

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 6 SEPTEMBER 2017

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

Members Present:

Councillor Marc Francis (Chair)
Councillor Helal Uddin
Councillor Suluk Ahmed
Councillor Sabina Akhtar

Other Councillors Present:

None

Apologies:

Councillor John Pierce
Councillor Chris Chapman
Councillor Andrew Cregan

Officers Present:

Paul Buckenham	(Development Manager, Planning Services, Place)
Angelina Eke	(Planning Officer, Place)
Gareth Gwynne	(Team Leader, Planning Services, Place)
Kamlesh Harris	(Planning Officer, Place)
Kevin Chadd	(Legal Services, Governance)
Zoe Folley	(Committee Officer, Governance)

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of disclosable pecuniary interests were made.

Councillor Sabina Akhtar declared an interest in item 5.1 Flat 59, Meridian Place, London E14 (PA/14/02209) as the application was within her ward.

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 9 August 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 Flat 59, Meridian Place, London E14 (PA/14/02209)

Angelina Eke (Planning Services) presented the report for an infill development underneath the existing Flat at 59 Meridian Place to create a duplex unit and enlarge the existing accommodation. She explained the site location near to the Meridian Gate Development and 225 Marsh Wall, the nature of the subject building and the key features of the application, (spanning the width of the entrance to the development) including the changes to the layout and the proposed elevation. Consultation had been carried out and objections had been received about the land use, poor design, amenity impact, construction impacts and highway issues that were set out in the report. The Committee were advised that the proposal could be considered acceptable in terms of its bulk, massing, scale design and appearance subject to the conditions. It would also retain a generous amount of the entrance way to the development. It was also considered that the plans would have no undue impact on neighbouring amenity subject to the conditions to secure a Construction Management Plan. Officers were recommending that the application was granted planning permission.

The Committee asked questions about the impact of the development on the neighbouring properties, given their proximity to the development and the mitigation to minimise this. The Committee also asked questions about disturbance from the construction phase and about the impact on access to

the development given the lack of lighting along the perimeter of the building. Officers advised that any impact from the development could be mitigated through the conditions and the Construction Management Plan. Furthermore, an additional condition could be imposed requiring that suitable sound proofing be installed to prevent noise transition during the construction phase and beyond. Whilst not a planning matter, the applicant would also be required to enter into a party wall agreement with the occupants above the development.

Councillor Marc Francis proposed and Councillor Sabina Akhtar seconded that an additional condition be added to the permission requiring submission of sound proofing measures. This was agreed.

Regarding the access issues, Officers were mindful of the concerns about the poor lighting around the perimeter of the building. To address this, it was suggested that additional measures could be added to the management plan to improve lighting along the route.

The Committee also asked questions about the cumulative impact from the construction traffic and easements rights given the Highway Services comments about the lack of information on this.

Officers confirmed that these issues had now been addressed through the requirement to submit a Construction Management Plan. The plan would have to take into account the cumulative impact of construction traffic from nearby schemes. It was also pointed out that given the scale of the development (compared to the scale of the nearby developments underway) it would be disproportionate to state that it would significantly contribute to any construction impact from the developments. The applicant would also be required to enter into an agreement to secure access along land outside the boundary.

The Committee also asked questions about the planning history and the incremental development of the site. Officers advised that the floor layout of the apartment did not lend itself to its conversion to two separate apartments. Any further subdivision of the flat would require a separate planning consent and would need to be considered on its own merits. However to prevent this, a further condition could be added to state that the development be build out in accordance with the planning permission and be retained as a three bedroom apartment thereafter. Accordingly, Councillor Marc Francis proposed that an additional condition be added to the permission to reflect this.

In response to further questions, officers provided reassurances about the fire access arrangements, that would be regulated by building control and the party wall agreement.

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

That the planning permission at Flat 59, Meridian Place, London E14 be **GRANTED** for Infill below Flat 59 to create a duplex unit and enlarge the

existing accommodation (PA/14/02209) subject to the conditions and informatives set out in the Committee report and the following additional conditions requiring:

- Details of the sound proofing measures
- That the development be built out in accordance with the planning permission and that the subject flat be retained as a three bedroom flat thereafter.

5.2 Marion Richardson School, 71 Senrab Street, E1 0Q (FPA/17/01715)

Paul Buckenham (Development Manager) introduced the listed building application for the internal and external alteration works and other minor associated works to the building.

Kamlesh Harris (Planning Services) presented the report explaining the site location and the key features of the works proposed on the ground floor, the first floor, the second floor and the external works to install a ventilation grill and provide obscure glazing. Officers considered that the proposed refurbishment works have been sensitively designed to preserve the special character of the Grade II listed building. Historic England and the 20th Century and Victorian Society had been consulted and no objections had been received. Historic England had directed the Council to determine the listed building application and that should it be minded to grant permission, it should do so. Officers were recommending that the application was granted permission.

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

That the Listed Building Consent be **GRANTED** at the Marion Richardson School, 71 Senrab Street, E1 0Q (PA/17/01715) for the following works:

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.

Subject to the conditions set out in the committee report

6. OTHER PLANNING MATTERS

None

The meeting ended at 7.45 p.m.

Chair, Councillor Marc Francis
Development Committee