls are trying
 to open the door of Hamilton and
 Goldborough House in an attempt
 to enter.

- Concierge attends and they say
 they have come to see friends
 and accuse concierge of making
 something about nothing. They
 eventually admit that they have
 no friends here and leave.

FEBRUARY

M	.	7	14	21	28	.
T	1	8	15	22	.	.
W	2	9	16	23	.	.
T	3	10	17	24	.	.
F	4	11	18	25	.	.
S	5	12	19	26	.	.
S	6	13	20	27	.	.
Wk	5	6	7	8	9	.

MARCH

M	.	7	14	21	28	.
T	1	8	15	22	29	.
W	2	9	16	23	30	.
T	3	10	17	24	31	.
F	4	11	18	25	.	.
S	5	12	19	26	.	.
S	6	13	20	27	.	.
Wk	9	10	11	12	13	.

FEBRUARY 2011

17 Thursday

48-317 PAYE week 46

WEEK 7

Time - 10:00 hours
re S. d. s. report suspicious
behaviour at 10:20 pm, in the care
car house at the front of the
olive apartment having seen the
huddled group.

- Concierge attended but residents
have already intervened and the
officer returning down Worsley Road

JANUARY 2011						FEBRUARY						
M	.	3	10	17	24	31	M	.	7	14	21	28
T	.	4	11	18	25	.	T	1	8	15	22	.
W	.	5	12	19	26	.	W	2	9	16	23	.
T	.	6	13	20	27	.	T	3	10	17	24	.
F	.	7	14	21	28	.	F	4	11	18	25	.
S	1	8	15	22	29	.	S	5	12	19	26	.
S	2	9	16	23	30	.	S	6	13	20	27	.
Wk	52	1	2	3	4	5	Wk	5	6	7	8	9

Three headed your attempt to
 enter gate 2 of the car park at
 9.30 pm, after a resident drives
 in. He stops and leaves then off
 - Report made to the concierge
 who attends the scene.
 - no intruder to be found.

MARCH

M	.	7	14	21	28	.
T	1	8	15	22	29	.
W	2	9	16	23	30	.
T	3	10	17	24	31	.
F	4	11	18	25	.	.
S	5	12	19	26	.	.
S	6	13	20	27	.	.
Wk	9	10	11	12	13	.

APRIL

M	.	4	11	18	25	.
T	.	5	12	19	26	.
W	.	6	13	20	27	.
T	.	7	14	21	28	.
F	1	8	15	22	29	.
S	2	9	16	23	30	.
S	3	10	17	24	.	.
Wk	13	14	15	16	17	.

Flat 10 he's bike was stolen
 from the ~~car~~ underground car park. The
 Resident say when she left to go work
 at 6.00 am the bike was there ~~the~~ she says
 the bike was stolen after 6:00 am.

APRIL

M	4	11	18	25	
T	5	12	19	26	
W	6	13	20	27	
T	7	14	21	28	
F	8	15	22	29	
S	2	9	16	23	30
S	3	10	17	24	
Wk	13	14	15	16	17

MAY

M	2	9	16	23	30	
T	3	10	17	24	31	
W	4	11	18	25		
T	5	12	19	26		
F	6	13	20	27		
S	7	14	21	28		
S	1	8	15	22	29	
Wk	17	18	19	20	21	22

23.50 hrs Hand a loud bang youths
 had broken gates 1 & 2 as a
 result of forced entry.
 Police called they saw and
 caught 2 boys in garage.
 Also the monitor is getting
 worse

Police off site @ 20.45 hrs on
 25/3/11

Crime Ref number 11403/240311
 HT 811

FEBRUARY						MARCH					
M	.	7	14	21	28	M	.	7	14	21	28
T	1	8	15	22	.	T	1	8	15	22	29
W	2	9	16	23	.	W	2	9	16	23	30
T	3	10	17	24	.	T	3	10	17	24	31
F	4	11	18	25	.	F	4	11	18	25	.
S	5	12	19	26	.	S	5	12	19	26	.
S	6	13	20	27	.	S	6	13	20	27	.
Wk	5	6	7	8	9	Wk	9	10	11	12	13

MARCH 2011

26 Saturday

35-280 © PAYE week 51

451 - [redacted] ([redacted])
Please call regarding one way system.

321

12:00 - 6pm

415 - [redacted]

Mountain Bike stolen from bike shed
in garage.

27 Sunday

86-279 PAYE week 51
British Summer Time begins

15 - Pavers
10:30 - 3 PM.

FEBRUARY

MARCH

M	.	7	14	21	28	.	M	.	7	14	21	28	.
T	1	8	15	22	.	.	T	1	8	15	22	29	.
W	2	9	16	23	.	.	W	2	9	16	23	30	.
T	3	10	17	24	.	.	T	3	10	17	24	31	.
F	4	11	18	25	.	.	F	4	11	18	25	.	.
S	5	12	19	26	.	.	S	5	12	19	26	.	.
S	6	13	20	27	.	.	S	6	13	20	27	.	.
Wk	5	6	7	8	9	.	Wk	9	10	11	12	13	.

FLAT 283

Motor bike is stolen from
Underground car park. He said he
PARK it on Thursday. I asked him
to call police.

MAY

M	.	2	9	16	23	30
T	.	3	10	17	24	31
W	.	4	11	18	25	.
T	.	5	12	19	26	.
F	.	6	13	20	27	.
S	.	7	14	21	28	.
S	1	8	15	22	29	.
Wk	17	18	19	20	21	22

JUNE

M	.	6	13	20	27	.
T	.	7	14	21	28	.
W	1	8	15	22	29	.
T	2	9	16	23	30	.
F	3	10	17	24	.	.
S	4	11	18	25	.	.
S	5	12	19	26	.	.
Wk	22	23	24	25	26	.

407 (Second floor - Krolland House)

Rep-Inv: 07-20

2 bikes stolen from balcony over the night.

Asked him to report to the limehouse police. ~~070~~ 7515 1212. police came asking for CCTV (around 6pm).



APRIL					MAY							
M	4	11	18	25	M	2	9	16	23	30		
T	5	12	19	26	T	3	10	17	24	31		
W	6	13	20	27	W	4	11	18	25	.		
T	7	14	21	28	T	5	12	19	26	.		
F	1	8	15	22	29	F	6	13	20	27	.	
S	2	9	16	23	30	S	7	14	21	28	.	
S	3	10	17	24	.	S	1	8	15	22	29	.
Wk	13	14	15	16	17	Wk	17	18	19	20	21	22

Attempts by the Residents Association and the Management Company to reduce the Crime and Intrusion incidents

As requested by P.Sgt. Mark Jones during his site inspection we have listed the measures we have considered/implemented in an attempt to solve our ASB problems. It is worth noting the increase in the last 3 years which illustrates the growing problem we have had to contend with. This maybe is indicative that we are considered a soft option, as we are one of the very few in this area without gates.

- 1 (1999) Rising Bollards installed on site construction - Ineffective and unreliable - Not used for over 8 years
- 2 (2000) Anti climb paints, originally just signs, not effective, signs removed.
- 3 (2003) Clamping of illegal parking – effective – but likely to be banned on private property (i.e. ours) soon
- 4 (2006) Filling in the pool area or drastically reducing its size – expensive, Owners very hostile - not carried forward
- 5 (2008) Resident patrols around pool area at peak intrusion times – discouraged as dangerous, stressful and confrontational.
- 6 (2009) Stopping residents challenging noisy intruders to avoid confrontation, now only done by Concierge team
- 7 (2009) Hired dog patrols – residents not keen, sends out the wrong message – expensive - not carried forward
- 8 (2009) Gating pool and garden entrances – planning permission required, expensive, would divide estate, residents hostile – not carried forward
- 9 (2009) Mosquito devices – residents not keen, some doubts on legality - not carried forward

- 10 (2009) Extra Concierge manning at peak incursion times - quite effective, expensive
- 11 (2010) Planters between Falcon and Consort Houses – quite effective in general, but unfortunately not at all against those who wish to cause trouble
- 12 (2010) c75 bike racks installed in the garage, to keep off open areas and balconies – part successful but vulnerability of garage doors has reduced effectiveness
- 13 (2010) Partial blocking of Ferry Street entrance – marginally effective
- 14 (2011) Issuing new more secure garage entry fobs – in progress
- 15 (2011) From police visit, we are investigating speeding up garage closure times to stop pedestrian access, possibly our biggest problem – considered to be unlikely to be effective as to be fast enough to stop intrusions could be risky to vehicles using the garage.

Appendix E

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GENERAL INFORMATION

Site Location: St David's Square, Westferry Road, London,
Case Ref. No.: PA/10/2786
Meeting Location: St David's Square, Concierge Office
Meeting Date: 24th June 2011
Meeting Time: 10.30am

Present:

Council:

Ila Robertson (IL) Applications Manager
Mandip Dhillon (MD) Planning Officer

Applicant / Agent:

Tim Edens (TE) Agent
Mr Fred Sutton (FS) Resident
Mr David Scoular (DS) Resident
Mr Mark Smith (MS) Resident
Mr Tariq Khan (TK) Management Company (St David's Square)

Other

Mark Jones (MJ) Crime Prevention Officer

PURPOSE OF MEETING

Following the presentation of the St David's Square application at the April planning committee, with a recommendation for refusal for the erection of gates, fencing and landscaping around the perimeter of the St David's Square estate, members deferred the determination of the application requesting Officers facilitate a meeting between residents, the planning agent and the Crime Prevention Officer and Safer Neighbourhood Sergeant. These talks were requested to explore alternative possibilities to the provision of gates around the St David Square estate. Members also requested further information with regard to crime levels in the area.

IR confirmed that since the committee 2 reports have been prepared by Mark Jones, Crime Prevention Officer. One report looks at crime statistics within the area. The second report provides Options and recommendations for measures to address the concerns around the St David's estate.

MJ confirmed that the Safer Neighbourhood Officer would not be able to attend the meeting today, although any information which Mark Jones was to relay today on behalf of the Safer Neighbourhood Team would be verified in an email from the Officer.

Supplementary Information submitted by Applicant

FS queried whether the list of measures submitted by Tim Edens would be presented to members during the future committee meeting. It was also queried whether Officers would make a further recommendation to members.

IR confirmed that the full list would be presented as it has been provided to Officers. In addition, as the committee has now changed, the application will be heard afresh, only one councillor who was present

9. Mosquito devices – residents not keen, some doubts on legality - not carried forward(2009)

Mosquito devices emit high pitched sounds which are only audible to those under the age of 16. This was considered by residents to have legal implications as to whether there was a possibility to be challenged and was not therefore implemented at the site. MJ commented that this was not a solution suitable for residential estates.

10. Extra Concierge manning at peak incursion times - quite effective, expensive(2009)

This was implemented on a frequent basis in 2009. This has now been scaled back due to funding and additional concierge manning only takes place during peaks times, such as school holidays.

11. Planters between Falcon and Consort Houses – quite effective in general, but unfortunately not at all against those who wish to cause trouble(2010)

This measure was implemented and is evident at the site.

12. c75 bike racks installed in the garage, to keep off open areas and balconies – part successful but vulnerability of garage doors has reduced effectiveness(2010)

Bike racks are still in situ within basement car park.

13. Partial blocking of Ferry Street entrance – marginally effective(2010)

The entrance was partially blocked with additional landscaping.

14. Issuing new more secure garage entry fobs – in progress(2011)

15. From police visit, we are investigating speeding up garage closure times to stop pedestrian access, possibly our biggest problem – considered to be unlikely to be effective as to be fast enough to stop intrusions could be risky to vehicles using the garage. (2011)

The applicant/residents advised that the company who make the hydraulic gates are unwilling to speed up the garage door closure as it is not considered safe.

IR queried whether the response provided were the only comments which would be submitted to the council in response to the report prepared by the Crime Prevention Officer?

TE advised that the applicants may wish to provide a formal response subject to the progress of the meeting held today.

IR advised that the committee members will ask if the applicants have changed the planning application following the report issued and the site visit and Officers will be required to provide formal feedback.

FS queried when the application is likely to be heard by members.

IR advised that this will be subject to the coordination of available dates, as it is considered necessary to have the Crime Prevention Officer present and the Safer Neighbourhood Officer. It may go to the August committee meeting.

TE stated that while consideration of the crime statistics is taken on board, it takes no account of anti-social behaviour as this is not recorded as crime.

IR advised that this may be the case, however, Officers do now have a copy of the log book which provides details of anti social behaviour on the estate.

MS advised that the concierge office are unlikely to record every incidence of anti-social behaviour as it happens so frequently, and especially where repeat incidents occur with the same people.

Comments from the Safer Neighbourhood Team.

MJ advised that the Option report has identified that a cycle entrance and planters at the East Ferry entrance into the St Davids Square estate alongside improved signage would re-direct people away from the walking through the estate.

FS queried whether these works required planning permission.

IR advised that this low level intervention is unlikely to require planning permission.

FS stated that he considers the proposal would not impact upon the permeability of the site.

Officers were shown the location of the existing bollards which are not visible as they are permanently in the 'open' position.

Riverside Walkway entrance

FS advised that the major concern at this entrance point was from trail and quad bike entering the site and as a result, large planter boxes were systematically placed at this location to stop large vehicles entering at this point. It has been somewhat successful.

MJ suggested that the current system looked to be a good solution and it could be used alongside further planters and an anti-cycle barrier.

FS stated that the residents association are seeking to ensure that the suggestions they are putting forward deter children, whilst preventing the development from looking like a fortress and attracting higher order crime. It was also stated that the Option 1 solution put forward was piecemeal.

Railings (Lookout points along River Walkway)

MJ advised that in order to prevent the crimes occurring and prevent access into the estate, it was necessary for the height of the gates and railings to increase which would ensure security.

FS stated that this was not considered to be necessary and residents will not be proposing to increase the height of the gates and railings.

IR advised that residents should provide justification in response to the report put forward by Mark Jones and state why Residents are not accepting the recommendations.

MJ noted the anti-climb signage on some of the walls and railings around the estate and commented that this was a positive deterrent in this particular location given the height of these particular walls and railings above.

Officers were then shown the location of the Thames Walkway access point at Pointers Close which allows access from Westferry Road to the Thames Path.

Central Water Feature

MJ advised that a possible solution to resolve the concerns at the water feature could be to gate off the water feature at either end.

IR queried whether the applicants had considered landscaping the area.

FS stated that the residents who had purchased properties around the water feature had paid a premium to overlook the water feature and were not in favour of landscaping it. However the existing feature has had to be drained due to maintenance problems. The residents association are looking to undertake a cost analysis of the maintenance of the water feature as there have been problems with the water feature on a number of occasions. This would be weighed against a landscaping scheme in the central area.

TE stated that the provision of a landscaped area in the place of a water feature is not likely to remove the problem of the anti-social behaviour as it is likely to have its own associated problems.

FS advised that the current solutions put forward were a systematic plan to stop kids coming into the estate to prevent thefts. The gates solution is considered to be comprehensive whereas Option 1 of the Crime Prevention Officers report is considered to be piecemeal.

FS stated that during pre-application advice with the local police some time ago, the residents association were advised that lifting bollards are not successful as children like to swing on them.

IR advised that whilst this may have been advice received in the past, they have been extremely successful at Virginia Quays.

TE advised that there would be no highways impact from the location of the gates.

IR confirmed that the highways team had confirmed that the gates had no impact upon the local highway network and this had not previously been raised as a concern.

MJ advised again that the height of the existing railings and the proposed vehicular gates would need to be increased to provide the security that the residents association are seeking to achieve.

FS reiterated that the estate is not seeking to fully enclose itself or create a fortress and it is acknowledged that the proposals will not keep all intruders out of the estate.

Corner of Westferry Road and Ferry Street



The signage at the junction of Westferry Road and Ferry Street could be improved providing enhanced directional signage and links for passers by to the Thames Walkway.

Committee

IR stated that the applicants are now advised to consider whether they would like to amend their proposal in any way as the new proposal will need to be re-assessed.

Any revisions will need to be reconsulted on and an assessment made as to their acceptability.

TE advised that he would contact the LPA in due course to advise whether there would be any amendments proposed to the current submission.

Prepared By:	Approved By
 Mandip Dhillon (Planning Officer) Mandip.dhillon@towerhamlets.gov.uk	 Ila Robertson (Applications Manager) Ila.Robertson@towerhamlets.gov.uk

Appendix F

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T.J. EDENS MRICS
29 CANFORD CLOSE, ENFIELD
MIDDLESEX EN2 8QN

PLANNING &
DEVELOPMENT
CONSULTANT

TEL/FAX 020 8363 6677
MOBILE 07973 553323
EMAIL timedens@hotmail.com

**COMMENTS ON SGT MARK JONE'S REPORT
ST DAVIDS SQUARE, WESTFERRY ROAD, LONDON E14 3WA**

APPLICATION PA/10/02786

SECTION 1 - BACKGROUND

Planning application PA/10/02786 was deferred by members of the planning committee on 06 April 2011. Subsequent to this, a report dated 06 May 2011 was prepared by Sgt Mark Jones, the Crime Prevention Officer (CPO).

Part One of the report looks at measures to address the concerns of the residents of the St David's Square Estate by way of:

Option 1 which looks at a range of individual measures to reduce / mitigate crime / ASB problems / concerns; and

Option 2 which looks at measures to securely gate the development from public / non-residents / vehicular use.

Part Two of the report considers crime statistics.

A meeting took place on site on 24 June 2011 between planning officers of the Council, Sgt Mark Jones (CPO) and members of the management committee of St David's Square.

The purpose of this paper is to provide a response on behalf of the residents of St Davids Square bearing in mind that the principal areas of crime relate to bicycle theft, anti-social behaviour and to a lesser extent damage to cars.

Part One - Crime Prevention Measures

A range of proposals are suggested which are considered hereunder.

Option 1

Ferry Street Access

This provides the eastern link to The Thames Walkway as originally approved by LDDC (London Development Docklands Corporation). It is suggested that better signage and the use of raised planters together with a low level anti bike railing across the 'entrance' into the estate would deter most motorbikes / mopeds.

However, this would not deter non residents from walking through the estate and the problem, as recorded in the minutes of the meeting held 24 June, is that when non

residents realise they are unable to rejoin the Thames Walkway, they climb over the 'lookout' railings, a potentially dangerous activity which clearly should not be encouraged. The point is that when planning permission was granted for the Estate, permeability was not an inherent part of the internal design as this predated the current policy which the Council are seeking to enforce.

In conclusion, the measures suggested would only provide a limited amount of relief from the identified problems.

It is agreed that the Council could erect better signage to the Thames Walkway although this raises another issue, that of language. People from different cultures visit this part of London who may not understand the written word. A discreet and sympathetically designed wall and railings as proposed would provide a physical message. And this would not appear out of context given the presence of the existing gated access at the junction with Ferry Street and brick walls either side, leading towards the estate.

Thames Walkway Access

The second route considered is the pedestrian access from The Thames Walkway situated between Consort and Falcon House. A photograph denoted as figure 3 appears in the report, however we take issue with the fact that it is referred to as '*existing public route from The Thames Walkway into estate*'. It is not a public route, there are no public rights of way reserved and neither was it so designed with this in mind.

The report suggests again that a similar motorcycle/moped restricting railing across this route would restrict access to/from the estate by motorcyclists. This may be so but it would not deter cycle theft, anti-social behaviour or members of the public from entering the estate. It is material to record that the internal access road is circulatory, well used by all manner of traffic and there are no footpaths. Members of the public walking through the estate are at risk. This is the purpose of The Thames Walkway, to provide a more attractive and safe pedestrian route for those walking in an easterly direction. The Thames Walkway continues its route along the perimeter of the Estate. It formed an integral part of the original planning permission and was designed for this purpose.

Westferry Road Access

The third means of access relates to the main entrance of Westferry Road. The report suggests that introducing rising bollards as a means of access control would prevent unauthorised motor vehicles from accessing the estate; however the report recognises that this security measure would not impede motorcycles, mopeds, cyclists or pedestrians from entering the estate. Rising bollards were introduced into the internal access road adjacent to the concierge's office, however as pointed out in the paper produced by the Residents Association entitled '*attempts to reduce the crime and intrusion incidents*' bollards were installed when the estate was built but have not been used for over eight years because they have proved to be ineffective and unreliable.

Bike Cages

The CPO's report turns to one of the central issues that of cycle theft and notes that these are currently being committed from within the enclosed car park at lower ground floor level under the buildings in the estate. Suggested measures include increasing the speed and timing of opening reduced, to order to stop 'tailgating'. Discussions with the engineer maintaining the gates advised that these are hydraulically operated and cannot be speeded up. Electronic actuated gates would be marginally faster but less robust and the engineer expressed concern that trying to make them faster would be dangerous and his company would not consider doing it.

Other measures include bike cages inside the garage area whilst during the meeting on site held 24 June, it was suggested that the bike cages could be above ground in the gardens or taking the place of visitor parking spaces. It was suggested that the estate should look at providing circa 150 bike spaces.

i) Within the garage complex

During the site visit on 24 June, it was noted that by the Council that the upright cycle racks which allowed only one wheel to be secured, were not considered to be the safest and most secure cycle racks. This point is acknowledged and this will be drawn to the attention of residents. The Council also queried whether a safe cycle compound could be accommodated within the garage complex, either through the use of surplus space and / or the use of existing car spaces to be released by residents.

Relating to the first part and this was made plain at the on site meeting, there is no surplus space within the garage complex. This was observed and explains the reason for the upright cycle racks, notwithstanding their potential shortcomings.

Regarding the second part, the amount of land take required to provide a safe cycle compound in a block has been calculated at 114m² - please refer to the architect's advice in their letter dated 15 July 2011 attached as **document 1**. Assuming the car spaces are compliant with the standard parking measurements, this would mean 10 leaseholders in a coherent block losing their parking space. These spaces were purchased separately when the apartments were purchased and the last batch cost circa £15,000 each. Neither the freeholder nor the managing agent has the legal right to commandeer these spaces and a straw poll undertaken since 24 June, has showed that not one leaseholder is even prepared to consider selling their space. In conclusion, it is not possible to provide a safe cycle compound for 150 cycles within the garage complex.

ii) Within the landscaped areas

Similar legal issues hold for the commandeering of one of the gardens and helpfully, the amount of land required is shown in plan form attached to the architect's letter dated 15 July 2011. The loss of this amount of soft landscaping gives rise to amenity issues, not only to the residents but must also to the Council, eroding the development concept upon which the estate was established.

iii) Visitor parking spaces

There are 23 visitor spaces and a log was kept of the occupancy rate for the first week of June, considered to represent a normal week. This is attached as

document 2. The attached log demonstrates that the occupancy rate is high. It is clear that the visitor spaces represent an integral part of the estate, essential for its day to day running. In conclusion, it is patently clear that no sound case could be advanced advocating that ten visitor spaces should be lost in order to accommodate cycle cages as this would be prejudicial to the operational requirements of the estate besides having amenity implications.

The Water Feature

This is identified in the CPO's report as a problem area which records that groups regularly congregate around it and cause disturbances, but also innocent members of the public take advantage of the shallow water in warm conditions to paddle.

At the site meeting held 24 June, it was explained that in 2006, the residents association had explored the option of filling in the pool (as part of a package of security measures that have been considered during the course of the past ten years) but was not implemented as the residents were hostile. One of the reasons for this is that the residents who had purchased properties around the water feature had paid a premium to overlook it and were not in favour of landscaping in substitution.

Further, in 2009 gating the pool and garden entrances were considered; however this would require planning permission and divide the estate. Again residents were hostile to the suggestion.

At the on site meeting, the Council queried whether raising the boundary screening to prevent access into the water feature both by residents and passers-by had been considered. The Council's view is that this could be achieved in a sympathetic material such as glazing so as not to appear dominant or invasive in the open courtyard. However, the fact of the matter is that a glass wall would represent another target to climb over or to throw stones at or over. Moreover, such a barrier would impede access to the maintenance staff who must have unobstructed access to clean the pool.

A straw poll of the residents has established that this would not be acceptable as it would go against the design philosophy of the estate. The water feature forms an integral amenity feature for the residents and their enjoyment. The security measures proposed prevent that and are prejudicial.

Conclusion

Several of the security measures proposed by the CPO have been considered in the past 10 years such as rising bollards, gating the water feature, planters in the riverfront entrance and have been either rejected or implemented to some extent. However the overall package represents a piecemeal approach to resolving the issues of crime and antisocial behaviour that have been and are continuing to be experienced. Whether considered in part or as a whole, it is considered that these will only have a limited affect in stopping crime and anti social behaviour. There is also a negative side to the proposals in that these would have a prejudicial effect to the living conditions of the residents as a result of the loss of amenity whether by reason of cycle bays being introduced into the landscaped areas and / or gates / boundary screening being placed around the water feature.

The incidents of crime and antisocial behaviour are exacerbated by the layout of the estate. The four garage entrances are within 25/50 yards of the two Westferry Road accesses (one vehicular / the other pedestrian). The water feature and two landscape gardens are also very close to these entrances, whereas the Concierge Office is located at the Ferry Street entrance much further away and completely out of site of Westferry Road. It is impossible to provide continuous surveillance, even with the existing CCTV coverage that is in place. Without the proposed gated accesses, the concierge staff can only react once a problem has developed, whereas if gates with continuous surveillance are installed, it will enable action to be taken to head off trouble more effectively.

Option 2

The CPO report recognises that option 2 will also reduce issues of crime and antisocial behaviour but is silent as to the comparative effectiveness of either (option). However, it is of note that reference is made to gates, railings and fences being 2 metres in height. The proposed gates and walls in the application proposal are lower, so as to sympathetically blend with the existing boundary treatments. That said, their presence will still serve as a deterrent against crime as well as access by non residents.

This paper has examined the measures proposed in option 1. By and large they have either already been considered by the residents association such as rising bollards, gating the water feature, placing planters within the riverside entrance or are not possible because of the lack of available space (cycle racks) and the prejudicial effect the measures would have on the living conditions of the residents through loss of amenity.

Option 2 will not stop all of the antisocial behaviour. Neither will the proposed gates in the application proposal. That is recognised. However gating the accesses sympathetically so as not to present a utilitarian appearance, will be far more effective in reducing crime and antisocial behaviour (than the piecemeal measures set out in Option 1). These will prevent non residents from walking through the estate. They will deter the theft of bicycles as access points will be gated. As a result of these measures, there will more of a sense of place and community for the residents. Fundamentally it will make the estate a safer place to live.

Part Two – Crime Statistics

The crime statistics should be read in context, first against local plan policy and secondly in light of the actions of the concierge staff.

The preamble to local plan policy CP47 states that Tower Hamlets currently has high levels of crime when compared nationally and with the rest of inner London. Crime and fear of crime are major concerns for residents of Tower Hamlets. The reported levels of crime must be viewed in this context.

On a site specific basis, comments have been made to the effect that reported crime and ASB are no greater than average for the area, and lower than the perception of those living and working on site. One reason for this may be the perseverance of the concierge staff. Although they have not been formally trained and although it is most definitely not in their job description, circumstances have forced them to become ever

more adept at anticipating and diffusing trouble before it gets too far out of hand. It is regrettable that they have become so used to dealing with troublemakers, and so disappointed with the response from the police when they do ask for assistance, that in many cases disturbances are no longer reported and often not even recorded internally. It would be ironic if their dedication, and the lack of support from the authorities, were to be used as a reason not to allow perimeter gating, the thing that they (and we) believe would be the best way to improve the safety and security of their workplace and of residents' homes, and it would be an avoidable tragedy if a serious injury should be the result.

DOCUMENT 1

15.07.2011

Mr. Tim Edens
29 Canford Close
Enfield
Middlesex
EN2 8QN

Dear Tim,

Re: Additional Information in support of the Planning Application for the Installation of Vehicle and Pedestrian Security Gates at:

Address: St. David's Square (Lockes Wharf), West Ferry Road, London. E14 3WA

Further to your email dated 01.07.11 followed by our ongoing telephone conversations, as requested please see below our supporting information demonstrating the impact of proposing 150 new cycle shelter units would have to either the existing car parking or existing soft landscaping areas surrounding the above site address.

Our assessment is to establish the approximate land area required to accommodate 150 cycles on site is as follows:

- Size of a typical Cycle shelter unit : 3m(length) x 2m(depth)
(FalcoLite) Cycle shelter- 1 unit module/bay to accommodate 8 cycles)
- Total number of units/bays required: 19 units (equates to 152 cycles)
- Total length of cycle parking units: 57m (single line of cycle bays)
- Total footprint area occupied by the bays: 19 x 3m x 2m = 114 sqm

The sizes above have been provided from reference to British Standards and review of a number of manufacturers' product literature and guidance notes.

Furthermore in regards to the feasibility of its locations, we have outlined two locations for the proposed cycle shelters to include 150 covered, secured cycle spaces as required illustrating the detrimental impact to the existing current surroundings.

(FalcoLite cycle shelter product literature)

FALCOLITE

The FalcoLite is our most versatile cycle shelter. From housing 8 cycles in a simple 1 bay unit to providing mass cycle parking, the possibilities are endless using the modular nature of the FalcoLite. Available in three distinct variants; single sided, double sided or combi, the FalcoLite is not only a robust and flexible shelter it is also very attractive and highly cost effective. With different roof and side wall options and capable of combining with most cycle racks, the FalcoLite is our most flexible and popular shelter.

hands free for many years creating a very low cost of ownership.

FALCOLITE SINGLE BAY

The FalcoLite single bay unit is a great basic shelter. It can be added to, using 'add-on' units to create a continuous line of cycle parking as far as you need. Like all Falco products, as a stand alone, bolt down unit, it is simple to install and under normal use will remain mainte-

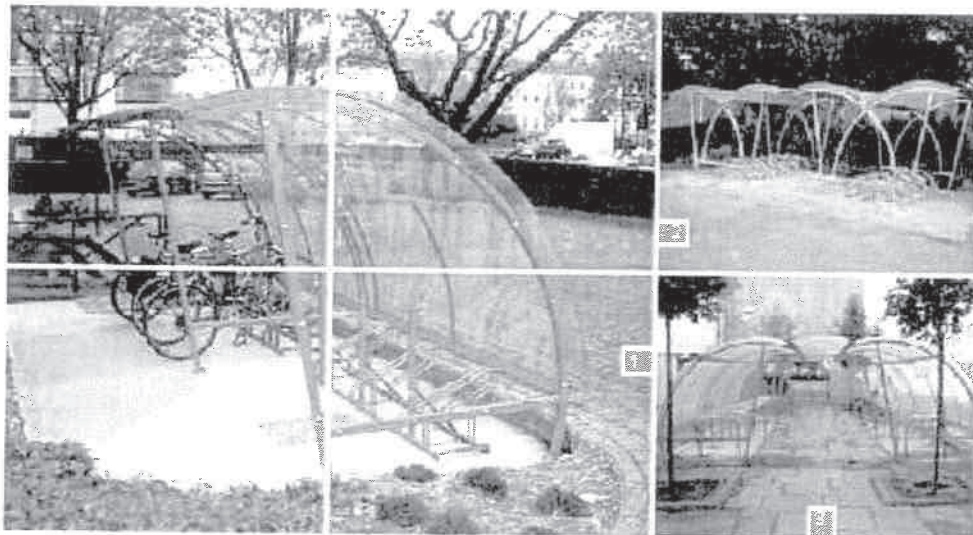
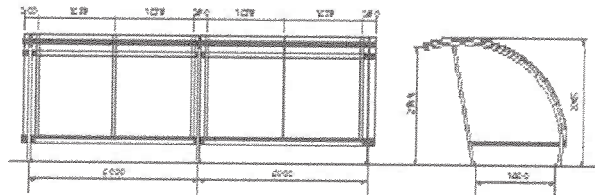
THE FALCOLITE DOUBLE SIDED

The FalcoLite Double Sided brings two FalcoLite shelters back to back in an attractive 'Outlying' effect. This creates an 'island' effect enabling cycles to be parked double sided, where access is at a premium. It can also be used in conjunction with a single bay to build up multiple parking systems.

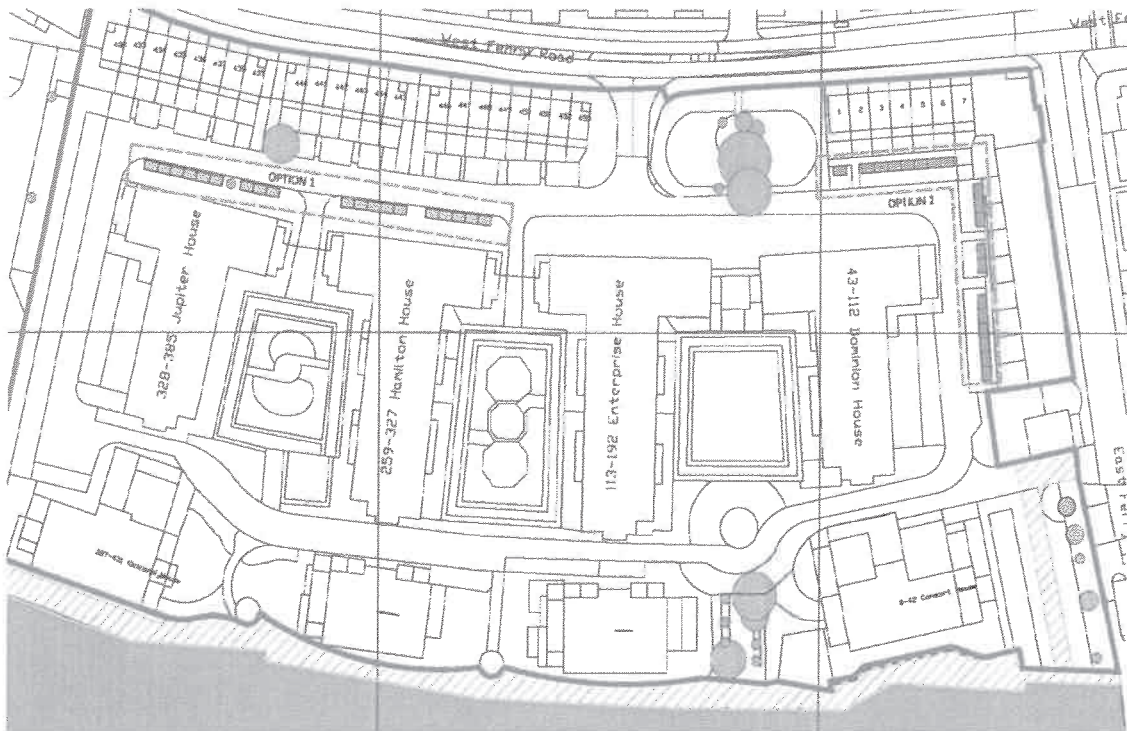
FALCOLITE COMBI

By placing two FalcoLites facing each other, a useful combination is to create a cycle compound with cycle parking each side. By providing an optional walkway cover down the middle or panels at each end it is possible to produce a fully enclosed area dedicated to cycle parking.

FalcoLite single sided



See below two scenarios as option 1 and option 2 on the site plan below:



Option 1:

- 19 Cycle units/bays (to replace part of existing soft landscaping)
- Located along Jupiter House and Hamilton House (single line)
- Removal of approximately 114m² of existing soft landscaping area.

Option 2:

- 19 Cycle units/bays (to replace existing car parking bays)
- Located along the north-east corner fronting Domimion House (single line)
- Removal of approximately 24 existing car parking bays to accommodate the proposed cycle spaces.

In conclusion we are of the opinion the introduction of providing 150 new cycle shelter facilities would be detrimental to the site due to a significant loss of existing car parking spaces and soft landscaping to the site.

We trust the above provides you some guidance and assistance.

Please do not hesitate to contact me should you have any further queries.

Yours Sincerely

Peter Koumis

CC. Applicant

DOCUMENT 2

Car Parking at St Davids Square

There are 23 'V' visitor car parking spaces for 475 dwellings at St Davids Square. They were identified by Tariq and myself on a walkabout yesterday. There is another space but it is labelled 'Disabled'. It is poorly sited at the west end of the development, however, and has been ignored for the purposes of this paper.

The figures below detail car parking space activity, where the stay was longer than four hours, during the first week in June.

June 01: 28

June 02: 31

June 03: 28

June 04: 29

June 05: 12 (Sunday)

June 06: 29

June 07: 28

In addition the 'V' spaces also have to be used by the following vehicles in order that the Estates narrow roads remain negotiable. (On the south road, which is very narrow, it is imperative that these vehicles use the spaces in order to avoid blocking the road completely).

A: Short stay cars including those for disabled residents and visitors who often need to park as close as possible to the relevant premise.

B: Short stay deliveries: Post, Parcels, Couriers etc.

C: Medium Stay: Utilities and Repair Companies including plumbers and electricians.

D: Long Stay 1; Removal vans. Because of the high number of rented apartments at St Davids this is a frequent activity. (A smaller property will take up one space for several hours; larger properties and trucks two spaces for a whole day).

E: Long Stay 2; Builders vans. (Sometimes all day for many consecutive days when major renovation is taking place. In addition builders skips also have to be accommodated in the spaces and are sometimes in situ for over a week and longer).

F: Taxis including airport taxi-couriers who are often detailed to help clients with their luggage between their home and the vehicle.

Agenda Item 7.2

Committee: Development	Date: 14 September 2011	Classification: Unrestricted	Agenda Item No: 7.2
Report of: Corporate Director of Development and Renewal Case Officer: Ila Robertson		Title: Planning Application for Decision Ref No: PA/09/02576 & PA/09/02577 Ward(s): St Dunstan's and Stepney	

1. APPLICATION DETAILS

- Location:** British Prince Public House, 49 Bromley Street, London, E1 0NB
- Existing Use:** Vacant public house.
- Proposal:** Works to a Listed Building and change of use from public house (Use Class A4) to retail (Use Class A1) on front ground floor and conversion of rear ground floor and first floor to form one x one bedroom flat and one x three bedroom flat.
- Drawing Nos:** 09021 PD 101; 09021 PD 102; 09021 PD 103; 09021 PD 104; 09021 PD 201b; 09021 PD 202b; 09021 PD 203; 09021 PD 204b; 09021 PD 301; 09021 PD 302; 09021 PD 303; 09021 PD 304b; 09021 PD 305a; 09021 PD 306a; 09021 PD 307a; 09021 PD 308a; 09021 PD 311; 09021 PD 312; 09021 PD 321a; 09021 PD 322a; 09021 PD 323a; 09021 PD 324; 09021 PD 325; 09021 PD 326; 09021 PD 327; 09021 PD 328 and 09021 PD 329.
- Supporting Documents:** Planning Impact Statement (Version 2)
Schedule of Works to Listed Building (Version1.2)
- Applicant:** Mr Kiran Malde
Global Centre Limited
205 Mile End Road
London
E1 4AA
- Owner:** Mr Kiran Malde
- Historic Building:** Grade II
- Conservation Area:** York Square

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

2.1 The Local Planning Authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Plan (2011), the Council's Core Strategy (2010), the London Borough of Tower Hamlets Unitary Development Plan (1998), the Council's Interim Planning Guidance (2007), associated supplementary planning guidance and Government Planning Policy Guidance and has found that:

- The loss of the A4 use Public House and conversion to two C3 use residential units and a small A1 use retail unit is acceptable, due to the 8 year period of vacancy of the public house, the proposed retention of a portion of the ground floor in A class use, the adequate provision of other public houses in the area and the contribution to

the provision of additional housing within the Borough, in accordance with policy 3.3 of the London Plan, policy SP01 and SP02 of the Core Strategy, saved policy ART2 of the UDP and policy RT6 of the IPG.

- The design and scale of the development is on balance acceptable, due to the listed building status of the existing building and the retention and repair of the historic fabric of the listed building, which will appropriately maintain the appearance and historic character of the building, in accordance with the guidance in PPS5 and the policies 7.1, 7.4, 7.5, 7.6, 7.8 and 7.9 of the London Plan, policies SP02, SP10 and SP12 of the Core Strategy, policies DEV1, DEV2, DEV3, DEV27 and DEV37 of the UDP and policies DEV1, DEV2, CON1 and CON2 of the IPG.
- The development adequately protects the amenity of future and neighbouring occupiers, due to appropriately maintaining daylight to adjoining residents, appropriate separation distances to maintain privacy, appropriate unit and room sizes for future occupants and by condition in respect of hours of operation of the shop, in accordance with policy 3.5 of the London Plan, policies SP02 and SP10 of the Core Strategy, saved policies DEV2, HSG13 and HSG16 of the UDP and policies DEV1 and DEV2 of the IPG.
- Parking and servicing provisions are considered to be appropriate, due to the listed building status of the development, servicing provisions adjacent the site and the condition of consent imposed to restricting vehicle parking on the highway, in accordance with policies 6.1, 6.11, 6.13 and 6.14 of the London Plan, policies SP08 and SP09 of the Core Strategy, saved policies T16 and T26 of the UDP and policies DEV17 and DEV19 of the IPG.

3. RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** planning permission and Listed Building Consent subject to:
- 3.2 That the Head of Planning and Building Control is delegated power to impose conditions [and informatives] on the planning permission to secure the following:

Conditions on Planning Permission

- 1) 3 year Time Period
- 2) Development to be carried out in accordance with the approved plans
- 3) Hours of operation of A1 (07:00-22:00)
- 4 Level Accesses to all new entrances and maintained where existing
- 5) Car Free Development
- 6) Lifetime Homes where it does not conflict with Listed Building Consent requirements
- 7) Waste and Recycling Storage to be retained as shown on drawings
- 8) Cycle Storage to be retained as shown on drawings
- 9) Any other condition(s) considered necessary by the Corporate Director Development & Renewal.

Informatives on Planning Permission

- 1) Linked to Listed Building Consent
- 3.3 That the Head of Planning and Building Control is delegated power to impose conditions [and informatives] on the Listed Building Consent to secure the following:

Conditions on Listed Building Consent

- 1) 3 year time period
- 2) New joinery work to match existing joinery
- 3) External works and finishes to match the existing adjacent work
- 4) New windows shall be single-glazed
- 5) Sash windows to be constructed without external horns
- 6) Historic iron sign armature shall be retained and repaired
- 7) Details of all paint finishes to external joinery
- 8) Details of all new handles, numbering or other door furniture to all external doors.
- 9) Detail of Shop Front Changes

Informatives on Listed Building Consent

- 1) Linked to Full Planning Permission

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The applicant proposes the removal of the existing outbuildings to the rear of the site and the consolidation and conversion of the remaining rear extension to create a 70sqm two bedroom single storey residential unit, with a 27sqm courtyard amenity space. The existing non self contained residential accommodation on the first floor is proposed to be converted into an 88sqm three bedroom flat. The applicant also proposes the use of the ground floor premises 60sqm for a class A1 retail unit.
- 4.2 The basement, which was formerly used as part of the public house for storage, will continue to be used for storage in conjunction with the ground floor retail use.
- 4.3 The main access to the ground floor retail unit will be gained from Bromley Street with a service entrance to Chudleigh Street. Access to the two residential flats will be provided from two entrances along Chudleigh Street.

Site and Surroundings

- 4.4 The subject site is located on the west side of Bromley Street, approximately 160m north of Commercial Road, at the intersection of Bromley Street and Chudleigh Street. The site is occupied by a two storey end of terrace property, which is a vacant public house with a rear extension. The site is within a predominantly residential area and is currently vacant and in a poor state of repair, having been vacant for at least 6 years.
- 4.5 The property lies within the York Square Conservation Area and is also a grade II listed building. The building forms part of a terrace of grade II listed properties (Nos. 9-47 (odd) Bromley Street). The properties at 18-88 (even) Bromley Street are also grade II listed.
- 4.6 The surrounding area consists of a mix of building types and design, including terraced houses and blocks of flats. However, the majority of Bromley Street (south of the junction with Chudleigh Street) is characterised by two storey terraced houses designed as flat fronted buildings with front parapets and facing brickwork.
- 4.7 The homogeneous design and layout of the buildings, particularly in this part of the conservation area, including the adjoining Westport Street and Old Church Street, represents the main characteristic feature of this part of the conservation area.
- 4.8 The wider area includes a range and mix of uses, including local schools, nurseries, community centres, public open space and a range of local shopping facilities.

- 4.9 Due to the property having been squatted on at least two occasions over the past few years the internal fabric of the building has been significantly damaged and altered. The property is currently vacant and in a poor state of repair.

Planning History

- 4.10 PA/74/00549 – Advertising consent granted for the display of two illuminated lantern signs on 2 August 1974.
- 4.11 PA/87/00830 – Planning permission granted for the erection of a ground floor rear extension on 12 October 1987.
- 4.12 PA/8700829 – Listed building consent granted for the erection of a ground floor rear extension on 29 October 1987.

5. POLICY FRAMEWORK

- 5.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

The London Plan Spatial Development Strategy for Greater London (July 2011)

3.3	Increasing housing supply
3.4	Optimising housing potential
3.5	Quality and design of housing developments
3.8	Housing choice
3.9	Mixed and balanced communities
6.9	Cycling
6.11	Smoothing traffic flow and tackling congestion
6.12	Road network capacity
6.13	Parking
7.1	Building London’s neighbourhoods and communities
7.2	An inclusive environment
7.3	Designing out crime
7.4	Local character
7.6	Architecture
7.8	Heritage Assets and Archaeology
7.9	Heritage Led Regeneration

Core Strategy 2025 Development Plan Document (September 2010)

SP01	Refocusing on our Town Centres
SP02	Urban Living for Everyone
SP05	Dealing with Waste
SP09	Creating Attractive and Safe Streets and Spaces
SP10	Creating Distinct and Durable Places
SP12	Delivering Placemaking

Unitary Development Plan 1998 (as saved September 2007)

DEV1	Design Requirements
DEV2	Environmental Requirements
DEV3	Mixed Use Developments
DEV27	Demolition in Conservation Areas
DEV28	Development Adjacent to Conservation Areas
DEV31	Rear Extensions

DEV37	Alterations of Listed Buildings
DEV50	Noise
DEV55	Development and Waste
DEV56	Waste Recycling
HSG6	Accommodation Over Shops
HSG7	Dwelling Mix and Type
HSG13	Standard of Converted Dwellings
HSG16	Housing Amenity Space
T16	Traffic Priorities for New Development

Interim Planning Guidance for the purposes of Development Control (October 2007)

DEV1	Amenity
DEV2	Character and Design
DEV3	Accessibility and Inclusive Design
DEV4	Safety and Security
DEV10	Disturbance from Noise Pollution
DEV15	Waste and Recyclables Storage
DEV16	Walking and Cycling Routes and Facilities
DEV19	Parking for Motor Vehicles
RT6	Loss of Public Houses
HSG7	Housing Amenity Space
HSG9	Accessible and Adaptable Homes
CON1	Listed Buildings
CON2	Conservation Areas

Supplementary Planning Guidance/Documents

Residential Space – SPG 1998
 Shop Front Design – SPG 1998

Government Planning Policy Guidance/Statements

PPS 1	Delivering Sustainable Development
PPS 3	Housing
PPS5	Planning and the Historic Environment
	Draft National Planning Policy Framework – July 2011

Community Plan – One Tower Hamlets

The following Community Plan objectives relate to the application:

A Great Place To Be
 Healthy Communities
 Prosperous Communities
 Safe and Supportive Communities

6. CONSULTATION RESPONSE

6.1 The views of the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below. The following were consulted regarding the application:

LBTH Environmental Health

Daylight and Sunlight

6.2 As there is no change in the footprint or height in respect to the existing situation there will be no sunlight or daylight impact experienced.

Noise and Vibration

- 6.3 Environmental Health has concerns in relation to the proposed use of the development as a class A3, A4, A5 or D1 establishment as this would cause noise and odour nuisance. There is no indication of opening hours. Application lacks detail with respect building noise break-out.

Officer's Comments

- 6.4 The applicant has clarified an initial inconsistency in the application regarding the proposed uses. The application is for a change of use to an A1 Use Class retail unit on the ground floor and would not permit A2, A3, A4, A5 or D1 Use Class uses. Conditions of consent are recommended to control hours of operation in the residential area and building regulations would adequately deal with noise between the uses within the building.

English Heritage

- 6.5 Do not wish to offer comments and consider the application should be determined in accordance with national and local policy guidance and on the basis of Council's specialist conservation advice.

LBTH Transportation and Highways

- 6.6 Cycle provisions can reasonably be conditioned to comply with standards. Details of servicing required. Development should be Car Free due to high PTAL.

Officers Comments

- 6.7 Although the end user is not known, servicing can be undertaken directly outside the site. This matter is discussed in Section 8 below.

7. LOCAL REPRESENTATION

- 7.1 A total of 142 neighbouring properties within the surrounding area were notified about the application and invited to comment. The application has also been publicised in East End Life and on site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of responses:	3	Objecting: 3	Supporting: 0
Petitions:	1	(Objection to the scheme with 50 signatures)	

- 7.3 The following issues were raised in representations:

Representation Comments

- 7.4
- Concerns proposal includes a fast food outlet which would be noisy, have amenity impacts late into the evening, result in anti-social behaviour and provide inadequate refuse provision and opposition to the provision of any food outlet near sir John Cass School

Officer's Comments

- 7.5 The application seeks a change of use from the existing vacant A4 Public House to an A1 retail unit and two C3 residential flats. The application documents originally listed in the planning statement that a range of uses was proposed for the ground floor commercial unit. However the applicant has amended the document and the planning application only seeks permission for the use of the unit as an A1 retail unit. No restaurant or fast food takeaway use would be permitted by the granting of this application. It is therefore considered no further discussion on the objections related to such uses is relevant to this application.
- 7.6 A1 Use Class allows a range of retail outlets, from a local store to clothing shop or sports store. It does not allow business type uses such as banks, betting stores or real estate

agents, nor does it allow cafes, takeaway stores or restaurants.

Representation Comments

- 7.7
- Due to notification of application over 2009 Christmas period not long enough to make representations, requesting extension
 - No public notice visible

Officer's Comments

- 7.8
- The application was originally consulted in December 2009 and site notices were erected on sites. There has been an extended period of delay in reporting this matter to committee due to matters related to providing further information on the listed building matters and reviewing and receiving specialist comments on the listed building matters. During this time any representations received have been included in the consideration and assessment of this application.

Representation Comments

- 7.9
- Oversupply of the same A1 retail usages in the immediate area

Officer's Comments

- 7.10
- As detailed in section 8 of this report, the change from the existing vacant A4 use class to an A1 use class is a permitted activity. It is therefore considered that the change of use to A1 in this location does not cause any significant detrimental effects on the area.

Representation Comments

- 7.11
- Oversupply of one and two bedroom accommodation in the immediate area

Officer's Comments

- 7.12
- Comment has also brought up that there is an oversupply of one and two bedroom housing. The scheme proposes one 1 bedroom unit and one 3 bedroom unit. This provides for a family dwelling and is considered an acceptable mix. This is discussed in section 8.

Representation Comments

- 7.13
- Inaccuracy of submitted planning documents
 - Inaccuracy of planning statement
 - Developer has already altered the listed building
 - Public House unit would be focus for anti social gatherings
 - Retail unit would cause disruption in terms of Sir John Cass student using it
 - Bromley Street would experience increase in traffic from deliveries
 - Inappropriate location for A1
 - Difficult to understand how development can contribute to re-generation
 - More appropriate to develop as live-work units or affordable meeting place
 - While desirable for building to be brought back into beneficial uses redevelopment should respect historic character with appropriate high standard of living accommodation and should contribute not detract for the economic regeneration of the area.

Officer's Comments

- 7.14
- It is noted that objections have been raised in relation to alterations that have already been carried out to the Listed Building. These matters a subject to ongoing enforcement action.

- 7.15
- Officers consider that the proposed scheme would bring back into use a vacant building and protect the listed building, which has previously been subjected to squatting and has suffered considerable damage to the listed building qualities as a result.

- 7.16
- While the representation made details other uses that the objector considers appropriate, the consideration of this application must be limited to the acceptability of the proposed scheme

and not alternatives.

7.17 Traffic matters are addressed in section 8 of this report.

Representation Comments

- 7.18
- Lack of bin storage area for flats
 - No access to ground floor flat
 - Plans suggest the windows of ground floor flat face south when they face north facing making very dark flat with a narrow courtyard
 - Bedroom window very low facing onto pavement.

Officer's Comments

7.19 Design related matters are discussed in detail in section 8 of this report.

8. MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the committee must consider are:

1. Principles of the Land Uses
2. Impact on the Amenity of Adjoining Occupiers and the Surrounding Area
3. Traffic and Servicing Issues
4. Design and Layout of the Development

Principle of the Land Uses

Loss of Public House

- 8.2 The property is currently occupied by the vacant British Prince Public House. The site, formally owned by the Council for between 15-20 years, has been vacant for approximately the last 8 years. During this time it has been squatted and substantial damage has been done to the interior of the listed building. The building currently remains boarded up and vacant.
- 8.3 Saved policy ART2 of the UDP states planning permission will not normally be granted for development that involves the loss of arts and entertainment facilities without suitable replacement. While it could be argued that this policy relates to D class uses, public houses also serve a purpose as an entertainment venue also.
- 8.4 Policy RT6 of the IPG seeks to prevent the loss of public houses unless it can be demonstrated that the loss will not create a shortage in the area and that there is no reasonable prospect of reuse or refurbishment for an appropriate A class use, particularly on the ground floor.
- 8.5 The area is considered fairly well serviced by existing Public Houses, with The White Swan being located within a 300m walk of the site, The White Horse a less than 350m walk, The Royal Duchess approximately a 400m walk, The Old Ship approximately a 450m walk and The Peacock approximately a 500m walk. Given that the British Prince Public House has not been in operation for a number of years, it is considered that the loss of the Public House on this site would not severely impact on the social and community functioning of the surrounding community.
- 8.6 While the applicant has provided no marketing evidence, as they are a recent purchaser of the site, the property remained vacant for a period of 6 years whilst the Council's was owner of the site. Furthermore, the applicant does seek to retain a portion of the ground floor in an A class use.

- 8.7 On the basis of the 8 year period of vacancy, the proposed retention of a portion of the ground floor in A class use and the adequate provision of other public houses in the area, the proposed loss of the public house use on the site is considered to be acceptable in terms of saved policy ART2 of the UDP and policy RT6 of the IPG.

Principle of Residential Use

- 8.8 The provision of additional housing is supported at the national, regional and local level. PPS3 states that “A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate.” should be applied to the provision of housing. Within the London Plan policy 3.3 sets out targets for each Borough and requires Local Authorities to seek the maximum provision of additional housing possible. At the local level this is supported by policy SP02 of the Core Strategy.
- 8.9 Given the site is located outside a town centre and within an area dominated by other residential properties, the inclusion of residential units within the redevelopment proposal is considered acceptable and would contribute to the provision of additional housing within the Borough, in accordance with policy 3.3 of the London Plan and policy SP02 of the Core Strategy.
- 8.10 Council Policy only requires provision of affordable housing once a scheme exceeds 10 or more units, as noted in Policy SP02 of the Core Strategy and policy HSG3 of the IPG. Therefore, given the scheme only provides two residential units, these policy are not triggered and no further regard need be given to this matter.

Principle of A1 Retail Use

- 8.11 The General Permitted Development Order allows for a change of use from the A4 Use Class (Public Houses) to the A1 Use Class (Retail) without requiring planning permission, as permitted development. It is therefore considered that the change of part of the floorspace to an A1 Use Class is acceptable. Furthermore, policy RT6 seeks to retain the floorspace within an A class use.
- 8.12 Notwithstanding, the above given the residential nature of the area it is recommended that the hours of operation for the retail unit are limited to ensure adjacent residents amenity is protected.

Housing Provision

Housing Mix

- 8.13 Policy SP02 of the Core Strategy requires an overall target of 30% of all new housing to be of a suitable size for families (3 bedrooms or more). This is in accordance with saved policy HSG7 of the UDP, which expects a mix of unit sizes including a proportion of dwellings with between 3 and 6 bedrooms, and policy HSG2 of the IPG which requires a minimum 25% of market housing to comprise of 3 or more bedrooms.
- 8.14 The applicant is seeking to provide one 3 bedroom and one 1 bedroom dwellings as part of the proposed development. It is therefore considered that the proposal has an acceptable provision of family housing and would accord with policy SP02 of the Core Strategy, saved policy HSG7 of the UDP and policy HSG2 of the IPG.

Impact on the Amenity of Adjoining Occupiers and the Surrounding Area

Daylight and Sunlight

- 8.15 Policy SP10 of the Core Strategy, saved policy DEV2 of the UDP and policy DEV1 of the IPG seek to protect the amenity of surrounding existing and future residents, as well as the amenity of the surrounding public realm, including sunlight and daylight.

- 8.16 The proposed development does not provide any additional height or bulk to the existing building elevations. As such, there is no additional mass to block sunlight or daylight. Therefore in terms of the matters of daylight and sunlight to surrounding properties the proposed development will not alter the current situation and would be considered to have no impact.
- 8.17 It is therefore considered that the proposed development would accord with policy SP10 of the Core Strategy, saved policy DEV2 of the UDP and policy DEV1 of the IPG, in terms of daylight and sunlight.
- Privacy
- 8.18 By seeking to protect the amenity of surrounding existing and future residents, policy SP10 of the Core Strategy, saved policy DEV2 of the UDP and policy DEV1 of the IPG also seek to protect neighbouring occupiers from the effects of overlooking from new developments and reduction in terms of privacy.
- 8.19 The proposed development would not seek to introduce any additional window openings within the upper level of the building. This level, previously occupied by the bedrooms associated with the public house, has two existing windows facing to the west, and one to the south.
- 8.20 Given the bedroom use of these rooms associated with the public house, the change in the floor space to bedrooms associated with the change in use to residential dwelling houses is not considered to cause any new privacy impacts. In any case, the windows looking to the west would be separated from habitable windows of the residential properties to the west by a distance greater than 18m, the distance that the Council's UDP states reduces inter-visibility to a degree acceptable to most people. In relation to the window looking to the south, this would not look directly into any habitable windows in the adjacent building and any overlooking is limited to the rear garden area.
- 8.21 It is therefore considered that the proposed development would not result in any unacceptable impacts in terms of overlooking or privacy and would accord with policy SP10 of the Core Strategy, saved policy DEV2 of the UDP and policy DEV1 of the IPG, in terms of overlooking and privacy.

Traffic and Servicing Issues

Trip Generation

- 8.22 Policies 6.1 and 6.3 of the London Plan, policy SP09 of the Core Strategy, policy T16 of the UDP and policy DEV17 of the IPG seek to restrain unnecessary motor-vehicle trip generation, integrate development with transport capacity and promote sustainable transport and the use of public transport systems.
- 8.23 The subject site is located within an area of high public transport accessibility with a PTAL of 5 (very good). This indicates that the public transport is easily accessible to future occupiers and that the development is appropriately situated to encourage occupiers and users to use the public transport options in the area, rather than less sustainable modes of transport, such as private cars.
- 8.24 Limehouse DLR and railway station are located only 350m walk south of the site and there are bus routes on Commercial Road, 180m walk, and Stepney Way, 200m walk.
- 8.25 The proposed A1 class retail and two residential dwellings are not considered to significantly increase the level of trip generation from that which would be expected if the lawful existing A4 public house use was established.

8.26 It is therefore considered that the development is well serviced by public transport and the scale of development and proposed uses are appropriate for the transport capacity of the area. The development is considered to accord with policies 6.1 and 6.3 of the London Plan, policy SP09 of the Core Strategy, policy T16 of the UDP and policy DEV17 of the IPG in terms of integrating development with transport capacity.

Parking

8.27 Policies 6.1, 6.11 and 6.13 of the London Plan seek to reduce traffic congestion and vehicle use by minimising vehicle parking within developments and promoting use of public transport. This is supported by policy SP09 of the Core Strategy and policy DEV19 of the IPG.

8.28 In order to minimise the use of private motor vehicles, reduce motor vehicle traffic, prevent increased stress on the permit parking bays and promote sustainable transport use, it is considered that the future occupants should be prevented from obtaining parking permits for on-street parking. In order to achieve this, it is recommended a condition restricting the issuing of parking permits to the future occupiers be imposed on any approval.

8.29 With the imposition of a condition of consent restricting the issuing of on street parking permits and that there is no parking provided onsite, it is considered that the development would appropriately reduce traffic congestion and vehicle use by minimising vehicle parking within developments and promote the use of public transport and would accord with policies 6.1, 6.11 and 6.13 of the London Plan, policy SP09 of the Core Strategy and policy DEV19 of the IPG.

Cycle Parking and Facilities

8.30 Policy 6.9 of the London Plan, policy SP09 of the Core Strategy and policy DEV16 of the IPG seek to provide better facilities and a safer environment for cyclists.

8.31 The proposed development provides cycle storage for each of the two residential units, as well as the retail unit. The proposed cycle storage is located in secure, sheltered areas on the ground floor level of the development. This provision is in accordance with Council's standards and therefore considered to provide adequate cycle storage. A condition of consent is recommended to ensure the cycle storage is retained within the development for the lifetime of the use.

8.32 Given that the development provides adequate cycle storage provision, it is considered that the development would be acceptable in terms of policy 6.9 of the London Plan, policy SP09 of the Core Strategy and policy DEV16 of the IPG.

Deliveries and Servicing

8.33 Policies 6.1, 6.11 and 6.14 of the London Plan, policies SP08 and SP09 of the Core Strategy, policies T16 and T26 of the UDP and policy DEV17 of the IPG seek to minimise the impacts on the highway network and promote efficient and sustainable arrangements for deliveries and servicing.

8.34 Directly outside the property on Chudleigh Street the road is marked with a single yellow line. According to the Highway Code, a single yellow line means you may stop to load or unload (unless there are loading restrictions shown on signage) or while passengers board or alight. The signage shown at the location restricts stopping of trucks weighing 5 tonne or more and buses between the hours of 6:30pm to 8am. Therefore, during the day vehicles would be able to load and unload in this location.

8.35 The location of a loading directly outside the site would provide appropriately for deliveries and servicing of the development, without causing significant impacts on the highway network. It is considered that the provisions for servicing and delivery would be acceptably in terms of policies 6.1, 6.11 and 6.14 of the London Plan, policies SP08 and SP09 of the

Core Strategy, policies T16 and T26 of the UDP and policy DEV17 of the IPG.

Design and Layout of the Development

Mass and Scale

- 8.36 Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan, policies SP02, SP10 and SP12 of the Core Strategy, policies DEV1, DEV2 and DEV3 of the UDP and policies DEV1 and DEV2 of the IPG seek to ensure developments are of appropriate mass and scale to integrate with the surrounding environment and protect the amenity of the surrounding environment and occupiers.
- 8.37 The proposal for alterations to the listed building and to change the use of the existing vacant A4 public house into an A1 retail and two C3 residential dwellings does not add additional mass to the height of the building. A small area of the rear ground floor extension is to be infilled, but a much larger area of existing sheds is to be removed. In any case the infill portion does not add substantially to the area of the building.
- 8.38 As such the scale and mass of the building remains substantially the same and the small alterations would not be perceivable from the street or any other public area. As previously stated, the scale and mass of the development would not impact on the amenity of neighbouring occupiers or the public realm. Therefore, it is considered to accord with policies 7.1, 7.4, 7.5 and 7.6 of the London Plan, policies SP02, SP10 and SP12 of the Core Strategy, policies DEV1, DEV2 and DEV3 of the UDP and policies DEV1 and DEV2 of the IPG, in terms of the scale and mass being appropriate and protecting the amenity of the surrounding environment.

Impact on Listed Building and Conservation Area

- 8.39 PPS5 states that the “Governments overarching aims are that the historic environment and its heritage assets should be conserved and enjoyed”. It also recognises that heritage assets are non-renewable resources.
- 8.40 Policy HE7.1 of PPS5 sets out that in decision making LPA’s should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal. Consideration should be given the significance of the heritage asset and value that it holds.
- 8.41 Policy HE9.1 clearly states that “*there should be a presumption in favour of the conservation of designated heritage assets*”. It continues to state that “*once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact.*” As such, “*loss affecting any designated heritage asset should require a clear and convincing justification*”.
- 8.42 Policies 7.8 and 7.9 of the London Plan, policy SP10 of the Core Strategy, policies DEV27 and DEV37 of the UDP and policies CON1 and CON2 of the IPG, seek to protect and restore heritage assets.
- 8.43 The British Prince Public House is a Victorian corner public house ranged over two floors with a particularly fine neo-Classical pub frontage with pilasters with Corinthian capitals and a strikingly radiused corner door. The building forms part of a street of uniform two storey Georgian houses, built between 1829 and 1843. The building is Grade II Listed and on the English Heritage Buildings at Risk Register, having been empty for some time. The site also lies in the York Square Conservation Area.
- 8.44 The interior of the building on the ground floor retains part of an historic staircase of some interest, probably dating from the original construction of the building. Beyond that it is devoid of significant historic interior fittings. The historic staircase is incorporated into the scheme and the drawings show acceptable historic detailing.

- 8.45 There is minimal alteration proposed to the external envelope of this building, and where this is proposed, it is shown in an appropriate historic style.
- 8.46 Although it is regrettable to see the loss of the traditional pub use, the reuse of this space for retail purposes allows the pub frontage to be incorporated into the scheme. The detail around its reuse will need to be carefully handled to give this part of the scheme real historic integrity and to protect the appearance of the building. For this reason it is recommended a condition of consent should be imposed on any approval, in order to control the detail of any changes to the shopfront.
- 8.47 Overall the proposed development retains much of the remaining historic fabric of the listed building. The exterior primarily remains unaltered. Where the new doors are proposed, they are located in existing openings and the historic detailing of the doors is considered acceptable.
- 8.48 Possibly of most importance to the protection of the historic asset of the listed building is that the proposed scheme will bring this currently vacant building back into use, with uses which allow the historic pub frontage to be retained. By bringing the building back into use, the development would protect the historic assets from further damage on a building which is currently listed on the English Heritage Buildings at Risk Register.
- 8.49 Given that the exterior of the building is mostly unaltered and that where new doors are proposed the historic detailing is appropriate, it is considered that the proposed development would not significantly impact on the appearance of the conservation area.
- 8.50 Overall it is considered that the scheme would appropriately protect and restore the historic assets of the listed building and conservation area and would generally accord with policies 7.8 and 7.9 of the London Plan, policy SP10 of the Core Strategy, policies DEV27 and DEV37 of the UDP and policies CON1 and CON2 of the IPG.

Appearance and Materials

- 8.51 Policies 7.1, 7.4 and 7.6 of the London Plan, policies SP02, SP10 and SP12, policies DEV1, DEV2 and DEV3 of the UDP and policies DEV1 and DEV2 of the IPG, also seek to ensure development is high quality in design, including materials and appearance.
- 8.52 As discussed above the development makes minimal alterations to the exterior of the building. In retaining the external appearance of the building, the development ensures that the exterior appearance of the development is in keeping with the local context and character and appropriate for the conservation area.
- 8.53 The Council's Conservation and Design Officer has reviewed the proposals and considers them acceptable, subject to conditions of consent covering aspects of materials and appearance. Therefore it is recommended conditions of consent are imposed on any consent granted covering the following matters:
- New joinery work to the existing pub frontage shall match the existing joinery work adjacent in respect of method of construction, materials, dimensions and profile.
 - All external works and finishes and works of making good to the retained external fabric of the building, including pointing and brickwork, shall match the existing adjacent work.
 - All new windows shall be single-glazed to match the character of the glazing to the adjacent listed buildings and the sash windows shall be constructed without external horns.
 - The historic iron sign armature to the first floor pub frontage to Bromley Street, shall be retained and repaired as part of this listed building consent.

- Details of all paint finishes to external joinery; and new handles, numbering or other door furniture to all external doors shall be submitted to the LPA prior to the commencement of this part of the works.

8.54 If the recommended conditions of consent are imposed, it is considered that the proposed appearance and materials of the development would be appropriate and that the development would be acceptable in term of policies 7.1, 7.4 and 7.6 of the London Plan, policies SP02, SP10 and SP12, policies DEV1, DEV2 and DEV3 of the UDP and policies DEV1 and DEV2 of the IPG with reference to high quality design.

Internal Amenity

Flat Sizes

8.55 Policy 3.5 of the London Plan, policy SP02 of the Core Strategy, policy HSG13 of the UDP and policy DEV2 of the IPG seek to ensure that adequate dwelling sizes and room sizes are provided to ensure appropriate living conditions for future occupiers. The London Plan provides minimum standards for overall dwelling sizes, while the Council's "Supplementary Planning Guidance Note – Residential Space" provides both minimum dwelling sizes as well as minimum room sizes.

8.56 The proposed room sizes and overall flat sizes are considered generous, exceeding the minimum standards provided by both the London Plan and the Council's Supplementary Planning Guidance.

8.57 It is therefore considered that the proposed development provides acceptable internal space for the amenity of the future residents in accordance with policy 3.5 of the London Plan, policy SP02 of the Core Strategy, policy HSG13 of the UDP and policy DEV2 of the IPG.

External Amenity Space

8.58 Policy 3.5 of the London Plan, policy SP02 of the Core Strategy, policy HSG16 of the UDP, and policy HSG7 of IPG and promote the good design and the provision of amenity spaces within developments.

8.59 The existing building on site generally covers the whole of the site, with the exception of the small courtyard area to the rear. This area of approximately 27sqm is shadowed by the building and would provide no quality external amenity space. Given the nature of the building coverage and the listed building status of the building it is not possible for the development to provide any quality onsite amenity or play space. Any alteration to the building to provide amenity on roof space would be unlikely to be acceptable, due to the listed building status and overlooking issues.

8.60 It is considered, due to the listed building status of the existing building and the close proximity to a range of open spaces and play facilities, that on balance the development would have adequate access within the area for external amenity provision and play facilities.

Access and inclusivity

8.61 Policies 3.8 and 7.2 of the London Plan, policy SP02 of the Core Strategy, policy DEV1 of the UDP and policies DEV3 and HSG9 of the IPG seek to ensure the development is accessible and that housing is appropriate for changing needs of residents.

8.62 The Council's Access Officer has reviewed the application and confirmed that they have no objection to the development. They have recommended that level access is provided to all entrances and exits and that accommodation is built to Lifetime Homes Standards. It is therefore recommended that conditions of consent requiring that the development is built to Lifetime Homes Standards and that level accesses are provided to all entrances and exits, where levels permit.

8.63 With such conditions imposed it is considered that the development would provide adequate access and would be appropriately inclusive, adaptable to the changing needs of residents, in accordance with policies 3.8 and 7.2 of the London Plan, policy SP02 of the Core Strategy, policy DEV1 of the UDP and policies DEV3 and HSG9 of the IPG.

Waste Storage

8.64 Policy 5.17 of the London Plan, policy SP05 of the Core Strategy, policy DEV56 of the UDP and policy DEV15 of the IPG require developments to make suitable waste and recycling provision within the development.

8.65 Both of the residential units, as well as the retail unit, have separate waste storage area provisions within the development. It is important that waste storage areas are incorporated within a development so that occupiers have an appropriate place to store waste and it is not stored on the street.

8.66 As the site is occupied by a listed building it is not considered appropriate to create additional openings in the exterior of the building. As such, the waste storage points would not be accessible to Council waste collection teams. Waste would have to be moved out to the street for collection by the occupants on waste collection days. This is a common occurrence throughout the borough and given the constraints as a result of the listed building nature of the site it is considered acceptable.

8.67 To ensure that the waste storage areas are retained it is recommended a condition of consent is imposed if permission for the development is granted.

8.68 With such a condition imposed ensuring that the waste storage facilities are retained for the lifetime of the development, it is considered that appropriate provisions for waste and recycling facilities are provided within the development in accordance with policy 5.17 of the London Plan, policy SP05 of the Core Strategy, policy DEV56 of the UDP and policy DEV15 of the IPG.

Conclusions

8.69 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Planning Application Site Map



Planning Application Site Boundary	Locally Listed Buildings	Land Parcel Address
Consultation Area	Statutory Listed Buildings	

0 30 m
1:1,250

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.
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Agenda Item 8.1

Committee: Development	Date: 14 September 2011	Classification: Unrestricted	Agenda Item Number: 8.1
Report of: Corporate Director of Development and Renewal		Title: Town Planning Application	
Case Officer: Nasser Farooq		Ref No: PA/11/00400	
		Ward: Bow West	

1. APPLICATION DETAILS

- Location:** Phoenix School, 49 Bow Road, London, E3 2AD
- Existing Use:** Phoenix special needs mixed school
- Proposal:** Internal remodelling and refurbishment of Grade II listed building, including removal of internal partitions. External works comprising of the installation of three air-conditioning units, an extract duct and two ventilation louvers.
- Drawing Nos:** SEC 200121 A, ELV 200030 B, ELV 200130 D, GA 000001 D, GA 000002 E, GA 200011 C, GA 200012 C, GA 200013 B, GA 200050 F, GA 200051 F, GA 200052 A, GA 200060 B, GA 200061 B, GA 200100 N, GA 200101 N and GA 200102 B.
- Applicant:** Bouygues UK and Nathaniel Lichfield and Partners on behalf of LBTH Children Services Directorate.
- Owner:** LBTH
- Historic Building:** Grade II* Listed.
- Conservation Area:** Adjoining Tredegar Square Conservation Area.

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

- 2.1 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) 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:
- 2.2 Subject to the imposition of conditions, the proposed internal and external alterations are considered acceptable in terms of design, scale and siting, as they relate satisfactorily to the listed school building. As such, the proposal would preserve the character and appearance of the adjoining Tredegar Square Conservation Area and the character, historic fabric and identity of the listed building. This proposal therefore meets the requirements outlined in PPS5, Policy SP10 of the adopted Core Strategy (2010) and saved policies DEV1 and DEV37 of the Unitary Development Plan (1998) as well as policy DEV2, CON1 and CON2 of the Council's

Interim Planning Guidance (2007).

RECOMMENDATION

3. That the Committee resolve to refer the application to the Government Office for London with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as set out below.
 - 3.1 1. Three year time period.
 2. The development in accordance with the approved plans.
 - 3 Full details of the Timber Screening to the proposed air conditioning unit.
 - 4 Full details of the proposed ventilation louvers.
 - 5 Full details of the construction of the proposed mezzanine floor including its attachment to the listed school.
 - 6 Full details of the following:
 - a) Movable partition
 - b) Plasterboard ceiling between existing beams
 - c) Additional set of glazed double doors.
 - 7 Full details of the demolition of the existing mezzanine at the eastern elevation of the sports hall and details of any works to the 'Bulls Eye Window'.
 8. Safe storage on site of the rail to the Juliet balcony.

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 Internal remodelling and refurbishment of Grade II listed building, including removal of internal partitions and external works comprising of the installation of three air-conditioning units, an extract duct and two ventilation louvers. The detailed works are discussed further within the material planning considerations section of this report (section 8.0)
- 4.2 The council is prohibited from granting itself listed building consent. Regulation 13 of the Planning (Listed Building and Conservation Areas) Regulations 1990 requires that such applications are referred to the Secretary of State, together with any representations received following statutory publicity.

Site and Surroundings

- 4.3 Phoenix School is located at the northern end of Bow Road, adjacent to Bow Road Station. The site itself is fairly concealed by properties from Alfred Street to the east and Harley Grove to the west.
- 4.4 The school was constructed in 1952 and was listed in 1993. The listing is based on the main spine plan running north-south with series of attached two storey pavilions to east and west, forming open courtyards. A new extension was constructed in the

late 1990's, enclosed the courtyards.

- 4.5 The school consists of a concrete frame with stock brick infill and low pitched copper roofs, with large windows and painted metal frames.
- 4.6 The western, southern and part of the eastern curtilage of the site forms the boundary of the Tredegar Square conservation area. The full site itself is not located within the conservation area.
- 4.7 To the north is Byas House accessed from Benworth Street

Relevant Planning History

- 4.8 The site has an extensive planning history, with the earliest application in 1971. Of these applications the following applications are considered the most relevant to this application:
- 4.9 PA/10/02291 – Planning permission granted on 19/01/2011 for the ‘Erection of a new school building up to five storeys in height (including a basement level) and associated works.’
- 4.10 The above Building Schools for the Future application is on course to be completed by August 2013.
- 4.11 PA/11/00918 is a full planning application for the external works proposed within this listed building application. It is currently under consideration.

5. POLICY FRAMEWORK

- 5.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

5.2 Government Planning Policy Guidance/Statements

PPS5 - Planning and the historic Environment.
Draft National Planning Policy Framework – July 2011

5.3 Adopted Core Strategy (2010)

SP07 - Improving education and skills
SP10 - Creating distinct and durable places

5.4 Unitary Development Plan (UDP)(as saved September 2007)

Policies:

- DEV1 Design Requirements
- DEV27 Impact of minor alterations in conservation area on the building in question and the conservation area
- DEV37 Alterations to listed buildings to preserve special architectural or historic interest of the building, repair original features and replace missing items, traditional materials

5.5 Interim Planning Guidance for the purposes of Development Control (IPG)(Oct 2007)

Policies	DEV 2 Design
	CON 1 Listed Buildings
	CON 2 Conservation Areas

6. CONSULTATION RESPONSE

- 6.1 The views of the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below. The following were consulted regarding the application:

English Heritage

- 6.2 It is proposed to remove the existing, rather ad hoc, accommodation at the eastern end of the School Hall. English Heritage welcome this aspect of the proposal which would remove a discordant element and fully reveal the original internal elevation including a bold circular window and a handsome commemorative plaque.
- 6.3 English Heritage previously raised concerns with regard to the proposal to construct additional accommodation at the eastern end of the hall. The proposal has however been subject to some revision in order to increase visibility of original architectural elements.
- 6.4 Should the scheme be approved, we would stress the importance of attaching enforceable conditions securing the necessary level detailed information. We would also recommend that the any permission should secure the safe storage on site of the rail to the Juliet balcony.

6.5 Removal of walls in existing reception

The original axial plan is an important feature of the school and the proposal to discontinue use of the main entrance at the western end of the central axis is regrettable although, in our view, understandable, given the recent permission for more convenient reception facilities within a new entrance block. On balance we do not object to this element of the proposal. Retention of the original entrance door and the scope of the works proposed in this area mean that, at some point in the future, it would be possible, should the need arise, to reinstate the original plan and original functioning entrance.

6.6 Air condition units

We are content with this aspect of the proposal following discussions and changes to the original proposal.

- 6.7 Notwithstanding the above, it is, in our view, essential that suitable conditions are attached to any permission with regard to each aspect of the proposal in order to preserve the special architectural and historic interest of the building and in particular to ensure that the changes are indeed reversible.

7. LOCAL REPRESENTATION

- 7.1 A total of 100 neighbouring addresses were consulted by letter in relation to the application, a site notice was erected on 28th March 2011 and a press notice

published 28th March 2011. No responses have been received in relation to the listed building application.

8.0 MATERIAL PLANNING CONSIDERATIONS

Land Use

- 8.1 There are no land use issues. The proposals are to upgrade the school facilities in line with national, regional and local policies.

Design and Impact on the setting of the Listed building.

- 8.2 PPS5 states that the “Governments overarching aims are that the historic environment and its heritage assets should be conserved and enjoyed”. It also recognises that heritage assets are non-renewable resources.
- 8.3 Policy HE7.1 of PPS5 sets out that in decision making LPA’s should seek to identify and assess the particular significance of any element of the historic environment that may be affected by the relevant proposal. Consideration should be given the significance of the heritage asset and value that it holds.
- 8.4 Policy HE9.1 clearly states that *“there should be a presumption in favour of the conservation of designated heritage assets”*. It continues to state that *“once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact.”* As such, *“loss affecting any designated heritage asset should require a clear and convincing justification”*.
- 8.5 Adopted Core Strategy policy SP10 encourages development that preserves and enhances development that the heritage value of the immediate and surrounding environment. This is supported by saved Policy DEV 1 of the Unitary Development Plan (UDP) which states all development proposals should take into account and be sensitive to the character of the surrounding area in terms of design, bulk, scale and the use of materials.
- 8.6 Policies DEV 27 and DEV37 seek to ensure that development is appropriate to the setting of conservation areas and listed buildings. The policies state that new proposals should not have an adverse impact on the character, fabric or identity on the historic buildings.
- 8.7 Policy CON1 and CON2 of the Interim Planning Guidance (IPG) seeks to ensure development will not have an adverse impact on the character, fabric or identity of the listed building, and that it preserves or enhances the setting of the boroughs conservation Areas.

Internal works

- 8.8 The approved development (PA/10/02291 see Relevant Planning History) is proposed on the southern curtilage of the site in close proximity to Bow Road and provides a new reception area at ground floor level.
- 8.9 As a result, the existing ground floor entrance is no longer required. The applicant is seeking the demolition of a number of internal partitions including a set of non-original doors at this entrance. The rooms to which the partitions relate to are currently used as offices and waiting rooms, and are to be relocated to the new building, as part of the Building Schools for the Future application (PA/10/02291).

- 8.10 In addition, three ground floor condenser units which serve these rooms are also to be removed.
- 8.11 The resulting open area is to be used as a Design Technology Classroom.
- 8.12 In addition to this, the works are proposed in the main school hall. These include the demolition of a partition and a mezzanine floor on the eastern elevation of the school, which subdivided the original sports halls into a main hall, with a smaller storage area, behind it. The mezzanine also concealed the 'Bulls Eye window' located at first floor level.
- 8.13 To replace the loss of floorspace, a new mezzanine extension is proposed on the western elevation of the building. This would create additional classrooms including a resource and music room at ground floor level and a library/community/ ICT space at first floor (mezzanine level).
- 8.14 These works have been discussed with English Heritage on site. English Heritage have raised no objection to the loss of the non-original doors or the demolition of the existing mezzanine level. Concerns were originally raised with regards to the alterations on the western elevation of the hall, as they would as submitted have resulted in the loss of a significant portion of the Listed Building. In particular, the loss of the gabled wall of the hall, with its axial entrance door and first floor internal French windows and rail is a distinctive architectural feature.
- 8.15 In response, to these concerns the applicant has amended the design to retain this element with the exception of the railings. In front of these doors a new set of doors and a fire resistant glazed screen set are proposed.
- 8.16 Given the sensitive nature of the site, English Heritage in conjunction with the Councils Listed Building Officer have recommended a number of conditions to ensure the final details of these works are satisfactory. The conditions are listed in the Recommendation section of the report.
- 8.17 Overall, these works are reversible and retain the historic elements of the listed building and are therefore considered to be acceptable subject to the imposition of conditions.

External Works

- 8.18 To the southern façade at ground floor level three air conditioning units are proposed with additional timber screening. This location was agreed on site with the case officer and English Heritage, as they would be least visible in this location and can be suitably screened. The details of the screening would be conditioned to ensure acceptability.
- 8.19 At roof level, a new extract is proposed next to an existing duct. This is relatively small scale in appearance and would not have an adverse impact on the listed building.
- 8.20 In addition to this, two louvers are proposed to provide ventilation from the hall on the western elevation. Subject to a condition regarding the final details they are considered acceptable in the location proposed.

- 8.21 Given, the enclosed location of the school, the proposed works are not considered to adversely impact on the character or appearance of the Tredegar Square Conservation Area.
- 8.22 In conclusion, subject to the imposition of conditions, the proposed internal and external alterations are considered acceptable in terms of design, scale and siting, as they relates satisfactorily to the listed school building. As such, the proposal would preserve the character and appearance of the adjoining Tredegar Square Conservation Area and the character, fabric and identity of the listed building. This proposal therefore meets the requirements outlined in Policy SP10 of the adopted Core Strategy (2010) and saved policies DEV1 and DEV37 of the Unitary Development Plan (1998) as well as policy DEV2, of the Council's Interim Planning Guidance (2007).

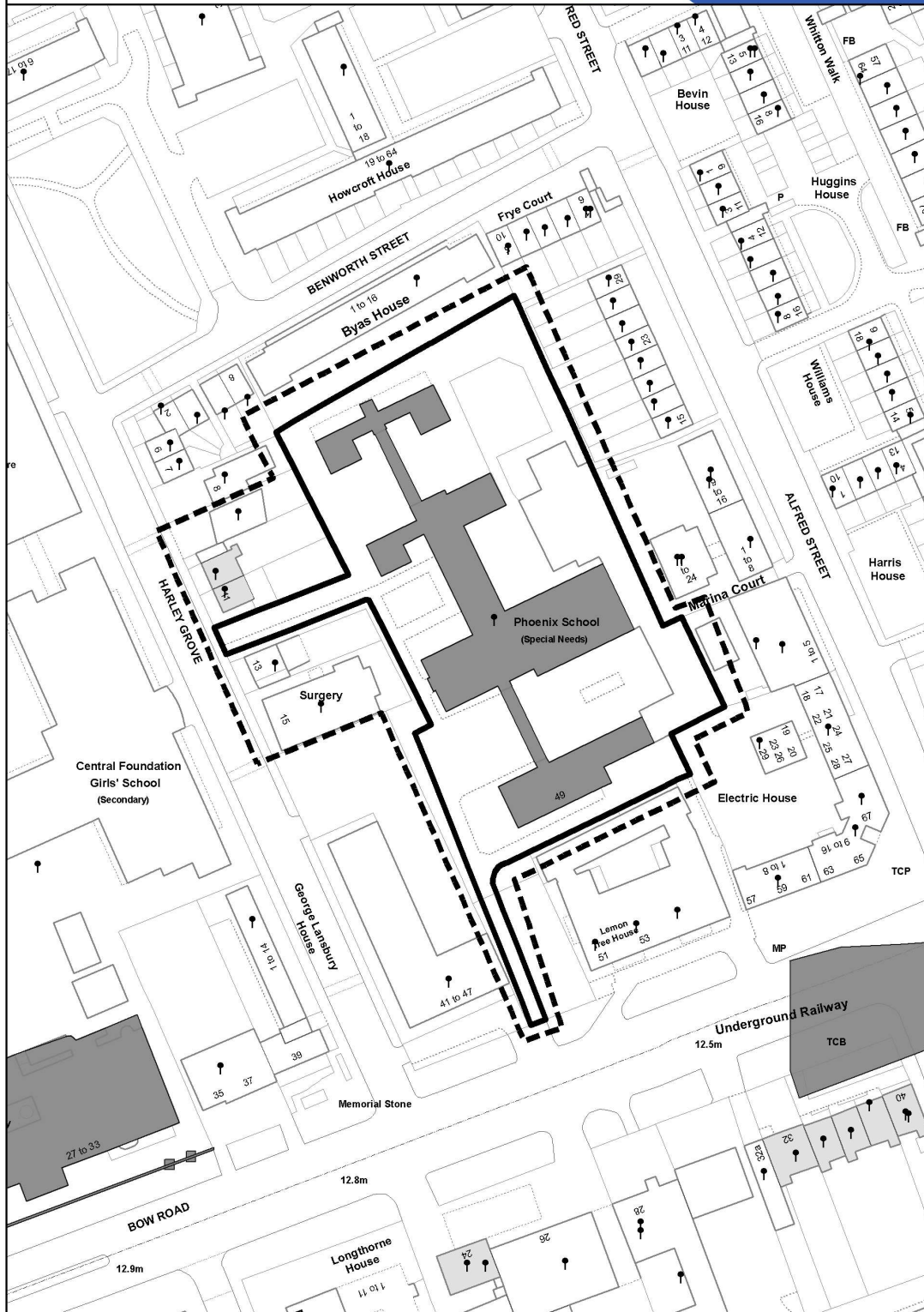
Amenity:

- 8.23 The amenity issues are assessed in the concurrent Full Planning Application PA/11/00918.
- 8.24 This application is for listed building consent and it is not necessary to reconsider this issue.

9 Conclusions

- 9.1 All other relevant policies and considerations have been taken into account The Secretary of State can be advised that this Council would have been minded to grant Listed Building Consent for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Planning Application Site Map



Planning Application Site Boundary	Locally Listed Buildings	Land Parcel Address	
Consultation Area	Statutory Listed Buildings	0 30 m	

1:1,250

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.
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Agenda Item 8.2

Committee: Development	Date: 14 September 2011	Classification: Unrestricted	Agenda Item Number: 8.2
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Report of: Director of Development and Renewal Case Officer: Pete Smith	Title: Planning Appeals
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1. PURPOSE

- 1.1 This report provides details of town planning appeal outcomes and the range of planning considerations that are being taken into account by the Planning Inspectors, appointed by the Secretary of State for Communities and Local Government. It also provides information of appeals recently received by the Council, including the methods by which the cases are likely to be determined by the Planning Inspectorate.
- 1.2 The report covers all planning appeals, irrespective of whether the related planning application was determined by Development Committee, Strategic Development Committee or by officers under delegated powers. It is also considered appropriate that Members are advised of any appeal outcomes following the service of enforcement notices.
- 1.3 A record of appeal outcomes will also be helpful when compiling future Annual Monitoring Reports.

2. RECOMMENDATION

- 2.1 That Committee notes the details and outcomes of the appeals as outlined below.

3. APPEAL DECISIONS

- 3.1 The following appeal decisions have been received by the Council during the reporting period.

Application No:	PA/11/00517
Site:	91 Harford Street, London, E1 4RL
Development:	Loft conversion involving a full width rear roof extension (including balcony) and two small windows in front roof slope
Decision:	REFUSE (delegated decision)
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED

- 3.2 The main issue in this case was the impact of the proposal on the character and appearance of the area and potential loss of privacy to neighbouring residential occupiers.
- 3.3 The Planning Inspector felt that as the property was visually distinct from other properties in the immediate vicinity (with the proposed extension having some similarities with others extensions found elsewhere) the works would not appear inappropriate.
- 3.4 However, he was more concerned about the further overlooking (from the bedroom formed by the proposed loft conversion) across a number of gardens in Essian Street and White Tower Way. Therefore, whilst he concluded that the proposed development was acceptable from a design point of view, he felt that the harm caused by potential overlooking justified the refusal of planning permission
- 3.5 The appeal was DISMISSED.

Application No:	PA/11/00265
Site:	47 Mile End Road. London, E1 4TT
Site:	Change of use of ground floor from travel agents to an A3/A5 restaurant
Decision:	REFUSE (delegated decision)
Appeal Method:	WRITTEN REPRESENTATIONS
Inspector's Decision	DISMISSED

- 3.6 The main issue in this case were as follows:
- The effect of the proposed development on the living conditions of neighbouring residents (noise and odour)
 - The implications of the proposed development for the character and appearance of the appeal property and the surrounding area(including whether the development would preserve or enhance the character and appearance of the Stepney Green Conservation Area.
- 3.7 The appeal premises is a three storey property (including basement) situated on the north side of Mile End Road and the proposed change of use involved part of the ground floor and basement only.
- 3.8 On the first issue, the Inspector noted that the property was not within a recognised town centre where one would expect there to be a relatively high level of on street activity at lat hours. He also noted that there was a great deal of residential accommodation nearby, including the appeal premises itself. He concluded that a restaurant/take-away (with opening hours into the early morning) would have had serious potential to disrupt the peace and quiet that local residents are entitled to enjoy at night. He found that the intense grouping of A3/A5 uses in the immediate vicinity of the appeal premises to indicate that a further establishment of this kind, opening well into the early hours, would have substantially exacerbated what may already be a level of commercial activity incompatible with residential accommodation.
- 3.9 As regards the proposed ventilation system, he concluded that in the absence of reliable and cogent evidence to the contrary, the proposed ducting arrangements would have been harmful to residential amenity by reason of noise and smell nuisance. Environmental Health colleagues had previously

- objected to the proposed arrangements.
- 3.10 He was less concerned about the impact of the development on the character and appearance of the adjoining Stepney Green Conservation Area.
- 3.11 Finally, he attached less weight than the Council to health related concerns with a general failure to demonstrate that the concentration of restaurant and take-away establishments in the locality was so great as to discourage significantly the pursuance of a healthy lifestyle.
- 3.12 The appeal was DISMISSED.

4. NEW APPEALS

- 4.1 The following appeals have been lodged with the Secretary of State following a decision by the local planning authority:

Application No:	PA/11/01162
Sites:	341-343 Roman Road
Development:	Retention on an internally illuminated fascia sign
Start Dates	24 August 2011
Appeal Method	WRITTEN REPRESENTATION

- 4.2 The Council refused advertisement consent on grounds of visual amenity, with the sign not in keeping with the appearance of the host building (in terms of the size, appearance and proportions of the fascia sign).

Application No:	PA/11/01156
Site:	341-343 Roman Road
Development:	Retention on an aluminium shop front
Start Dates	24 August 2011
Appeal Method	WRITTEN REPRESENTATION

- 4.3 The Council refused planning permission on the grounds that the aluminium framed full glazed shop front is of a modern design that is an insensitive addition to the host building and the street scene, failing to preserve or enhance the character and appearance of the Driffield Road Conservation Area.

Application No:	PA/11/01527
Site:	117-121 Devons Road, London E3
Development:	Erection of a second floor mansard roof extension and its use as 1x1 bed and 1x2 bed flat, with an extension to the tyre workshop
Council Decision:	Refuse (delegated decision)
Start Date	23 August 2011
Appeal Method	WRITTEN REPRESENTATIONS

- 4.4 The Council refused planning permission for this proposed development on grounds of the inappropriate design and the failure of the development to provide adequate refuse storage arrangements for the future residential occupiers.

Application No: PA/11/01451
Site: Vacant Site 97-99 Whitechapel High Street, London
Development Appal against condition (giving temporary consent) in respect of a proposed installation of screen hoarding incorporating public art and one scrolling LED advertisement panel
Council Decision: Condition Imposed under delegated authority
Start Date 19 August 2011
Appeal Method WRITTEN REPRESENTATIONS

- 4.5 Whilst the Council granted advertisement consent, in view of the vacant nature of the site, consent was granted on a temporary basis (until 1 August 2016). On or before the end of this period the sign must be removed. The reason for the condition was linked to the vacant nature of the site (with the advertisement not being suitable to be displayed permanently)

Application No: PA/11/01121
Site: Land Bounded by Commercial Road, Braham Street, Whitechapel High Street and Leman Street
Development: retention of 6 poster advertisements (surrounding the site (mixture of 96. 48 sheet adverts and portrait adverts)
Council Decision: Refuse (delegated decision)
Start Date 17 August 2011
Appeal Method HEARING

- 4.6 This application was refused on grounds of visual amenities of the area, failing to preserve and enhance the character and appearance of the Whitechapel High Street Conservation area (linking with High Street 2012 initiatives).

Application No: PA/11/01571
Site: Land at corner of Whitechapel High Street and St Botolphs Street, Aldgate
Development: Display of two illuminated poster panels
Council Decision: Refuse (delegated decision)
Start Date 22 August 2011
Appeal Method HEARING

- 4.7 This application was refused on grounds of visual amenities of the area, failing to preserve and enhance the character and appearance of the Whitechapel High Street Conservation area (linking with High Street 2012 initiatives).