

# DEVELOPMENT COMMITTEE

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**Wednesday, 16 December 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 Marc Francis  
Vice Chair : Councillor Shiria Khatun  
Councillor Sabina Akhtar, Councillor Rajib Ahmed, Councillor Suluk Ahmed, Councillor  
Gulam Kibria Choudhury and Councillor Chris Chapman

**Deputies:**

Councillor Sirajul Islam, Councillor Andrew Cregan, Councillor Amina Ali, Councillor Shah  
Alam, Councillor Julia Dockerill, Councillor Peter Golds, Councillor Andrew Wood,  
Councillor Mahbub Alam and Councillor Craig Aston

[The quorum for this body is 3 Members]

**Public Information.**

The deadline for registering to speak is **4pm Monday, 14 December 2015**  
Please contact the Officer below to register. The speaking procedures are attached  
The deadline for submitting material for the update report is **Noon Tuesday, 15  
December 2015**

**Contact for further enquiries:**

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Web: <http://www.towerhamlets.gov.uk/committee>

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## Public Information

### **Attendance at meetings.**

The public are welcome to attend meetings of the Committee. However seating is limited and offered on a first come first served basis.

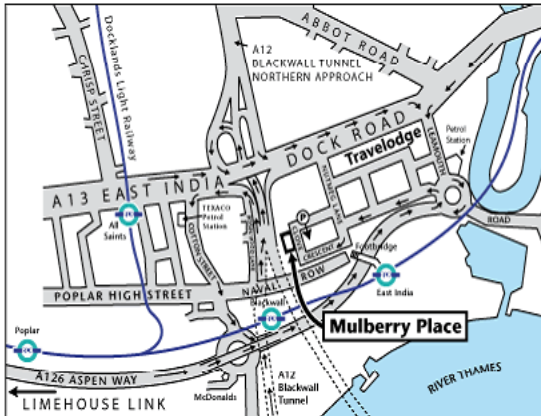
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## **APOLOGIES FOR ABSENCE**

### **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 - 16)**

To confirm as a correct record the minutes of the meeting of the Development Committee held on 25<sup>th</sup> November 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 17 - 18)**

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>19 - 22</b>	
<b>5.1 Vic Johnson House Centre, 74 Armagh Road, London, E3 2HT (PA/15/01601)</b>	<b>23 - 70</b>	<b>Bow East</b>
<p>Proposal</p> <p>Part demolition, part refurbishment, part new build (extension) to total 60 age restricted apartments (over 55s) sheltered housing scheme, including new communal areas (lounge, function room, hair salon and managers office), and associated landscape gardens. The proposed use remains as existing. The scheme is on part 2, part 3 and part 4 storeys.</p> <p>Recommendation:</p> <p>That the Committee resolve to GRANT planning permission subject to the prior completion of a legal agreement, conditions and informatives.</p>		
<b>5.2 Site south west of the junction of Glenworth Avenue and Saunders Ness Road, E14 3EB (PA/15/00360)</b>	<b>71 - 108</b>	<b>Island Gardens</b>
<p>Proposal:</p> <p>Construction of a 1,705 GIA sq. m. 3-storey primary school to accommodate 280 pupils and approximately 30 staff.</p> <p>Recommendation:</p> <p>That the Committee resolve to GRANT planning permission subject to conditions and informatives.</p>		

<b>5 .3</b>	<b>Wickham House, 69-89 Mile End Road and 10 Cleveland Way, London, E1 (PA/14/03547)</b>	<b>109 - 166</b>	<b>Bethnal Green</b>
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Proposal:

Refurbishment of former Wickham's department store comprising: retention of facade of former Spiegelhalter's shop at 81 Mile End Road to provide new entrance, change of use of second floor to office (Use Class B1), change of use of ground and basement floors to a flexible retail/leisure use (Use Class A1/A2/A3/A4/B1/D1/D2) and erection of roof extensions at third and fourth storey levels to provide 1,481sqm (GIA) of additional office space (Use Class B1); as well as reconfiguration of internal layout, restoration of external features and other associated works.

Recommendation:

That the Committee resolve to GRANT planning permission subject to the prior completion of a legal agreement, conditions and informatives.

<b>6.</b>	<b>PLANNING APPLICATIONS FOR DECISION</b>	<b>167 - 168</b>	
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<b>6 .1</b>	<b>Balfon Tower, 7 St Leonards Road, London, E14 0QR (PA/15/02554, PA/15/02555)</b>	<b>169 - 194</b>	<b>Lansbury</b>
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Proposal:

Full Planning Permission and Listed Building Consent for:

External and internal physical alterations and refurbishment works to Balfon Tower, including:

- New fenestration
- Alterations to flat layouts
- Re-instatement of cornice at the top of the building
- Replacement of boiler house flues
- Alterations to car parking
- Cycle parking and refuse storage arrangements
- Lighting
- Hard and soft landscaping and associated works.

Recommendation:

That the Committee resolve to grant planning permission and Listed Building Consent subject to conditions

**6 .2 Attlee House, Sunley House, Profumo House and College East, 10 Gunthorpe Street, London (PA/15/02156)**

**195 - 254**

**Spitalfields  
&  
Banglatown**

Proposal:

Demolition of Attlee House, Sunley House and College East (Excluding part facade retention of College East) and construction of ground, basement plus part 3, part 4 and part 5 storey buildings providing 63 Class C3 residential units and 264 sq m (GIA) Class B1 office floorspace. Demolition of Profumo House and construction of a new building comprising basement, ground and 4 storey building comprising 990 sq m (GIA) Class B1 office floorspace 418 sq m (GIA) Tonybee advice services. Provision of car and cycle parking, amenity and play space, with associated plant and works.

Recommendation:

That the Committee resolve to GRANT planning permission subject to the prior completion of a legal agreement conditions and informatives.

**6 .3 Our Lady's Primary School, Copenhagen Place, Limehouse, London E14 7DA (PA/15/02148)**

**255 - 286**

**Limehouse**

Proposal:

Demolition of existing buildings for the redevelopment of the site to provide buildings ranging between 4 part 5 storeys to 7 storeys in height comprising 45 residential units including affordable housing (Use Class C3), together with associated disabled car parking, cycle parking, open space, landscaping and infrastructure works.

Recommendations:

That the Committee resolve to GRANT planning permission subject to the prior completion of a legal agreement conditions and informatives.

Proposal:

Conversion of two existing non-original bin stores into use as a Food Technology Classroom with support kitchen area. Works include; removal of existing timber panels and double doors, removal of a non-original non load bearing blockwork wall, new vent openings through retained side doors, fitting new external windows and doors within existing structural openings, alterations to the existing drainage to suit kitchen requirements, new internal plasterboard partition wall, new wall, floor and ceiling finishes, new light fittings and extract ventilation.

Recommendation:

That the Committee resolve to grant Listed Building Consent subject to conditions.

## 7. **OTHER PLANNING MATTERS**

None

### **Next Meeting of the Development Committee**

Wednesday, 13 January 2016 at 7.00 p.m. to be held in the Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG