

## DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 16 DECEMBER 2015

### DECISIONS ON PLANNING APPLICATIONS

#### 1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

Councillor Peter Golds declared a personal interest in agenda item 5.2 Site south west of the junction of Glenworth Avenue and Saunders Ness Road, E14 3EB (PA/15/00360) as he had commented on the principal of the proposal but had reserved judgement on the material planning matters until consideration at this Committee meeting. He also declared a personal interest in agenda item 5.3 Wickham House, 69-89 Mile End Road and 10 Cleveland Way, London, E1 (PA/14/03547) as he had previously expressed support for the Spiegelhalter's building, however this had not affected his view of the application.

Councillor Rajib Ahmed declared a personal interest in the agenda items as he had received representations from interested parties and in respect of 6.1 Balfron Tower, 7 St Leonards Road, London, E14 0QR (PA/15/02554 & PA/15/02555) as the application was in his ward.

Councillor Sabina Akhtar declared a personal interest in agenda items 5.2 Site south west of the junction of Glenworth Avenue and Saunders Ness Road, E14 3EB (PA/15/00360), 5.3 Wickham House, 69-89 Mile End Road and 10 Cleveland Way, London, E1 (PA/14/03547) and 6.1 Balfron Tower, 7 St Leonards Road, London, E14 0QR (PA/15/02554 & PA/15/02555) as she had received representations from interested parties.

Councillor Mahbub Alam declared a personal interest in agenda items 5.2 Site south west of the junction of Glenworth Avenue and Saunders Ness Road, E14 3EB (PA/15/00360) and 6.3 Wickham House, 69-89 Mile End Road and 10 Cleveland Way, London, E1 (PA/14/03547) as he had received representations from interested parties and had attended events at the Waterlilly.

Councillor Shiria Khatun declared a prejudicial interest in agenda item 6.2 Attlee House, Sunley House, Profumo House and College East, 10 Gunthorpe Street, London (PA/15/02156) as she worked for Toynbee Hall affected by the application. She announced that she would be leaving the meeting for the consideration of this item.

Councillor Marc Francis declared a personal interest in agenda items 5.2 Site south west of the junction of Glenworth Avenue and Saunders Ness Road, E14 3EB (PA/15/00360), 6.1, Balfron Tower, 7 St Leonards Road, London, E14 0QR (PA/15/02554 & PA/15/02555) and 6.3 Our Lady's Primary School, Copenhagen Place, Limehouse, London E14 7DA (PA/15/02148) as he had received representations from interested parties.

## 2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 25 November 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 Vic Johnson House Centre, 74 Armagh Road, London, E3 2HT (PA/15/01601)

Update report tabled

#### **Councillor Shiria Khatun (Chair) for this item.**

On a vote of 0 in favour of the Officer recommendation to grant planning permission, 5 against and 1 abstention, the Committee did not agree the recommendation.

Accordingly, Councillor Rajib Ahmed proposed and Councillor Peter Golds seconded a motion that the planning permission be **REFUSED** (for the reasons set out in the Committee report dated 16<sup>th</sup> December 2015) and on a unanimous vote, it was **RESOLVED**:

That planning permission at Vic Johnson House Centre, 74 Armagh Road, London, E3 2HT (PA/15/01601) be **REFUSED** for the 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 for the following reasons set out in paragraph 5.2 the Committee report dated 16<sup>th</sup> December 2015.

The proposed development, by way of the design, scale and bulk would appear as a visually incongruous and bulky building within the surrounding streetscene and would harm the visual amenity of the local area. The development would be contrary to policy DM24 of the Managing Development Document (2013), SP10 of the Core Strategy (2010) and policies 7.1, 7.4 and 7.6 of the London Plan (2015).

The proposed development by reason of its excessive scale and bulk results in the overdevelopment of the site and this leads to an inappropriate loss of a proportion of the communal amenity space and a pro-rata loss of indoor communal lounge space. This would lead to an unsatisfactory form of development which is contrary to policies DM4 and DM5 of the Managing Development Document (2013), SP02 of the Core Strategy (2015) and policies 3.1, 3.4 and 3.5 of the London Plan (2015)

The proposed development has not adequately addressed how the construction phase would not lead to substantial impact on the health and welfare of the existing residents. The development would therefore be contrary to SP10 of the Core Strategy (2010) and DM25 of the Managing Development Document (2013) which seek to protect amenity for future and existing residents.

## **5.2 Site south west of the junction of Glenworth Avenue and Saunders Ness Road, E14 3EB (PA/15/00360)**

### **Councillor Marc Francis (Chair) for the remaining items of business**

Update report tabled.

On a vote of 3 in favour 0 against and 4 abstentions, the Committee **RESOLVED:**

That planning permission be **GRANTED** at Site south west of the junction of Glenworth Avenue and Saunders Ness Road, E14 3EB for the construction of a 1,705 GIA sq. m. 3-storey primary school to accommodate 280 pupils and approximately 30 staff (PA/15/00360) subject to the conditions and informatives set out in the Committee report and the update report.

## **5.3 Wickham House, 69-89 Mile End Road and 10 Cleveland Way, London, E1 (PA/14/03547)**

Update report tabled.

On a vote of 3 in favour 3 against and 1 abstention with the Chair casting a second vote in favour of the scheme, the Committee **RESOLVED:**

1. That planning permission be **GRANTED** at Wickham House, 69-89 Mile End Road and 10 Cleveland Way, London, E1 (PA/14/03547) for the 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 subject to:
2. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report.
3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above. If within three months of the resolution the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning permission.
4. 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 Committee report.

## **6. PLANNING APPLICATIONS FOR DECISION**

### **6.1 Balfron Tower, 7 St Leonards Road, London, E14 0QR (PA/15/02554, PA/15/02555)**

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

That the planning permission be **GRANTED** at Balfron Tower, 7 St Leonards Road, London, E14 0QR for external and internal physical alterations and refurbishment works to Balfron Tower (PA/15/02554) subject to the conditions and informatives in the Committee report.

That the Listed Building Consent be **GRANTED** at Balfron Tower, 7 St Leonards Road, London, E14 0QR (PA/15/02555) subject to the conditions and informatives in the Committee report.

### **6.2 Attlee House, Sunley House, Profumo House and College East, 10 Gunthorpe Street, London (PA/15/02156)**

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

1. That planning permission be **GRANTED** at Attlee House, Sunley House, Profumo House and College East, 10 Gunthorpe Street, London (PA/15/02156) for the 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. (PA/15/02156) subject to:

2. The prior completion of a legal agreement to secure the planning obligations set out in the Committee report
3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within normal delegated authority.
4. That the Corporate Director Development & Renewal is delegated authority to recommend the conditions and informatives in relation to the matters set out in the Committee report.
5. That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning consent.

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

Update report tabled.

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

1. That planning permission be **GRANTED** at Our Lady's Primary School, Copenhagen Place, Limehouse, London E14 7DA for the 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 (PA/15/02148) subject to:
2. The prior completion of a legal agreement to secure the obligations set out in the Committee report and the update.
3. That the Corporate Director Development & Renewal is delegated power to negotiate the legal agreement indicated above acting within delegated authority.
4. 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 Committee report.

5. That, if within 3 months of the date of this committee the legal agreement has not been completed, the Corporate Director Development & Renewal is delegated power to refuse planning consent.

#### **6.4 Phoenix School, 49 Bow Road, London E3 2AD (PA/15/02445)**

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

That the Listed Building Consent be **GRANTED** at Phoenix School, 49 Bow Road, London E3 2AD (PA/15/02445) for the 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 subject to conditions as set out in the Committee report.

#### **7. OTHER PLANNING MATTERS**

None.

**WILL TUCKLEY, CHIEF EXECUTIVE**

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