

DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON THURSDAY, 3 SEPTEMBER 2015

DECISIONS ON PLANNING APPLICATIONS

During the meeting the Committee agreed to vary the order of business. To aid clarity, the Decision Sheet is presented in the order that the items originally appeared on the agenda.

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Marc Francis declared a personal interest in agenda items 6.1, 47 Brierly Gardens, London E2 0TF (PA/15/01337) and 6.2, 55 Brierly Gardens, Location E2 0TF (PA/15/01832) on the grounds that he was a LBTH nominated Board Member of Tower Hamlets Homes.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 6th August 2015 be agreed as a correct record and signed by the Chair.

3. 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

4. PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee noted the procedure for hearing objections and meeting guidance.

5. DEFERRED ITEMS

5.1 Silwex House, Quaker Street, London, E1 6NS (PA/14/01897)

(Note: Following the submission of a planning appeal for non-determination by the applicant, the Council no longer has the ability to determine the planning application with the decision making powers transferring to the Planning Inspectorate under the authority of the Secretary of State for Communities and Local Government. Therefore the application was being presented to Members (as a deferred item following its initial consideration at the February 2015 Committee meeting) to confirm how the Committee would have considered the item had it the ability to do so.)

On a vote of 2 in favour and 3 against the Officer recommendation, the Committee were minded not to agree the Officer recommendation to grant planning permission.

Accordingly, on vote of 3 in favour 2 against the Committee were minded to **REFUSE** planning permission at Silwex House, Quaker Street, London, E1 for the demolition of the roof and part side elevations, the retention and restoration of the southern and northern elevations and the construction of a 3 storey roof extension to provide a new hotel (Class C1) development comprising approx. 250 bedrooms over basement, ground and 5 upper floors with ancillary cafe space and servicing on the ground floor, associated plant in the basement and roof, improvements to the front pavement and associated works

The Committee confirmed that planning permission would have been refused for the following reasons as set out in paragraphs 6.4 and 6.5 of the 3 September 2015 Committee report (PA/14/01897)

The proposed development, by way of the design, scale, height, profile, materials and finished appearance of the additional roof storeys and dormer windows therein, would appear as a visually incongruous addition to the host building which fails to respect the scale, proportions and architecture of the former Victorian stables. As a result, the development would cause less than substantial harm to the character and appearance of the Brick Lane and Fournier Street Conservation Area and would fail to preserve the historic character of the host building as an undesignated heritage asset. The harm identified to the designated heritage asset is not outweighed by the public benefits of the scheme.

As a result the proposal is not considered to be sustainable development, contrary to paragraph 14 of the National Planning Policy Framework (2012), and fails to meet the requirements of Policy SP10 of the Council's adopted Core Strategy (2010), Policies DM24 and DM27 of the Council's adopted Managing Development Document (2013) and government guidance set out in Section 12 of the National Planning Policy Framework (2012) as well as the Brick Lane and Fournier Street Conservation Area Appraisal and Management Guidelines (2009).

6. PLANNING APPLICATIONS FOR DECISION

6.1 47 Brierly Gardens, London E2 0TF (PA/15/01337)

Update report tabled.

Councillor Marc Francis proposed and Councillor Chris Chapman seconded that an additional condition be added to the permission in the interests of crime prevention. This was unanimously agreed.

On a vote of 6 in favour and 1 against, the Committee **RESOLVED:**

That planning permission be **GRANTED** at 47 Brierly Gardens, London E2 0TF for a new 4.6m x 4.1m single storey rear extension which seeks to provide two new bedrooms, alongside a reconfigured living/dining/ kitchen (reference PA/15/01337) subject to the conditions and informative set out in the committee report and the update report and the following condition requiring

- Application of anti - climb paint and installation of anti - climb spikes
- That the above measures be maintained

6.2 55 Brierly Gardens, Location E2 0TF (PA/15/01832)

Update report tabled.

Councillor Marc Francis proposed and Councillor Chris Chapman seconded that an additional condition be added to the permission in the interests of crime prevention. This was agreed.

On a vote of 4 in favour 2 against and 1 abstention, the Committee **RESOLVED:**

That planning permission be **GRANTED** at 55 Brierly Gardens, Location E2 0TF for the erection of rear extension and demolition of existing ramp to be replaced with a new ramped access (reference PA/15/01832) subject to the conditions and informative set out in the Committee report and the following condition requiring

- Application of anti - climb paint and installation of anti - climb spikes
- That the above measures be maintained

6.3 80 Back Church Lane, London, E1 1LX (PA/15/00701)

Update report tabled.

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

1. That planning permission at 80 Back Church Lane, London, E1 1LX (PA/15/00701) be **GRANTED** for the demolition of existing three-storey educational building and erection of a six-storey building comprising educational use (Use Class D1) at basement level and part ground

floor level, with 59 residential units (27no. one-bedroom, 23no. two-bedroom, 8no. three-bedroom and 1no. four-bedroom) at ground to fifth floor level.

Application for Variation of Condition 2 (approved plans) to planning permission reference PA/14/00215, dated 13/05/2014, for a minor material amendment to the approved scheme

Subject to:

2. A deed of variation to the previous S.106 agreement dated 13th May 2014.
3. That the Corporate Director of Development & Renewal is delegated authority to recommend the conditions and informatives in relation to the matters set out in the Committee report.

6.4 Site at north east of Blackwall Tunnel Northern Approach and Twelvetrees Crescent, Twelvetrees Crescent, London E3 (PA/15/01470)

Update report tabled.

Councillor Marc Francis proposed an additional condition seconded by Councillor Shiria Khatun preventing parking on Maltings Close by patrons and staff from the development. On a unanimous vote, this was agreed.

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

1. That planning permission at Site at north east of Blackwall Tunnel Northern Approach and Twelvetrees Crescent, Twelvetrees Crescent, London E3 be **GRANTED** for the provision of a new 300 place Arts and Music Academy for 16-19 year olds including recording studios, performance spaces, classrooms, a café and other associated facilities, a comprehensive landscaping scheme, bin storage, a substation, two disabled parking bays and cycle parking (reference PA/15/01470) subject to
2. That the Corporate Director Development & Renewal and the Service Head (Legal Services) are delegated power to negotiate and complete the legal agreement indicated above acting within normal delegated authority including the obligations in the update report.
3. That the Corporate Director Development & Renewal is delegated power to impose conditions and informative on the planning permission as set out in the Committee report and in the update report and the additional condition agreed by the Committee to prevent parking on Maltings Close by patrons and staff from the scheme.
4. Any other conditions and informatives considered necessary by the Corporate Director Development & Renewal.

Councillor Suluk Ahmed did not vote on this item having not been present at the start of the item.

7. OTHER PLANNING MATTERS

NONE

**HEAD OF PAID SERVICE AND CORPORATE DIRECTOR –
COMMUNITIES, LOCALITIES AND CULTURE.**

(Please note that the wording in this document may not reflect the final wording used in the minutes.)