

# DEVELOPMENT COMMITTEE

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**Thursday, 14 May 2015 at 7.00 p.m.**  
**Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove  
Crescent, London, E14 2BG**

**The meeting is open to the public to attend.**

**Members:**

Chair: Councillor Sirajul Islam  
Vice Chair : Councillor Marc Francis  
Councillor Shiria Khatun, Councillor Suluk Ahmed, Councillor Gulam Kibria Choudhury,  
Councillor Shah Alam and Councillor Chris Chapman

**Deputies:**

Councillor Rajib Ahmed, Councillor Asma Begum, Councillor Andrew Cregan, Councillor  
Craig Aston, Councillor Andrew Wood, Councillor Julia Dockerill and Councillor Md.  
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[The quorum for this body is 3 Members]

**Public Information.**

The deadline for registering to speak is **4pm Tuesday, 12 May 2015**  
Please contact the Officer below to register. The speaking procedures are attached  
The deadline for submitting material for the update report is **Noon Wednesday, 13 May  
2015**

**Contact for further enquiries:**

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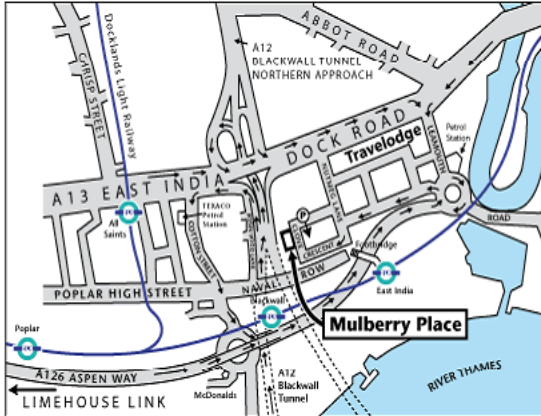
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## **APOLOGIES FOR ABSENCE**

### **1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS (Pages 1 - 4)**

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 Monitoring Officer.

### **2. MINUTES OF THE PREVIOUS MEETING(S) (Pages 5 - 12)**

To confirm as a correct record the minutes of the meeting of the Development Committee held on 9<sup>th</sup> April 2015.

### **3. 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.

### **4. PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE (Pages 13 - 14)**

To note the procedure for hearing objections at meetings of the Development Committee and meeting guidance.

	<b>PAGE NUMBER</b>	<b>WARD(S) AFFECTED</b>
<b>5. DEFERRED ITEMS</b>	<b>15 - 16</b>	
<b>5.1 The Forge, 397 &amp; 411 Westferry Road, London, E14 3AE (PA/14/02753 and PA/14/02754)</b>	<b>17 - 54</b>	<b>Island Gardens</b>

Proposal:

Full Planning Permission and Listed Building Consent for:

- Change of use of part of The Forge from business use (Use Class B1) to convenience retail food store (Use Class A1) with gross internal floor area of 394m<sup>2</sup> and net sales area (gross internal) of 277m<sup>2</sup>;
- Change of use of a separate unit of The Forge (Use Class B1) to interchangeable uses for either or financial and professional services, restaurants and cafes, drinking establishments, office, non-residential institutions (nursery, clinic, art gallery, or museum), or assembly and leisure (gym), namely change of use to uses classes A2, A3, A4, B1a, D1 and D2 with gross internal floor area 275.71m<sup>2</sup>;
- The remainder of the ground floor would be for office use split into 3 units (Use Class B1a)
- 297.17m<sup>2</sup> GFA of new floor space created at 1st floor level (internally) for office use, split into 3 units (Use Class B1a)
- Internal and external changes and maintenance to the Forge to facilitate the change of use to retail convenience store.

Recommendation:

That the Committee resolve to GRANT planning permission and listed building subject to the conditions and informatives in the Committee report

<b>6.</b>	<b>PLANNING APPLICATIONS FOR DECISION</b>	<b>55 - 56</b>	
<b>6 .1</b>	<b>Bethnal Green Gardens, Cambridge Heath Road (PA/14/02366)</b>	<b>57 - 74</b>	<b>Bethnal Green</b>
	Proposal:		
	Change of use to a café with associated alterations including the installation of new glazing, security shutters, kitchen with extract system and toilet facilities.		
	Recommendation:		
	That the Committee resolve to GRANT planning permission subject to the conditions in the Committee report		
<b>6 .2</b>	<b>418 Roman Road, London, E3 5LU (PA/15/00095)</b>	<b>75 - 88</b>	<b>Bow West</b>
	Proposal:		
	Creation of a ground floor studio flat at the rear of the property within an extended single storey rear extension; New shopfront; Extension of the basement; Erection of a mansard roof extension		
	Recommendation:		
	That the Committee resolve to GRANT planning permission subject to the conditions in the Committee report		
<b>6 .3</b>	<b>221 Jubilee Street, London E1 3BS (PA/15/00116)</b>	<b>89 - 98</b>	<b>Stepney Green</b>
	Proposal:		
	Conversion and refurbishment of existing building to create a three-bedroom house (use-class C3).		
	Recommendation:		
	That the Committee resolve to GRANT planning permission subject to the conditions in the Committee report		

<b>6 .4</b>	<b>144-146 Commercial Street, London, E1 6NU (PA/15/00044)</b>	<b>99 - 112</b>	<b>Spitalfields &amp; Banglatown</b>
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Proposal:

A new single storey roof extension within the existing roof void to create a 1 x 1 bed residential unit; Construction of four storey rear extension to facilitate new stair case; Reconfiguration of window arrangement at the rear; Refurbishment of the front façade; Installation of a green roof.

Recommendation:

That the Committee resolve to GRANT planning permission subject to the conditions in the Committee report

<b>7.</b>	<b>OTHER PLANNING MATTERS</b>	<b>113 - 114</b>	
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<b>7 .1</b>	<b>Flat 1, Shiplake House, Arnold Circus, London, E2 7JR (PA/15/00515)</b>	<b>115 - 122</b>	<b>Weavers</b>
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Proposal:

Change of use from office (Use Class B1) to single 3 bed residential dwelling (Use Class C3) and associated internal works to facilitate the residential use.

Recommendation:

That the Committee resolve to refer the application to the Government Office for Communities and Local Government with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as set out in the Committee report.

