

DEVELOPMENT COMMITTEE

Wednesday, 6 September 2017 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 John Pierce
Councillor Helal Uddin, Councillor Suluk Ahmed, Councillor Chris Chapman, Councillor
Andrew Cregan and Councillor Sabina Akhtar

Substitutes:

Councillor Danny Hassell, Councillor Ayas Miah, Councillor Clare Harrison, Councillor
Harun Miah, Councillor Mahbub Alam, Councillor Gulam Kibria Choudhury, Councillor
Peter Golds and Councillor Julia Dockerill

[The quorum for this body is 3 Members]

Public Information.

The deadline for registering to speak is **4pm Monday, 4 September 2017**
Please contact the Officer below to register. The speaking procedures are attached
The deadline for submitting material for the update report is **Noon Tuesday, 5
September 2017**

Contact for further enquiries:

Zoe Folley, Democratic Services,
1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, E14 2BG
Tel: 020 7364 4877
E-mail: zoe.folley@towerhamlets.gov.uk
Web: <http://www.towerhamlets.gov.uk/committee>

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agenda:



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.

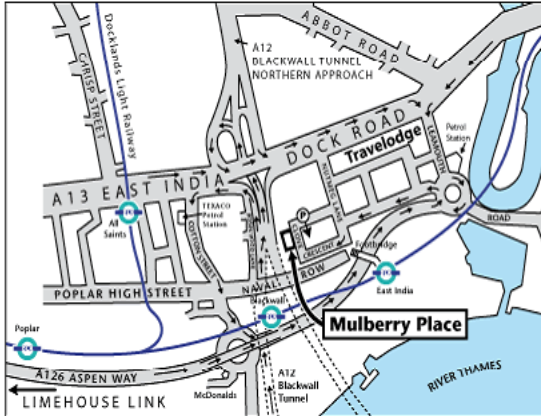
Audio/Visual recording of meetings.

Should you wish to film the meeting, please contact the Committee Officer shown on the agenda front page

Mobile telephones

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Access information for the Town Hall, Mulberry Place.



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Blackwall station: Across the bus station then turn right to the back of the Town Hall complex, through the gates and archway to the Town Hall.

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Meeting access/special requirements.

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Fire alarm

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Electronic agendas reports and minutes.

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QR code for smart phone users

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 August 2017

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE (Pages 13 - 14)

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 Place 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 Place is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision.
- 3) To note the procedure for hearing objections at meetings of the Development Committee and meeting guidance.

PAGE NUMBER	WARD(S) AFFECTED
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4. DEFERRED ITEMS

None

5.	PLANNING APPLICATIONS FOR DECISION	15 - 16	
5 .1	Flat 59, Meridian Place, London E14 (PA/14/02209)	17 - 36	Blackwall & Cubitt Town
	<p>Proposal:</p> <p>Infill below Flat 59 to create a duplex unit and enlarge the existing accommodation.</p> <p>Recommendation:</p> <p>That the Committee resolve to GRANT planning permission subject to appropriate safeguarding conditions.</p>		
5 .2	Marion Richardson School, 71 Senrab Street, E1 0Q (FPA/17/01715)	37 - 44	Stepney Green
	<p>Proposal:</p> <p>Internal and external alteration works and other minor associated works consisting of the</p> <p>1) Refurbishment works to existing toilets and creation of 2 additional toilets on ground floor; conversion of existing boys' toilets to a staff/toilet/shower area.</p> <p>2) On the first floor, refurbishment works to existing toilets and store room to create 2 individual staff toilets and a unisex toilet; integration of existing semi-circular fanlight to the corridor and removal of non-original partition and replacement with new partition plus the inclusion of 2 new doors.</p> <p>3) On second floor, works consist of the conversion of existing toilet and store room into a unisex toilet with 4 cubicles together with the inclusion of original semi-circular glazed fanlight and door frames. Removal of existing doors and internal partition and replacement with moisture resistant plasterboard lining.</p> <p>4) Externally the works would consist of replacement of glazing to match existing and installation of an extract grille for ventilation at first floor level and obscure glazing on lower window pane both on first and second floors window.</p> <p>Recommendation:</p> <p>That the Committee resolve to GRANT Listed Building Consent subject to conditions</p>		
6.	OTHER PLANNING MATTERS		
	None		

Next Meeting of the Development Committee

Wednesday, 11 October 2017 at 7.00 p.m. to be held in the Council Chamber, 1st Floor, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG

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DECLARATIONS OF INTERESTS - NOTE FROM THE MONITORING OFFICER

This note is for guidance only. For further details please consult the Members' Code of Conduct at Part 5.1 of the Council's Constitution.

Please note that the question of whether a Member has an interest in any matter, and whether or not that interest is a Disclosable Pecuniary Interest, is for that Member to decide. Advice is available from officers as listed below but they cannot make the decision for the Member. If in doubt as to the nature of an interest it is advisable to seek advice **prior** to attending a meeting.

Interests and Disclosable Pecuniary Interests (DPIs)

You have an interest in any business of the authority where that business relates to or is likely to affect any of the persons, bodies or matters listed in section 4.1 (a) of the Code of Conduct; and might reasonably be regarded as affecting the well-being or financial position of yourself, a member of your family or a person with whom you have a close association, to a greater extent than the majority of other council tax payers, ratepayers or inhabitants of the ward affected.

You must notify the Monitoring Officer in writing of any such interest, for inclusion in the Register of Members' Interests which is available for public inspection and on the Council's Website.

Once you have recorded an interest in the Register, you are not then required to declare that interest at each meeting where the business is discussed, unless the interest is a Disclosable Pecuniary Interest (DPI).

A DPI is defined in Regulations as a pecuniary interest of any of the descriptions listed at **Appendix A** overleaf. Please note that a Member's DPIs include his/her own relevant interests and also those of his/her spouse or civil partner; or a person with whom the Member is living as husband and wife; or a person with whom the Member is living as if they were civil partners; if the Member is aware that that other person has the interest.

Effect of a Disclosable Pecuniary Interest on participation at meetings

Where you have a DPI in any business of the Council you must, unless you have obtained a dispensation from the authority's Monitoring Officer following consideration by the Dispensations Sub-Committee of the Standards Advisory Committee:-

- not seek to improperly influence a decision about that business; and
- not exercise executive functions in relation to that business.

If you are present at a meeting where that business is discussed, you must:-

- Disclose to the meeting the existence and nature of the interest at the start of the meeting or when the interest becomes apparent, if later; and
- Leave the room (including any public viewing area) for the duration of consideration and decision on the item and not seek to influence the debate or decision

When declaring a DPI, Members should specify the nature of the interest and the agenda item to which the interest relates. This procedure is designed to assist the public's understanding of the meeting and to enable a full record to be made in the minutes of the meeting.

Where you have a DPI in any business of the authority which is not included in the Member's register of interests and you attend a meeting of the authority at which the business is considered, in addition to disclosing the interest to that meeting, you must also within 28 days notify the Monitoring Officer of the interest for inclusion in the Register.

Further advice

For further advice please contact:-

Asmat Hussain Corporate Director of Law Probity and Governance and Monitoring Officer,
Telephone Number: 020 7364 4801

APPENDIX A: Definition of a Disclosable Pecuniary Interest

(Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012, Reg 2 and Schedule)

Subject	Prescribed description
Employment, office, trade, profession or vacation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	<p>Any payment or provision of any other financial benefit (other than from the relevant authority) made or provided within the relevant period in respect of any expenses incurred by the Member in carrying out duties as a member, or towards the election expenses of the Member.</p> <p>This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.</p>
Contracts	<p>Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the relevant authority—</p> <p>(a) under which goods or services are to be provided or works are to be executed; and</p> <p>(b) which has not been fully discharged.</p>
Land	Any beneficial interest in land which is within the area of the relevant authority.
Licences	Any licence (alone or jointly with others) to occupy land in the area of the relevant authority for a month or longer.
Corporate tenancies	<p>Any tenancy where (to the Member's knowledge)—</p> <p>(a) the landlord is the relevant authority; and</p> <p>(b) the tenant is a body in which the relevant person has a beneficial interest.</p>
Securities	<p>Any beneficial interest in securities of a body where—</p> <p>(a) that body (to the Member's knowledge) has a place of business or land in the area of the relevant authority; and</p> <p>(b) either—</p> <p>(i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or</p> <p>(ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.</p>

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LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 7.05 P.M. ON WEDNESDAY, 9 AUGUST 2017

COUNCIL CHAMBER, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE
CRESCENT, LONDON, E14 2BG

Members Present:

Councillor Marc Francis (Chair)
Councillor John Pierce (item 5.2 only)
Councillor Helal Uddin
Councillor Suluk Ahmed
Councillor Chris Chapman
Councillor Andrew Cregan

Other Councillors Present:

None

Apologies:

Councillor Sabina Akhtar

Officers Present:

Paul Buckenham	(Development Manager, Planning Services, Place)
Marcus Woody	(Legal Advisor, Legal Services, Governance)
Tim Ross	(Team Leader, Planning Services Place)
Kevin Crilly	(Planning Officer, Place)
Beth Eite	(Team Leader, Planning Services, Place)
Zoe Folley	(Committee Officer, Governance)

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 14 June 2017 be agreed as a correct record and signed by the Chair.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

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, Place 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, Place is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision
- 3) To note the procedure for hearing objections at meetings of the Development Committee and the meeting guidance.

4. DEFERRED ITEMS

None.

5. PLANNING APPLICATIONS FOR DECISION

5.1 114 -150 Hackney Road, London, E2 7QL (PA/17/00250)

Update report tabled.

Paul Buckenham (Development Manager) introduced the application for the mixed use redevelopment of the site including part demolition, part retention, part extension of existing buildings alongside erection of complete new buildings ranging in height, to house a maximum of 9 residential units, employment floorspace and retail floorspace and provision of Public House along with associated works.

The Chair invited registered speakers to address the meeting.

Amy Roberts (Friends of the Joiners Arms) and Frank Davidson (New Joiners Arms Shoreditch Ltd) spoke in objection to the proposal. They expressed regret about the loss of LGBT+ venues in the community given their value to the community. Accordingly, they expressed concern about the development's impact on the viability of the A4 unit (that served the LGBT+ community) given: its poor design (compared to the existing unit as noted by CAMRA), the costs of bringing the new unit into use, the excessive rent levels, the earlier closing time and the terms of the s106 agreement. Under which, the terms of the lease would remain in the control of the management and favoured the applicant. They wished to see a like for like establishment

provided to the Joiners Arms that would preserve this important longstanding community asset.

In response to questions, they clarified their concerns about the terms of the legal agreement. They also recommended that the A4 unit should be relocated to the corner of the site to provide a far more like for like premises. This would also provide opportunities for community uses above the unit. They also clarified their concerns about the expected rent levels, the design and the potential fit out costs to provide a functioning bar area and the developer's consultation. They also responded to questions about the merits of locating the A4 unit at the alternative location underneath residential properties and potential soundproofing measures.

Jim Poole (Applicant's agent) spoke in support of the application. The plans were a product of lengthy engagement with officers, the LGBT+ community and the Mayor of London's Night Time Czar. The legal agreement contained measures to protect the LGBT+ use. The future occupants would have a rent free period and also have a larger trading area. The plans would provide employment and enterprise opportunities and would preserve the heritage of the local area. The applicant would continue to work with the LGBT+ community in carrying out the project. In view of the merits, he recommended that the application was granted permission.

In response to questions about the location and the expense of fitting out the A4 unit, Mr Poole confirmed that the unit would be placed at the heart of the development. He felt that a corner location would place it closer to noise sensitive residential properties so would be a less desirable location. The applicant was aware of the issues around the set up costs and was prepared to look at ways of assisting with this. There could also be opportunities to put a break clause into the 12 year lease. Regarding the impact on neighbouring amenity, he stated that the rooms mostly effected would be kitchens and bedrooms. There would also be set backs in the design to preserve amenity and the proposed opening hours should also help ensure this. The results of the light analysis has been independently tested and validated. In terms of the commercial units, he reported that there would be range of flexible retail/office unit types and affordable spaces. Units could be subdivided and would provide opportunities for start up business.

Tim Ross (Planning Services) presented the application and the update report explaining the site location, the character of the surrounding area, the location of the Joiner's Arms Public House that was a listed Asset of Community Value, the principles for the site in policy and the planning history. He also explained the key features of application.

In land use terms, the principle of an office led redevelopment of the site complied with policy given that it would create employment and new houses whilst preserving the setting of the Hackney Road Conservation Area. The proposed provision of a new Public House within the scheme (approximately of equal size of the existing unit) was considered to meet the policy in respect of Community Infrastructure and promote equality subject to the obligation offering first right of refusal on the lease to a LGBT+ operator. Such an

operator would also be offered a one year rent free period. (The terms of the proposed legal agreement was set out in the update report). The development would also provide a number of flexible retail/office units, that could be occupied by small business. The number of A1-4 retail units would be capped so as to prevent any undue impact on the viability of the town centre. The application would also provide public realm improvements.

It was noted that there would be daylight impacts to a neighbouring terrace of houses located near the site. However on balance officers considered that these impacts were acceptable when due weight was given to the public and regeneration benefits of the proposals. Mitigation was also proposed to minimise the impacts.

Given the merits of the application, Officers were recommended that it was granted permission.

The Committee asked questions about the costs of converting the A4 unit to provide the necessary infrastructure and the merits of the location, noting the concerns of CAMRA. In view of the concerns, it was questioned whether the changes could result in the loss of the public house and if this was the case, whether the merits of the scheme would outweigh the impacts of the development.

In response, Officers explained that a lot of effort had gone into maximising the benefits of the application and addressing the concerns around the LGBT+ use. The draft legal agreement included a range of measures that should safeguard the LGBT use. Furthermore, due to the design of the proposal and the differences between it and other public house that had closed down, Officers were confident that it could operate as a viable business.

The Committee also asked questions about the speakers offer to help fund the costs of the fit out. Officers report that whilst it was a positive offer further consideration would need to be given to this especially if it turned out to be a determining factor for the Committee. Officers would need more information from the applicant about this and report back to the Committee.

The Committee also asked questions about the amenity impacts to the Vaughan Estate giving the information in the Committee report. In response it was confirmed that a number of the windows facing the site (within these properties) would experience a marked reduction in daylight, due to the massing of the development. But the rooms affected were mostly non habitable rooms. An objection had been received from a resident on Vaughan Estate.

Councillor Andrew Cregan proposed and Councillor Helal Uddin seconded a motion that the planning permission be deferred (for the reasons set out below) and on a vote of 3 in favour 1 against and 1 abstention, the Committee

RESOLVED:

That the planning permission at 114 -150 Hackney Road, London, E2 7QL be **DEFERRED** for mixed use redevelopment of site including part demolition, part retention, part extension of existing buildings alongside erection of complete new buildings ranging in height from four storeys to six storeys above a shared basement, to house a maximum of 9 residential units (Class C3), 12,600 sqm (GEA) of employment floorspace (Class B1), 1,340 sqm (GEA) of flexible office and retail floorspace at ground floor level (falling within Use Classes B1/A1-A5) and provision of 316 sqm (GEA) of Public House (Class A4), along with associated landscaping and public realm improvements, cycle parking provision, plant and storage (PA/17/00250)

The Committee were minded to defer the application for the following reasons:

To undertake a Committee site visit

To receive further information about:

- The future viability of the A4 use that could be used as a LGBT+ venue.
- The fit out of the unit and the applicant's contribution to this
- The daylight impacts to neighbouring properties.

5.2 Brussels Wharf, Glamis Road, E1W 3TD (PA/16/01978)

Update report tabled

Paul Buckenham (Development Manager) introduced the application for the development of 50 x 8.5m natural swimming pool and kid's pool, a café restaurant, ecological improvements to Shadwell Basin, a new foot bridge and decked area and a new canoe polo court in Shadwell Basin

The Chair invited registered speakers to address the meeting.

Mads Myeo Jorgensen and Sylvia White (local residents) spoke in objection to the application. They expressed concern about increased ASB from the proposal giving the existing problems in this area and the lack of action to deal with this by the management. The speakers also called into question the compatibility of locating a restaurant that could serve alcohol with children's swimming activities. Concern was also expressed about the traffic impact, the adequacy of the travel plan, the noise impact due to visitor numbers, litter, the credibility of the evidence supporting the site improvements and the adequacy of the developers consultation. Concern was also expressed about the impact on other community facilities, the viability of the proposal and the need for a new swimming pool in this area in view of the comments of Sports England. In response to questions, they clarified their concerns about increased traffic and parking stress from the proposal given the expected number of vehicle trips and increased ASB from the development.

Mike Wardle (Shadwell Basin Outdoor Activity Centre) spoke in support of the application. The applicants were Shadwell Basin Outdoor Activity Centre and the Turks Head Charity. He reported that the centre had carried out a lot of work to enhance and facilitate use of the water basin. The development sought to create the first natural 50 metres pool in the Borough with step free access. The plans would provide biodiversity enhancements, economic benefits, increase footfall to the area and natural surveillance as well as opportunities for swimming training and for children to appreciate the local environment.

In response to questions from the Committee, he advised that the proposed closing time of the development had been adjusted downwards to 9:30pm to allay concerns and could be varied according to demand in the winter season. The redevelopment of the site should help address any ASB issues by improving natural surveillance. It was hoped that the majority of visitors would travel to the facility by public transport and there would be a travel plan to encourage this to minimise parking stress from the development.

Kevin Crilly (Planning Services) presented the report explaining the current site use, the nature of the surrounding area, the key features of the application including the changes to the application. He also explained the outcome of the consultation.

The proposed development would bring a number of benefits to the locality including the utilisation of an underused site for a community leisure provision, biodiversity enhancements and public realm improvements. Amendments had been made to minimise the impact of the development on local heritage assets. Whilst the application would result in less than substantial harm to the setting of the Grade 11* listed Pumping Station, Officers had concluded that the public benefits would outweigh the identified harm.

The proposals could also be considered acceptable in terms of the impact on the amenity of neighbouring residents. Officers also considered that the impact on local residents arising from noise disturbance and highway issues, could be sufficiently mitigated and that given the reduction in the size and opening hours of the restaurant, it should not unduly affect local trade.

In view of the merits of the application, Officers were recommending that it was granted planning permission.

The Committee asked questions about: the consultation, the entrance charges, the winter trading hours, the opening hours of the restaurant space and the measures to prevent ASB. Members also asked about the opportunities for local businesses, the benefits of the proposal given its' proximity to the St Georges Pool, increased on street parking from the proposal and the expected customer profile in terms of age ranges.

In response, it was noted that whilst the facility would be a commercial entity, it would also provide a number of features that would be open to the public for free.

The facility would be opened all year round and the restaurant space would only be open when the lido was in use. The restaurant had been reduced in scale to ensure that it was an ancillary use. The development would provide a completely different offer to that offered by the St Georges Pool, in terms of size and the nature of the facilities amongst other issues. It should complement the pool. There would be a range of attractions for customers of all age groups and the proposal should reduce ASB at the site by improving natural surveillance. Officers also responded to the points about the consultation.

The Committee sought to ensure that the condition proposed by the London Wildlife Trust requiring a long term management plan would be secured by condition. Officers confirmed that a condition would be imposed to secure a Wetland Monitoring and Management Plan. In drafting the condition, Officers would consult the London Wildlife Trust and incorporate their suggestion in the condition.

On a vote of 5 in favour of the Officer recommendation, 1 against and 0 abstentions the Committee **RESOLVED**:

That the planning permission at Brussels Wharf, Glamis Road, E1W 3TD be **GRANTED** for

Development of 50 x 8.5m natural swimming pool and kid's pool incorporating a surfaced beach area and sun terrace, changing rooms, toilet, disabled facilities and kiosk (Use Class D2, A1-A3).

A café restaurant incorporating 1st floor viewing platform and integrated public toilet block and ground floor level (Use Class A3)

Ecological improvements to Shadwell Basin including new wet land park with improved fishing pitches

A new foot bridge and decked area (Science Deck). A new canoe polo court in Shadwell Basin(PA/16/01978)

Subject to:

That the Corporate Director of place is delegated authority to issue the planning permission and impose conditions and informatives to secure the matters set out in the Committee report and the additional conditions in the update report.

6. OTHER PLANNING MATTERS

None.

The meeting ended at 9.30 p.m.
Chair, Councillor Marc Francis
Development Committee

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Guidance for Development Committee/Strategic Development Committee Meetings.

Who can speak at Committee meetings?

Members of the public and Councillors may request to speak on applications for decision (Part 6 of the agenda). All requests must be sent direct to the Committee Officer shown on the front of the agenda by the deadline – 4pm one clear working day before the meeting. Requests should be sent in writing (e-mail) or by telephone detailing the name and contact details of the speaker and whether they wish to speak in support or against. Requests cannot be accepted before agenda publication. Speaking is not normally allowed on deferred items or applications which are not for decision by the Committee.

The following may register to speak per application in accordance with the above rules:

Up to two objectors on a first come first served basis.	For up to three minutes each.
Committee/Non Committee Members.	For up to three minutes each - in support or against.
Applicant/ supporters. This includes: an agent or spokesperson. Members of the public in support	Shall be entitled to an equal time to that given to any objector/s. For example: <ul style="list-style-type: none"> • Three minutes for one objector speaking. • Six minutes for two objectors speaking. • Additional three minutes for any Committee and non Committee Councillor speaking in objection. It shall be at the discretion of the applicant to allocate these supporting time slots.

What if no objectors register to speak against an applicant for decision?

The applicant or their supporter(s) will not be expected to address the Committee should no objectors register to speak and where Officers are recommending approval. However, where Officers are recommending refusal of the application and there are no objectors or members registered, the applicant or their supporter(s) may address the Committee for 3 minutes.

The Chair may vary the speaking rules and the order of speaking in the interest of natural justice or in exceptional circumstances.

Committee Members may ask points of clarification of speakers following their speech. Apart from this, speakers will not normally participate any further. Speakers are asked to arrive at the start of the meeting in case the order of business is changed by the Chair. If speakers are not present by the time their application is heard, the Committee may consider the item in their absence.

This guidance is a précis of the full speaking rules that can be found on the Committee and Member Services webpage: www.towerhamlets.gov.uk/committee under Council Constitution, Part.4.8, Development Committee Procedural Rules.

What can be circulated?

Should you wish to submit a representation or petition, please contact the planning officer whose name appears on the front of the report in respect of the agenda item. Any representations or petitions should be submitted no later than noon the working day before the committee meeting for summary in the update report that is tabled at the committee meeting. No written material (including photos) may be circulated at the Committee meeting itself by members of the public including public speakers.

How will the applications be considered?

The Committee will normally consider the items in agenda order subject to the Chair's discretion. The procedure for considering applications for decision shall be as follows:

Note: there is normally no further public speaking on deferred items or other planning matters



- (1) Officers will announce the item with a brief description.
- (2) Any objections that have registered to speak to address the Committee
- (3) The applicant and or any supporters that have registered to speak to address the Committee
- (4) Committee and non- Committee Member(s) that have registered to speak to address the Committee
- (5) The Committee may ask points of clarification of each speaker after their address.
- (6) Officers will present the report supported by a presentation.
- (7) The Committee will consider the item (questions and debate).
- (8) The Committee will reach a decision.

Should the Committee be minded to make a decision contrary to the Officer recommendation and the Development Plan, the item will normally be deferred to a future meeting with a further Officer report detailing the implications for consideration.

How can I find out about a decision?

You can contact Democratic Services the day after the meeting to find out the decisions. The decisions will also be available on the Council's website shortly after the meeting.

For queries on reports please contact the Officer named on the front of the report.

<p>Deadlines.</p> <p>To view the schedule of deadlines for meetings (including those for agenda papers and speaking at meetings) visit the agenda management timetable, part of the Committees web pages.</p> <p>Visit www.towerhamlets.gov.uk/committee - search for relevant Committee, then 'browse meetings and agendas' then 'agenda management timetable'.</p>	 <p>Scan this code to view the Committee webpages.</p>
<p>The Rules of Procedures for the Committee are as follows:</p> <ul style="list-style-type: none"> • Development Committee Procedural Rules - Part 4.8 of the Council's Constitution (Rules of Procedure). • Terms of Reference for the Strategic Development Committee - Part 3.3.5 of the Council's Constitution (Responsibility for Functions). • Terms of Reference for the Development Committee - Part 3.3.4 of the Council's Constitution (Responsibility for Functions). 	 <p>Council's Constitution</p>

Agenda Item 5

Committee: Development	Date: 6 th September 2017	Classification: Unrestricted	Agenda Item No:
Report of: Corporate Director Place Originating Officer: Owen Whalley		Title: Planning Applications for Decision 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 HEAD OF 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 London Plan 2016
 - the Tower Hamlets Core Strategy Development Plan Document 2025 adopted September 2010
 - the Managing Development Document adopted April 2013
- 3.2 Other material policy documents include the Council's Community Plan, supplementary planning documents, government planning policy set out in the National Planning Policy Statement and the Planning Practice Guidance.
- 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:
See Individual reports

Tick if copy supplied for register:
✓

Name and telephone no. of holder:
See Individual reports

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 The Equality Act 2010 provides that in exercising its functions (which includes the functions exercised by the Council as Local Planning Authority), that the Council as a public authority shall amongst other duties have due regard to the need to-
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 3.7 The protected characteristics set out in the Equality Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The Equality Act acknowledges that compliance with the duties set out may involve treating some persons more favourably than others, but that this does not permit conduct that would otherwise be prohibited under the Act.
- 3.8 In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, 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 the relevant Agenda Item.

5. RECOMMENDATION

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

Agenda Item 5.1

Committee: Development Committee	Date: 6 th September 2017	Classification: Unrestricted	Agenda Item Number:
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Report of: Corporate Director of Place Case Officer: Angelina Eke	Title: Planning Application Ref No: PA/14/02209 Ward: Blackwall and Cubitt Town
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1. APPLICATION DETAILS

Location:	Flat 59, Meridian Place, London E14
Existing Use:	Mixed Use building with retail/commercial at ground floor level (Use Class A1) and residential flats above.
Proposal:	Infill below Flat 59 to create a duplex unit and enlarge the existing accommodation.
Drawing and documents:	Location Plan 1147- PL- 001A Location Plan 1147-PL-006A –Existing elevations 1147-FE-F-29d – Site plan (showing proposed floor) F0R/1111029 – Existing Building Survey floor plan 1147-FE-F-31 – existing front and rear elevations 1147-FE-F-35b – Proposed upper floor plan 1147-FE-F-36b – Proposed lower floor plan 1147-FE-F-38b – Proposed front, rear and section 1147-FE-F-40a – Site plan showing third floor Proposed elevation (Front, section and rear) Planning and Design Statement, prepared by Form Architecture and Planning, August 2014 (Ref 1147); Shadowing Assessment, Form Architecture and Planning dated 5 th February 2015 (ref 1147); Environment Agency Flood Risk Standing Advice Form for Householder and Other Minor Extensions in Flood Zones 2 and 3.
Applicant:	Meridian Consultancy & Management Ltd
Ownership:	Meridian Consultancy & Management Ltd
Historic Building:	N/A
Conservation Area:	N/A

2. EXECUTIVE SUMMARY

- 2.1 The report considers an application to extend below the existing three bed flat at No.59 Meridian Place, which is situated above the main entrance to Meridian Place

complex. The extension seeks to enlarge the existing residential flat and it has been designed to partially fill the opening/void above the main entrance approach to the residential complex.

- 2.2 Officers have considered the particular circumstances of this application against the Development Plans, national, regional and local guidance and other material planning considerations as set out in this report and recommends the approval of planning permission for the following reasons:
- 2.3 The proposal is acceptable in terms of its bulk, massing and scale and in terms of its design and external appearance subject to a condition to secure high quality materials and finishes. As such, the proposal would accord with the objectives outlined in Policy 7.4 of the London Plan (MALP 2016), Policy SP10 in the Adopted Core Strategy (2010) and Policy DM24 in the Managing Development Document (2013) which seeks to ensure new developments respect the visual integrity of the existing building and site context.
- 2.4 The layout and size of the enlarged flat exceeds the minimum requirements set out in Policy 3.5 of the London Plan (MALP 2016), Policy SP02 of the Core Strategy (2010), and Policy DM4 of the Managing Development Document (2013).
- 2.5 Subject to conditions to secure a construction management plan and restrict the hours of operational works, it is considered that the proposal would not result in any undue impacts on neighbouring amenity, which accords with Policy 7.15 of the London Plan (MALP 2016) and SP03 of the Core Strategy (2010), Policy DM25 of the Managing Development Document (2013) seeks to protect residential amenity.

3.0 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT planning permission subject to appropriate safeguarding conditions:

Conditions

- (a) Three year time limit
- (b) Development to be carried out in accordance with the approved plans
- (c) Full details of the proposed facing materials to be used within the development
- (d) Relocation of the 'Meridian Gate' sign
- (e) Hours of Building work to be restricted 8.00am – 18:00pm (weekdays) and Saturday 8.00am – 1.00pm Saturdays only
- (f) Submission of Construction Management Plan (to include site waste management plan and easement agreements showing rights over land outside the applicant's boundary)
- (g) Full details of the proposed glazing including its reflectivity

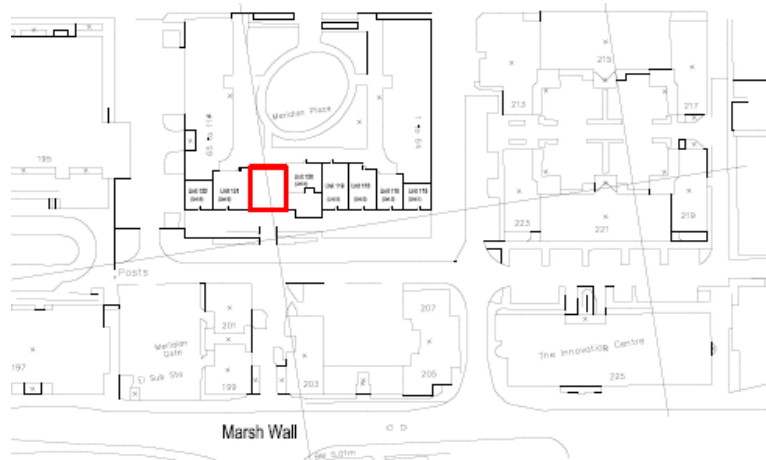
Informative

That the applicant would

- That the applicant contact Building Control in respect of this development

- 3.2 That the Corporate Director for Place is given delegated authority to impose the above conditions and informative (or add or remove conditions acting within normal delegated authority) in relation to the planning permission on the following matters.

4.0 PROPOSAL AND LOCATION DETAILS



- 4.3 The application under consideration relates to the third floor three bedroom flat which is situated above the main entrance gate. The application premises over sails the main entrance to Meridian Place. (As shown in Figure 2 above).
- 4.4 The site lies within Flood Zone 3; the River Thames is approximately 100m to the east, and South Dock 80 metres to the north. There are no listed buildings on the site and the nearest conservation area is Coldharbour Conservation Area which is situated approximately 200 metres from the application site.
- 4.5 The application premises lies within the Tower Hamlets Activity Area which supports a mix of uses, with a combination of active ground frontages interspersed with residential and/or office spaces on the upper floors.
- 4.6 The site has a Public Transport Accessibility Level of 4 which is 'good'. It is within walking distance to South Quay DLR station and 10-15minutes walk to Canary Wharf. The site has relatively good access to bus routes 135, D3, and D6, D7 and D8.

Relevant Planning History

- 4.7 **PA/15/00219:** The proposal covers four interlinked units 118,119 and 120 that are all currently B1 use. The proposal is for a change of use from B1 to D1 for units 118 and 119. The proposal is for the relocation of an established School of finance from Bow to be closer to Canary Wharf. Unit 120 can remain as B1 use for office administration of the school. This application is currently under consideration and is due to be determined on 30 March 2015.
- 4.7 **PA/14/02208:** Alterations and extensions to commercial units at the front of Meridian Place. The application is under consideration.
- 4.8 **PA/13/00908:** Planning permission for the retention of Porters Accommodation. Refusal dated 27/06/2013.
- 4.9 **PA/12/02323:** Planning permission for the alterations and extensions to the front of Meridian Place for Units 115-119, 121 & 122 Meridian Place, London, E14. Refusal dated 3/10/2012.
- 4.10 **PA/07/00436:** Full planning permission for internal enlargement of bedroom and the installation of a new window on the fifth floor on the western elevation of the existing building for flat 63 Meridian Place. Approval dated 26/04/2007
- 4.11 **PA/12/01044:** Full planning permission for Change of Use from business use (Use Class B1) to medical centre (Use Class D1) at Unit 121, Meridian Place, London, E14 9FE. Approval dated 22/06/2012.
- 4.12 **PA/12/00991:** Planning permission for the retention of porter's accommodation at basement level within Unit 123 Meridian Place. Refusal dated 18 December 2012.
- 4.13 **PA/12/00948:** Full planning permission for the Change of use of Porters Lodge to A1 at 123 Meridian Place. Approval dated 29/06/2012.
- 4.14 **PA/12/00654:** Full planning permission for the Change of Use from office (Use Class B1) to non-residential institution (Use Class D1) at 116-117 Meridian Place. Approval dated 09/05/2012.

- 4.15 **PA/07/00436:** Full planning permission for internal enlargement of bedroom and the installation of a new window on the fifth floor on the western elevation of the existing building for flat 63 Meridian Place. Approval dated 26/04/2007
- 4.16 **PA/07/00436:** Full planning permission for internal enlargement of bedroom and the installation of a new window on the fifth floor on the western elevation of the existing building for flat 63 Meridian Place. Approval dated 26/04/2007
- 4.17 **PA/99/01041:** Full planning permission for the Change of use of ground floor accommodation from health club, bar and swimming pool to class A1 shops. Approval dated 15 November 1999.

T/95/40

- 4.18 Full planning permission for the redevelopment by erection of a building comprising 112 residential units, two shop units, health club, bar and swimming pool with associated car parking and landscaping. Approved on 02/06/1995

Isle of Dogs Enterprise Zone Scheme, London Docklands Development Corporation (LDDC), dated 26 April 1982 (and subsequently amended 30 May 1984) pursuant of the Isle of Dogs Enterprise Zone Designation Order 1982.

Enterprise Zone Approval dated 29.11.84 (LDDC) – “Site 4 - mixed uses”
Conditional Permission dated 2.6.95 (LDDC) – Phase 3 (Meridian Place)
redevelopment of a building comprising 112 residential units, two shop units, health club, bar and swimming pool with associated landscaping and car parking.

5.0 POLICY FRAMEWORK

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that the Determination of these applications must be made in accordance with the plan unless material considerations indicate otherwise. For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies/guidance relevant to the application is:

5.2 Government Planning Policy Guidance/Statements

National Planning Policy Framework (March 2012) (NPPF)
National Planning Practice Guidance (March 2014)

5.3 Consolidated London Plan (March 2016)(MALP)

3.4: Optimising housing potential
3.5: Quality and Design of Housing Developments.
7.1: Building London’s neighbourhoods and communities
7.4: Local Character
7.6: Architecture

5.4 Tower Hamlets Core Strategy (adopted September 2010) (CS)

Site Allocation: Marsh Wall

SP02: Urban living for everyone
SP09: Creating attractive and safe streets and spaces
SP10: Creating distinct and durable places

5.5 **Managing Development Document (adopted April 2013) (MDD)**

Allocations: Marsh Wall East
Proposals: Flood risk area
Activity Area

DM0: Delivering Sustainable Development
DM4: Housing standards and amenity space
DM12: Water Spaces DM24: Design
DM23: Streets and the Public Realm
DM25: Amenity

5.6 **Other Relevant Documents**

London Housing Design Guide 2010
National Technical Standards (March 2015)

Community Plan

5.7 The following Community Plan objectives relate to the application:

A Great Place to Live
A Prosperous Community

6.0 **CONSULTATION RESPONSE**

6.1 The views of the Directorate of Place are expressed in the Material Planning **consideration** section below. A summary of the consultations responses received is also set out below.

Internal Consultees

Environmental Health – Contaminated Land

6.2 No comments to make on the proposal as the development is above ground level

Tower Hamlets Highways and Transportation Team

6.3 The feedback received raises concerns about insufficient details being provided in respect of the construction phase of the development and advises for full assessment of the impact to be provided prior to the implementation of the development. Marsh Wall is currently experiencing high levels of construction traffic and the applicant is requested to provide full details of the cumulative impact of the proposal via a condition and the requirement for Construction Management Plan would be required to address the cumulative impact of construction traffic in this locality, easement rights and appropriate disposal of construction waste generated from the proposal. Details of cycle parking was also requested

External Consultees

Environment Agency

- 6.4 No objection to the proposal

7.0 Local Representations

- 7.1 A total of 117 planning notification letters were sent to nearby neighbours to notify them of the application proposal. Further consultations were undertaken in May 2017 following the receipt of further information from the applicant.
- 7.2 Following the initial consultations, a total of 21 letters of representations were received which raised objections to the proposal. Following the most recent consultations, 24 additional representations were received. The responses received are set out in the section of the report below.
- 7.3 The representations made that are material to this application are summarised as follows:

Land Use

- The proposal will result in the overdevelopment of the site.

Design

- The proposal would change the design and feel of the building dramatically as the proposal would impact upon the visibility through the garden to the canal.
- Residents consider that the proposed plans do not clearly illustrate the final look of the proposal and this may mislead the officers in to considering it as a minor alteration. The application contains inaccuracies and shows ground floor projections.
- By adding an additional floor, the applicant will lower the existing arch over the entrance way. The arch is considered to be an integral part of the original design of the building.
- The proposal contravenes the NPPF which emphasizes that good design should contribute positively to making places better for people. Where design is inappropriate in its context or fails to take the opportunity available for improving the character and quality of an area and the way it functions, should be refused.
- The proposal will be out of keeping with the residential façade and is essentially a glass box. It will affect the visual and structural integrity of the southern elevation of Meridian Place.
- The proposal would result in a complete deterioration of the existing building and it would damage the entire surroundings.

Amenity

- The proposed works will result in noise and vibration to the building which will have a detrimental cumulative impact on the residents in this locality who are already affected by the ongoing construction works further south of the site 'Madison development'.
- The proposed development would have an adverse impact on right to quiet enjoyment of their property, which contradicts Article 8 of the Human Rights Act.
- The proposal will result in disruption to residents from construction noise
- The proposal will affect residents using the flats above including access to the basement car park.

Highways

- The proposal will be constructed above the main egress point for all the residential flats and this will disrupt the normal means of access and cause undue inconvenience and it is likely to cause a physical challenge to residents, who will be forced to go around the perimeter of the block.
- There will be disruption to an essential access and more importantly an escape route during the construction period
- The proposal will reduce access for emergency vehicles
- The proposal will result in significant impacts from construction traffic.

Other

- The proposal will adversely impact on property values
- The proposal has the potential to be turned into a separate dwelling
- The proposal will affect the structural integrity of other flats
- The development may violate the structural integrity of the existing building and given the location of pillars, they may not endure the weight of the proposal.
- The landlord has no integrity as he built an illegal flat in the car park more than 4 years ago and then made a retrospective planning application which was refused. A further application was made in November 2016 and planning permission was approved. Due to the historical behaviour of the freeholder, he is likely to violate other council rules and regulations. The applicant currently operate in violation of the lease agreement through letting of flats out on short-term lets and let out the flat linked to the 'Porters lodge'
- This application is clearly detrimental to the residents and lessees of Meridian
- A large majority of the leaseholders are seeking to purchase a share of the freehold and the proposal is designed to increase the freeholders' interest.
- The applicant is circumventing the planning process

- The application has been submitted without the due consultation with residents which is incorrect.
 - Lighting around the perimeter of the block will need to be upgraded
- 7.4 In respect of the concern that the proposal would adversely affect property values, this is not considered to be a material planning consideration and cannot be taken into account in the assessment of the proposal.
- 7.5 In respect of the concerns raised that the property may be turned into a separate dwelling, this concern is considered to be speculative and as such, it is not a material planning consideration. Any subdivision of the premises would require planning permission.
- 7.6 In respect of concerns that the proposal will affect the structural integrity of other flats, this is not considered to be material planning consideration. However, such matters are normally dealt with as part of Building Regulations which should also include any Party Wall arrangements. In respect of the concerns about the structural impact of the proposal on neighbouring properties, this again is not a material planning consideration and any neighbour disputes of this nature is a civil matter.
- 7.7 In respect of the views cited about the landlord's financial worthiness and personal character, these are not considered to be material planning considerations and cannot be taken into account in the determination of the application. It should be noted that landlord and tenant type disputes relating to leases are not material planning considerations and are considered to be civil matters dealt with by the courts.
- 7.8 In respect of the comments noted about lack of consultation from the landlord, officers seek to encourage developers to positively engage with residents prior to submitting any application. In this case, the council has carried out its own consultation on the proposal in accordance with the Council's statutory obligations and the Statement of Community Involvement. Members should note that there is no obligation for the applicant to carry out consultation prior to the submission. The only formal notification would be for the applicant to serve notice on the freeholder(s) and long term lease holder(s) prior to the submission of an application. The landlord has submitted information to confirm that leaseholders were notified as part of the application.
- 7.9 In respect of the concerns regarding leaseholders' aspirations to acquire a share of the freehold, this relates to leasehold/freehold matters and as such, they are not material planning considerations.
- 7.10 In respect of the concerns noted that lighting around the perimeter of the block will need to be upgraded. The lighting to the development and any aspirations to upgrade the existing lighting are outside of the scope of this application and form part of tenant and landlord matters.

8.0 MATERIAL PLANNING CONSIDERATIONS

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

- Land use
- Design
- Amenity
- Highway
- Human Rights Considerations
- Equalities Considerations

Land Use

8.2 The application proposal seeks to extend an existing residential flat. The proposal does not seek to enlarge the number of bedrooms and as such, the enlargement of the existing living space does not raise any land use implications.

8.3 Objections have been raised in respect of the proposal resulting in overdevelopment. Officer's note that the principle of residential use on the upper floors is already established. Whilst the proposal will result in residential intensification, officers do not agree that this would result in the overdevelopment of the site.

Design

8.4 The NPPF attaches great importance to the design of the built environment and is seeks to promote high quality inclusive design which respond appropriately to the local context. Paragraph 58 of the NPPF seeks to ensure that new developments function well and add to the overall quality of an area, that it establishes a strong sense of place, creating attractive places to live and responding to the local character and distinctiveness of an area.

8.5 Good Design is central to all objectives of the London Plan and Chapter 7 of the London Plan places an emphasis on robust design in new development. Policy 7.4 specifically seeks high quality urban design having regard to the local character, pattern and grain of the existing spaces and streets. Policy 7.6 seeks highest architectural quality, enhanced public realm, materials that complement the local character, quality adaptable space and developments that optimise the development potential of the site.

8.6 Policy SP10 of the Core Strategy (2010) seeks to ensure that buildings and neighbourhoods promote good design principles to create buildings, spaces and places that are of high quality, sustainable, accessible, attractive, durable and well integrated into the surrounds.

8.7 Policy DM24 of the Managing Development Document (2013) requires high quality developments which promote good design principles to create buildings, spaces and places that are high-quality, sustainable, accessible, attractive, durable and well-integrated with their surrounds.

8.8 The application site lies within an area where the adjoining buildings vary in height and architectural forms. The surrounding context is relatively mixed in character comprising offices as well as flatted high rise developments, which lies within the

backdrop of other tall offices and residential led mixed use buildings linked to Canary Wharf.

- 8.9 The application premises itself is of a postmodern design, constructed from beige brown bricks and it terminates with curved pulpit rooflines which has large sections of glazed panels on the top floors which are set back from the building elevation. The building elevation has a distinct rhythm of curved balconies which run along the front and rear elevations at intervals and this is interspersed with small square windows.
- 8.10 The site is situated opposite the 53 storey Meridian Gate development to the south. This development was approved under PA/14/01428 by the Strategic Development Committee in 2014. This site is currently under construction.
- 8.11 The residential block at Meridian Place comprises of 114 self-contained flats grouped in a U shaped arrangement to the communal garden to the north of the site, which lies adjacent to South Dock. The building is seven storeys in height and it is constructed mainly in brick and incorporates large glazed areas within the roof areas and within the ground floor shop fronts. The immediate surroundings consist of similar modern buildings of predominantly brick built design with large expanses of glazing.



Figure 3: Views of Front Elevation of Meridian Place

- 8.12 The proposed extension will span the full width of the area above the entrance point to the development and it will be predominantly glazed and of a light weight construction. The design of the extension has taken its cues from the existing architectural detailing and window proportions/design and shows subtle variations from this.
- 8.13 The Council's Urban Design and Conservation Team have assessed the proposal and consider that the design approach adopted is appropriate to the site context. Objections have been received with regard to the unsuitability of the materials proposed and fact the proposal may set a precedent for other similar types of

applications. The materials and finishes for the proposal are to be secured by condition and therefore subject to this, officers consider that the external appearance will be acceptable.

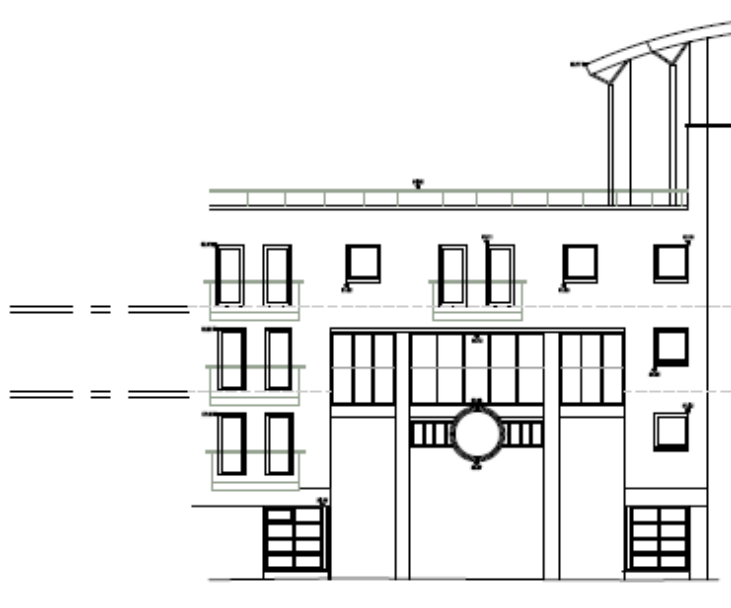


Figure 4: Front Elevation (proposed)



Figure 5: Rear Elevation (Proposed)

- 8.14 Objections have been received on grounds that the design of the scheme will have a detrimental impact on the local character and openness of the area. On the contrary, officers consider that the proposal provides an appropriate design response to the development and its site context. Although the proposal will partially enclose the existing opening, the visibility through to the communal garden and dock to the north will still be maintained. Subject to conditions regarding the facing material, it is considered that a high quality appearance and finishes will be achieved and the

proposal will maintain an acceptable relationship with the host building. As proposed, the proposed glazing and fenestration design shows variations to what is on site, however, whilst the variation exists, the design response is considered acceptable and sympathetic to the host building.

- 8.15 Overall, it is considered that the proposed extension will be sympathetic to the host building in terms of its bulk, massing and scale and it will respond well within the local context. The council are keen to ensure that the proposal has a high quality external appearance which harmonises with the palette of materials used in the existing building, therefore subject to a condition to secure a high quality appearance and finishes; it is considered that the proposal will integrate well with the host building.
- 8.16 Objections have been raised on the grounds that the proposal will have structural impacts on the host premises and it will unacceptably alter its character and appearance. . In respect of the structural impacts, this is a Building Control matters and such matters are addressed once planning permission is approved, should members be minded to approve the scheme.
- 8.17 In respect of the concerns that the proposal will have an unacceptable relationship with the host building and damage its character, this has been assessed and officers consider that as the extension will be situated on the underside of the existing opening (which is approximately 3 storeys in height), the reduction in the height of the opening is unlikely to undermine the main entrance to the building. Furthermore, the extension proposed is not considered to be visually overbearing from street level and it would read as an integrated and subordinate element to the host building. Officers consider that the proposal would be appropriate within this site context
- 8.18 Overall, it is considered that the proposal will be appropriately set back as it will be recessed from the building edge on the front and rear elevations of the main building which supports successful integration between the new and existing built forms and subject to a condition to secure a high quality glazed finish, it is considered that the addition would meet the objectives of Policy 7.4 of the London Plan and Policy SP10 of the Core Strategy (2010) and Policy DM24 of the Managing Development Document (2013) which seeks to ensure that developments respect the integrity of the host building and are appropriate to the site context.

Amenity

- 8.19 Part 4(a) and (b) of Policy SP10 of the Core Strategy and Policy DM25 of the Managing Development Document (2013) requires development to ensure it results in adequate levels of light and does not result in the loss of privacy, unreasonable overlooking, or unacceptable increase in sense of enclosure, or loss of outlook.

Daylight and Sunlight

- 8.20 Given the location of the extension below the existing flat, the new habitable rooms may experience lower amenity on the residential facades, however, the development benefits from significant areas of glazing on both the north and south elevations, it is considered that the daylighting levels will not have an unduly detrimental impact on the occupier of the flat.
- 8.21 The proposed living room has a southern aspect and this will be affected by the presence of the new 53 storey approved development at Meridian Gate. A daylight, sunlight, overshadowing and glare assessment was undertaken in connection with the Meridian Gate development (Chapter 14 within the Environmental Statement)

and this illustrates that the level of sunlight to the residential facades of Meridian Place will be acceptable. In view of this and given the scale of the proposal, the sun lighting levels received within the new extension will not result in any unduly detrimental impacts to the occupants.

Overshadowing to gardens and open space

- 8.22 The BRE Guidelines recommends that at least 50% of the area of all amenity spaces should receive at least 2 hours of sunlight on 21st March. If, as a result of a new development an existing amenity area does not meet the above criteria and the Area which can receive 2 hours of sunlight on 21st March is less than 0.8 times its former value, then the loss of light is likely to be noticeable. The BRE guidelines also highlights that where an existing amenity space is already heavily obstructed, then any further loss of sunlight should be kept to a minimum.
- 8.23 The daylight, sunlight, overshadowing and glare assessment undertaken in connection with the Meridian Gate development (Chapter 14 within the Environmental Statement) illustrated that the amenity space within the courtyard of Meridian Place is overshadowed and the presence of the 53 storey building would result in some moderate impact. However, it was assessed that 55% of the courtyard area would receive 2 hours of direct sunlight on 21st March. Given the siting and scale of the extension, this is unlikely to significantly exacerbate the existing shadowing impacts within the courtyard area to the north of the site.
- 8.24 Objections were received on grounds that the proposal would greatly diminish the southern exposure of light that illuminates the central garden to Meridian Place and this will adversely impact on the planting in place. The applicant has provided a shadowing assessment which illustrates that the garden area already experience significant obstruction to the level of sunlight received (approximately 55% of its area receives two hours of direct sunlight on 21st March). Given the location of the proposal on the underside of the existing flat, this is unlikely to significantly exacerbate the prevailing natural lighting conditions to the rear amenity space.

Privacy/outlook

- 8.25 Policy DM25 in the Managing Development Document seek to protect the amenity of Surrounding existing and future occupiers and provides guidance that a separation distance of 18 metres should be maintained between directly facing habitable rooms. Given the relationship of the application premises within the block, it is considered that separation distance is considered acceptable to adjoining windows. The proposed extension will be approximately 24metres from the new development and as such, it is unlikely to adversely affect privacy or outlook to the new development.
- 8.26 The proposal will have a predominantly glazed appearance and the drawings submitted illustrate that there will be clear glazing on the front and rear elevation with a small section of obscure glazing on the side return of the extension. To ensure that the glazing protects outlook and privacy, details of the glazing proposed including its reflectivity will be secured by condition.
- 8.27 Overall, officers are of the opinion that the proposal will not have an unduly detrimental impact on neighbouring amenity in terms of loss of outlook, unacceptable loss of daylight/sunlight or privacy.

Contaminated land

- 8.28 Paragraph 109 of The NPPF seeks to ensure that new developments do not pose unacceptable risks from soil pollution.
- 8.29 Policies 5.21 and 5.22 in the London Plan (2016) seek to ensure that appropriate measures are put in place to safeguard public health from any underlying contamination on a development site.
- 8.30 Policy DM30 in the Managing Development Document (2013) requires suitable site investigation and remediation schemes to be secured and agreed before any development proposal is undertaken.
- 8.31 The underlying land linked to the proposal is registered as contaminated; it is considered that the proposal would have no implications in this regard as the proposal does not include any excavation to the substructure.

Noise, disturbance and Pollution

- 8.32 Paragraph 109 of the NPPF emphasizes the need to prevent both new and existing development from contributing to or being put at an unacceptable risk from inter alia noise pollution.
- 8.33 Policy SP10 of the Core Strategy (2010) emphasises the need to protect residential amenity and wellbeing where possible through the design process and appropriate construction techniques.
- 8.34 Policy DM25 of the Managing Development Document (2013) seeks to ensure that development proposals do not unacceptably affect the amenity of residents through noise.
- 8.35 As noted above, objections were received by local residents stating that the application proposal would result in unacceptable noise impacts during the construction phase. Officers acknowledge that whilst the principle of the extension is acceptable, the construction phase is likely to result in adverse noise impacts. However, it is considered that much of the potential impacts and associated disruption could be effectively mitigated through the imposition of planning conditions to secure a Construction Management Plan (CMP). The applicant is agreeable to a condition to control the hours of operation of construction works, which will address the amenity concerns raised about noise and disruption during the implementation phase of the proposal.
- 8.36 Objections were received on the grounds that the construction phase would cause noise and inconvenience for residents and impact on the peaceful existence of adjoining neighbours. The concerns have been assessed and it is considered that any associated noise and vibration assessment associated with the construction can be controlled via the use of a condition and the requirement for a construction management plan.

Waste & Recyclables Storage

- 8.37 There are no changes to the waste disposal arrangement for the existing flat, however, it is envisaged that disposal of construction waste will be addressed in a site waste management plan (as part of a CMP. It is recommended that this secured by condition to ensure that the building materials are recycled where appropriate and properly disposed of.

Flood Risk

- 8.38 Paragraph 104 of the NPPF emphasizes the need for developments to be flood resilient, incorporating safe and accessible escape measures where required and any flood risk should be appropriately mitigated through emergency planning.
- 8.39 Policy 5.12 in the London Plan (2016) emphasizes that proper consideration of flood risk is vital to ensuring that London is and continues to be a sustainable city. Paragraph 5.12 (B) reinforces that in determining proposals, local authorities are required to ensure that developments comply with the flood risk assessment and management requirements outlined in the NPPF.
- 8.40 Policy SP04 (5c) in the Core Strategy (2010) seeks to ensure that new development does not increase the impact of flooding, whilst Policy DM12 in the Managing Development Document (2013) emphasizes the importance of considering flood risks at all stages of the planning process.
- 8.41 The application site is located within Flood Zone 3a, and is considered to be an area at risk of flooding from the tidal River Thames. The Environment Agency (EA) was consulted with regards to the application although no objection was raised. The SFRA confirms that the site is defended to a 1 in 1000 year standard by the River Thames tidal defences and as such Environment Agency did not raise any objections to the proposal.
- 8.42 Given the proposal is an extension to an existing development, it is unlikely to result in any adverse increase in the flood potential of the development, which accords with Policy SP04 of the Core Strategy and DM12 of the Adopted Managing Development Document (2013), which seeks to minimise the impact of flooding in new proposals.

9.0 Highways

- 9.1 The National Planning Policy Framework requires local planning authorities to take account of whether safe and suitable access can be achieved for residents during the course of a development.
- 9.2 The application site is located on a private road, with vehicular access taken from Marsh Wall. Although close to public transport, Meridian Place was constructed with a parking provision within the basement area plus secure cycle parking for residents, within its curtilage. The Council's Highway and Transportation Team have sought confirmation about the cycle parking provision for the unit proposed. Given that no new unit is being created, officers consider this request for details of cycle parking to be unreasonable. The Council's Highway Team have noted that there is no requirement for a legal binding agreement for permit free parking for the existing unit.
- 9.3 The Council's Highway and Transportation Team have commented that no details have been provided in respect of the construction phase of the development and this is of concern to them given the existing pressure that exists on the Marsh Wall

junction approach including its junction with Lord Amory Way (the main vehicular access into this estate) as a result of the construction works relating to Meridian Gate. In view of this, any new development in this locality would need to take account of the cumulative impacts of all construction traffic in this location and the applicant would need to submit fuller details of the highway related impacts of the proposal as part of a Construction Management Plan. Officers consider that the details required can be secured via a condition.

- 9.4 Objections have been raised in respect of site access during the construction phase and the impacts on the amenity of residents. This aspect of the proposal has been assessed and it is considered that the details relating to access and egress during the construction can in only be part addressed by way of a condition through the requirement for a Construction Management Plan but only in relation to the access arrangements via a public highway. In this case, it is noted that the application site lies on private land and thus the applicant will need to enter into an agreement with the landowner of the site (such as through an easement) to secure access over the private land. The easement arrangement would need to be incorporated into the Construction Management Plan.
- 9.5 Objections have been raised on the grounds that the proposal would interfere with the fire access arrangements to the site. Whilst the proposal will result in the use of the air space above the entrance to Meridian Place, it is unlikely to undermine the existing fire access arrangements to the site and this matter will be the subject of Building Control Regulations.

10.0 Human Rights Considerations

- 10.1 In determining this application, the Council is required to have regard to the provisions of the Human Rights Act 1998. In the determination of a planning application the following are particularly highlighted to Members:-
- 10.2 Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. "Convention" here means the European Convention on Human Rights, certain parts of which were incorporated into English Law under the Human Rights Act 1998. Various Convention rights are likely to be relevant, including:
- Entitlement to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by the law in the determination of a person's civil and political rights (Convention Article 6). This includes property rights and can include opportunities to be heard in the consultation process;
 - Rights to respect for private and family life and home. Such rights may be restricted if the infringement is legitimate and fair and proportionate in the public's interest (Convention Article 8); and
 - Prohibiting Discrimination – Article 14
 - Peaceful enjoyment of possession (including property). This does not impair the right to enforce such laws as is deemed necessary to control the use of property in accordance with the general interest (First Protocol, Article 1). The European Court has recognised that "regard must be had to the fair balance

that has to be struck between competing interests of the individual and of the community as a whole ”

- 10.3 With regard to Article 6 of the European Convention on Human Rights (“ECHR”), the report illustrates that officers have proactively engaged with the applicant during the planning process. Neighbour consultations have been undertaken and this has provided the applicant and other third parties (including residents and objectors) with the opportunity to make representations on the proposal. Members must therefore give full consideration to the comments received in accordance with the rights afforded to the applicant, objectors and other third parties who have made representations to Council as local planning authority.
- 10.4 With regard to Article 1, Protocol 1 (Rights to peaceful enjoyment of possessions and Protection of property) and Article 8 (rights to respect for private and family life, home and correspondence) of the European Convention on Human Right. In respect of the objections raised in respect of the noise related impacts during the construction phase, officers have taken this into account and consider that it can be addressed via conditions. .
- 10.5 Whilst it is acknowledged that some of the rights conferred by the articles above may be interfered with, Members will need to ensure that in arriving at a decision on the application as to whether or not it would be allowed to proceed, a fair balance would need to be struck between the rights of the individual developer and the rights of the wider residential community. The weight attached to material planning considerations in reaching a decision is on balance a matter of judgement. Members would therefore need to demonstrate that they have taken into account all the relevant matters. If an identified problem can be dealt with by condition, then Members must consider this rather than issuing a refusal.
- 10.6 In this case, Members would need to satisfy themselves that the measures which have been put in place in this instance to address the adverse effects of noise, construction and general disturbance are proportionate and also that any potential interference with Article 8 rights is legitimate and justified in the interest of the wider community.
- 10.7 As set out above, it is necessary, having regard to the Human Rights Act 1998, to take into account any interference with private property rights protected by the European Convention on Human Rights and ensure that the interference is proportionate and in the public interest.
- 10.8 In this context, the balances to be struck between individual rights and the wider public interest have been carefully considered. Officers consider that any interference with Convention rights in this case is reasonable and proportionate and justified in the public interest.

11.0 Equalities

- 11.1 The Equality Act 2010 provides that in exercising its functions (which includes the functions exercised by the Council as Local Planning Authority), that the Council as a public authority shall amongst other duties have due regard to the need to-
- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Act;

- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 11.2 The protected characteristics set out in the Equality Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The Equality Act acknowledges that compliance with the duties set out may involve treating some persons more favourably than others, but that this does not permit conduct that would otherwise be prohibited under the Act.
- 11.3 With regard to age, disability, gender reassignment, pregnancy and maternity, race religion or belief, sex and sexual orientation there are no identified equality considerations.

Conclusion

- 11.4 All other relevant policies and considerations have been taken into account. Planning permission should be **approved** for the reasons set out in RECOMMENDATION section of this report.

Planning Application Site Map
PA/14/02209



- | | | | |
|------------------------------------|----------------------------|---------------------|--------|
| Planning Application Site Boundary | Locally Listed Buildings | Land Parcel Address | 0 10 m |
| Consultation Area | Statutory Listed Buildings | OSLine | |

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 5.2

Committee: Development Committee	Date: 06 September 2017	Classification: Unrestricted	Agenda Item Number:
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Report of: Corporate Director of Development and Renewal Case Officer: Kamlesh Harris	Title: Listed Building Consent Ref No: PA/17/01715 Ward: Stepney Green
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1. APPLICATION DETAILS

Location: Marion Richardson School, 71 Senrab Street, E1 0QF

Existing Use: D1 Education

Proposal: Internal and external alteration works and other minor associated works consisting of the

1) Refurbishment works to existing toilets and creation of 2 additional toilets on ground floor; conversion of existing boys' toilets to a staff/toilet/shower area.

2) On the first floor, refurbishment works to existing toilets and store room to create 2 individual staff toilets and a unisex toilet; integration of existing semi-circular fanlight to the corridor and removal of non-original partition and replacement with new partition plus the inclusion of 2 new doors.

3) On second floor, works consist of the conversion of existing toilet and store room into a unisex toilet with 4 cubicles together with the inclusion of original semi-circular glazed fanlight and door frames. Removal of existing doors and internal partition and replacement with moisture resistant plasterboard lining.

4) Externally the works would consist of replacement of glazing to match existing and installation of an extract grille for ventilation at first floor level and obscure glazing on lower window pane both on first and second floors window.

Drawing and documents: Listed Building Report by Rivington Street Studio, June 2017; P.10.01, 02, 03, 04; P.12.01, 02, 03; P.29.01, 02, 03, 10, 11 and 12.

Applicant: London Borough of Tower Hamlets
Ownership: London Borough of Tower Hamlets

Historic Building: Grade II Listed Building
Conservation Area: Albert Gardens

2. EXECUTIVE SUMMARY

- 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 Core Strategy (2010) and Tower Hamlets Managing Development Document (2013), the London Plan (2015) and National Planning Policy Framework (2012) and has found that:
- 2.2 The proposed refurbishment works have been sensitively designed to preserve the special character and fabric of the Grade II listed building.
- 2.3 In accordance with the Arrangements for Handling Heritage Applications Direction (2015), Historic England has directed the Council to determine the listed building consent application. The direction requires that if the Council is minded to grant listed building consent it should do so. The direction has been endorsed by the Secretary of State (via the National Planning Casework Unit) who have confirmed the application does not need to be referred to them (Secretary of State).

3. RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** Listed Building Consent subject to conditions as set out below.
- 3.2
 1. Time Limit.
 2. Completion in accordance with approved drawings.
 3. Materials to match existing

4. SITE AND SURROUNDINGS

- 4.1 The application site is bounded by Senrab Street to the north, Head Street to the east, Commercial Road to the south and Grade II Listed terrace housing along Arbour Square to the west. The surrounding buildings are a mixture of 3, 4 and 5 storey residential housing. The site sits within the Albert Gardens conservation area and is a Grade II listed building.
- 4.2 Marion Richardson School was purpose-built to serve the area's predominantly Jewish population and was originally opened in 1907, as Senrab Street School. The school originally consisted of an Infants' School on the ground floor, Junior Girls School on the first floor and Junior Boys School on the second floor. The Junior Schools were amalgamated in 1937 and the premises re-named Marion Richardson School in 1951. The infants' school was amalgamated in 1970. The building escaped bomb damage during the Blitz and remained in its existing form until the 1970's, when the 1970's WC and Reading Room extension were added to the West Facade.
- 4.3 The Listing description of this school building states:

*"Marion Richardson Primary School, formerly Senrab Street School, is designated at Grade II for the following principal reasons: * an unusually rich composition, drawing on a variety of fashionable motifs associated with the Edwardian Baroque Revival; * good quality craftsmanship and materials, including plentiful stone dressings; * one of the larger East End board*

*schools, which represents the culmination of the SBL and LCC's ambitious school building programme; * a grand, monumental school which contrasts with its setting amid Victorian terraced houses and post-war housing.*

Details

788/0/10268 SENRAB STREET 11-DEC-09 Marion Richardson Primary School

GV II School, 1907, by TJ Bailey for the London County Council. Minor later alterations including an extension to W front of c1970 which lacks special interest”.

- 4.4 The building is not subject to any other designations.

5 Relevant Planning History

- 5.1 PA/10/01432 - Retention of 30 replacement timber windows on ground to second floors of south and south - west elevations. Works would include the replacement of rotting sash and casement frames with identical units and the replacement of single glass panes, within those frames with double glazed sealed units of similar size. Permitted 15 July 2011
- 5.2 PA/02/00806 - Installation of ramped approach to main entrance of school and new surfacing and fencing of ball court area within existing school playground. 19 July 2002
- 5.3 PA/01/00186 - Provision of new entrance and relocation of nursery classroom. 18 June 2001

6. POLICY FRAMEWORK

- 6.1 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:

6.2 Government Planning Policy

National Planning Policy Framework 2012
Planning Practice Guidance

6.3 London Plan (MALP 2016)

- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage asset

6.4 Tower Hamlets Core Strategy 2010

- SP02 - Urban living for everyone
- SP10 - Creating Distinct and Durable Places
- SP12 - Delivering placemaking

6.5 **Managing Development Document 2013**

DM23 - Streets and the public realm
DM24 - Place-sensitive design
DM25 - Amenity
DM27 - Heritage and the historic environment

7. **CONSULTATION**

- 7.1 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:

External Consultees

Historic England

- 7.2 Historic England has considered the information received and do not wish to offer any comments on this occasion.

20th Century Society and Victorian Society

- 7.3 No comments received

Internal Consultees

LBTH Conservation and Design Officer

- 7.4 No objection

8. **LOCAL CONSULTATION**

- 8.1 A total of 41 planning notification letters were sent to nearby properties as detailed on the attached site plan. A site notice was erected on 25 July 2017 and a press notice was advertised on 20 July 2017. No letters of representation have been received.

9. **MATERIAL PLANNING CONSIDERATIONS**

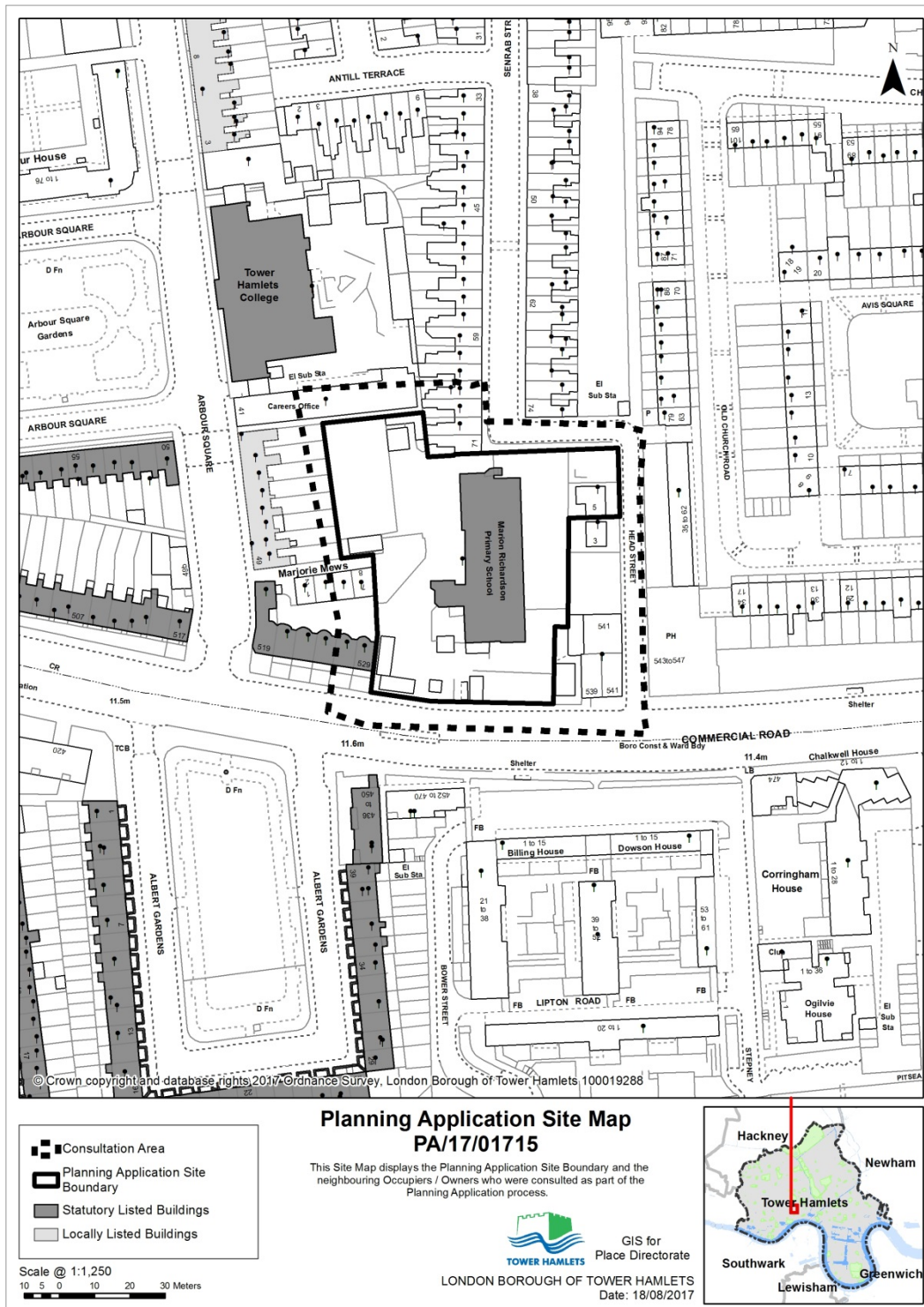
- 9.1 When determining listed building consent applications, section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that special regard should be paid to the desirability of preserving the building or its setting, or any features of special interest. Pursuant to Section 72 of the above mentioned Act a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 9.2 The main issue for Members' to consider is whether the proposed works are appropriate in this respect.

Impact on Special Architectural and Historic Character of the Listed Building.

- 9.3 London Plan policy 7.8 requires development to identify, value, conserve, restore, re-use and incorporate heritage assets where appropriate and requires development affecting heritage assets and their settings to conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 9.4 Adopted CS Policy SP10 seeks to protect and enhance the boroughs Heritage Assets and policy DM27 of the Managing Development Document seeks to ensure development, does not result in an adverse impact on the character, fabric or identity of the heritage asset or its setting; is appropriate in terms of design, scale, form, detailing and materials in its local context and that it enhances or better reveals the significance of the asset or its setting.
- 9.5 The works proposed are primarily internal with only two elements affecting the external elevations. These are detailed below:
- *The works proposed on the ground floor are within the 1970's extension and therefore would cause no harm to the listed building;*
 - *The first floor proposal would involve the conversion of existing girls' WC and cleaners' store into 2 staff toilets and unisex pupil WC. The existing semi-circular fanlight to the corridor would be integrated into the proposal which would preserve this part of the listed building; only non-original partition would be removed;*
 - *The second floor proposal would involve the conversion of existing male WC and store room into a unisex WC. All original glazed fanlights and door frames would be retained and reused. Existing non-original doors would be removed;*
 - *Externally it is proposed to install an extract grille for ventilation through an existing window pane on the first floor; and*
 - *It is proposed to provide obscure glazing to the lower panes of the window on the second floor by the application of an opaque film.*
- 9.6 It is noted that the proposals would involve no loss of the original fabric which is being preserved or made good as a result of the refurbishment works described above. The impact on the exterior of the building is very minor and furthermore, there are precedents (extract grilles) already on other windows of the Grade II listed building. Officers are supportive of this development proposal which would not be detrimental to the historic or architectural importance of the listed building and would cause no harm to the heritage asset. The proposed alterations would not significantly alter the fabric or identity of the listed building.
- 9.6 Overall, it is considered that the proposal would have an acceptable impact on the character of the Grade II listed building. In line with s66 of the Planning (Listed Building and Conservation Areas) Act the development would preserve the special architectural interest of the listed building, according with the aforementioned planning policies. Further there is not considered to be any impact on the conservation area.

10 CONCLUSION

- 10.1 The works as proposed are considered to preserve the special historical and architectural character and appearance of the Grade II Listed Building. As such, the proposal accords with the aims of Sections 7 and 12 of the NPPF, policy 7.8 of the London Plan, policy SP10 of the CS, policy DM27 of the MDD, which seek to ensure works to listed structures preserve features of special historic and architectural interest.
- 10.2 All other relevant policies and considerations have been taken into account. Listed Building Consent should be GRANTED for the reasons set out in the EXECUTIVE SUMMARY and MATERIAL PLANNING CONSIDERATIONS sections as set out in the RECOMMENDATION at the beginning of this report.



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