

Committee: Development Committee	Date: 20 th June 2018	Classification: Unrestricted	Agenda Item Number: 7.1
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Report of: Directorate of Place	Title: Planning Application
Case Officer: Victoria Olonisaye-Collins	Ref No: PA/18/00424
	Ward: Canary Wharf

1. APPLICATION DETAILS

Location:	111-113 Mellish Street, London E14 8PJ
Existing Use:	Non-Residential Institution falling within Use Class D1 of the Use Classes order.
Proposal:	Retention of the single storey modular building for a temporary period for continued non-residential use (falling within use class D1)
Drawing and documents:	Site location plan PA/MS_X00 (location plans) PA/MS_X01 (existing plans) PA/MS_X02 (existing elevations, north and east) PA/MS_X03 (existing elevations, south and west) Design Access and Impact Statement revision 00 dated 12 th February 2018 Travel Plan July 2016
Applicant:	Mr Abdul Malik on behalf of the Dockland Community Organisation (DCO)
Ownership:	London Borough of Tower Hamlets
Historic Building:	N/A
Conservation Area:	N/A

2. EXECUTIVE SUMMARY

- 2.1. This report considers the application for the retention of a single storey modular buildings for a temporary period for continued use as a community centre (non-residential institution – Class D1). The officers recommendation is to refuse planning permission.
- 2.2. In support of the application the following matters are raised within the application:
- The sites award winning voluntary work
 - The site provides services to the local community these include education, social, recreational, personal development, holiday schemes, youth work and access to national recognised accredited training courses.
 - The sites work with all sections of the community including BME hard to reach groups
 - A list of activities at the centre have been provided

- 2.3. Whilst the above matters in support are noted and some weight has been given to them, if granted this would be the fifth temporary planning permission granted on site. The first temporary use permission granted was in 2005 as a medical centre to allow a short term need to be met, this was further extended in 2008. Following the cessation of the medical centre, two temporary consents have been granted to enable the modular buildings to be used for the current community use. Both uses falling within use class D1 of the Use Classes Order (1987) as amended.
- 2.4. The National Planning Policy Guidance makes it clear that it will *'rarely be justifiable to grant a second temporary permission – further permissions should normally be granted permanently or refused if there is clear justification for doing so. There is no presumption that a temporary grant of planning permission should be granted permanently.'* The Council has granted four.
- 2.5. Whilst the site evidently provides facilities which are of benefit to the site, these in themselves are not considered sufficient to allow a further temporary consent. The purpose of granting temporary consents on this site is to enable the sites occupation whilst redevelopment proposals are developed and time for a more permanent location if the need for the use persists.
- 2.6. The existing modular buildings are designed to be temporary in nature and are unsightly in appearance. It is with that in mind, the Council when approving the most recent temporary consent informed the applicant 'The applicant is advised, it is highly unlikely the Council will support any further temporary planning permissions on this site and as such, if a need for the premises remains a more permanent solution should be found'. Unfortunately, this has not occurred and the Councils position remains unchanged.
- 2.7. In relation to consultation. A total of 434 representations were received, 1 in objection (from a local ward councillor), and 433 in support, with a supporting statement from the Council's Capital Delivery Team. The objections can be summarised as concerns over: inaccurate and misleading statement with regards to the use of buildings, stating that the premises is a mosque as opposed to a community centre.
- 2.8. The 433 supporting comments generally state support for the Dockland Community Organisation and the services provided as being an established used for local residents.
- 2.9. Given the level of support for the proposal against officers' recommendation, under the Councils constitution the application is required to be referred to the Council's Development Committee for determination.
- 2.10. Officers are recommending a refusal based on the retention of the modular buildings by reason of design and in accordance with the guidance set out within the National Planning Policy Guidance.

3. RECOMMENDATION

- 3.1. That the Committee resolve to **REFUSE** planning permission for the following reasons:

Reasons for Refusal

1. The further retention of the single storey modular structures on this site, by reason of its scale and appearance with no architectural merit would have a detrimental impact upon the local character and insufficient justification has been provided to outweigh this conflict with policy. The proposal is therefore contrary to the NPPG, policy 7.4 of the London Plan (2016), policy SP10 of the Tower Hamlets Core Strategy (2010) and policies DM24 and

DM25 of the Tower Hamlets Managing Development Document (2013), along with the objectives set out in the National Planning Policy Framework (2012), which state that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

3.2. Informatives

1. A copy of the decision notice will be passed to the Councils Enforcement department to determine whether it is expedient to take Enforcement action should the use continue past the period specified within the sites existing temporary consent.

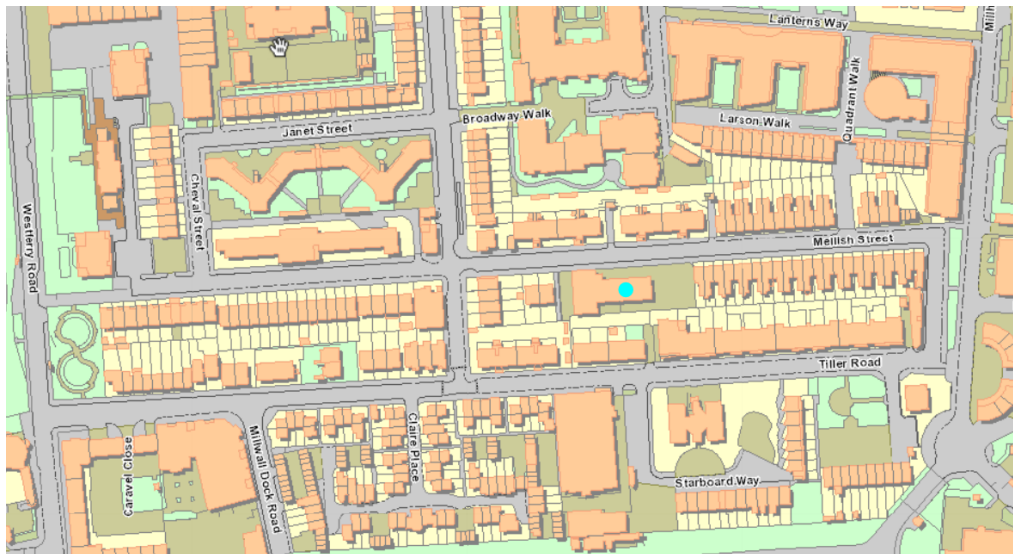
4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1. The application seeks the retention of the single storey modular buildings for a temporary period for continued non-residential use as D1 (community centre). No physical changes are proposed to the existing buildings. The applicant has indicated that a temporary permission of no more than 18 months would be required to allow for the permanent proposals to be implemented.

Site and Surroundings

- 4.2. The application site is located on Mellish Street and has a PTAL rating of 1b, which is very low. The application site is located within Flood Zones 2 and 3 but is not subject to any further designations.



- 4.3. The application site is located within a predominantly residential area. The site is located close to Westferry Road and Crossharbour DLR stations.



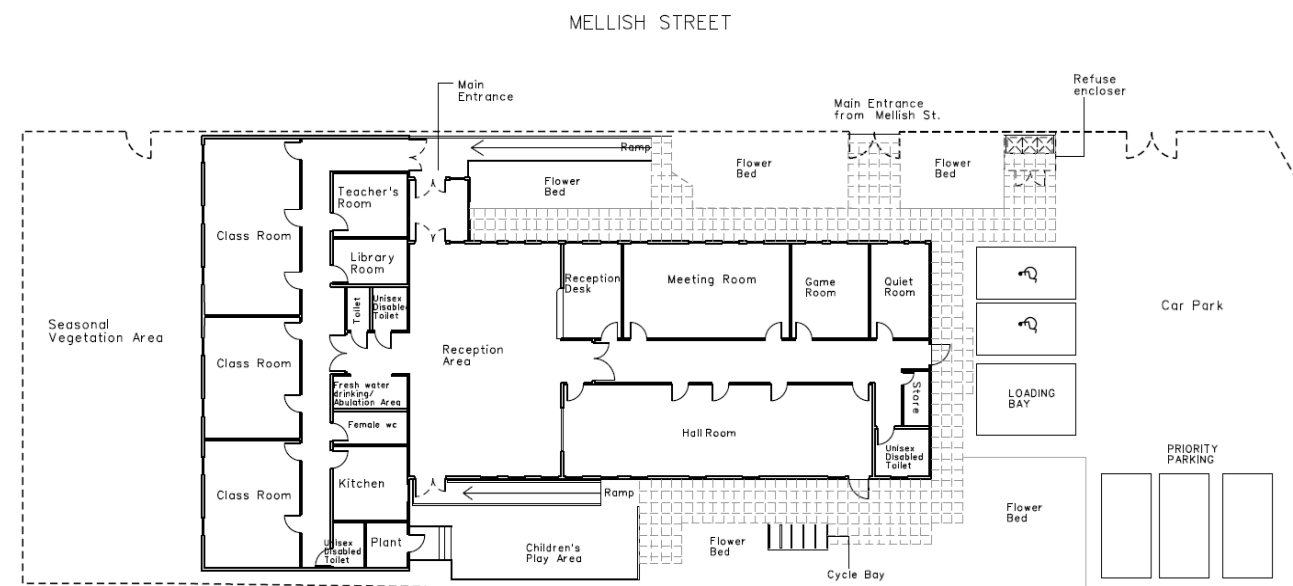
Aerial view showing application site shaded in blue.

- 4.4. The existing buildings on site are single storey prefabricated buildings with a small carpark to the west of the site. The existing floor plans show the buildings contain multiple classrooms, a reception area, kitchen, bathrooms, a meeting room and hall.

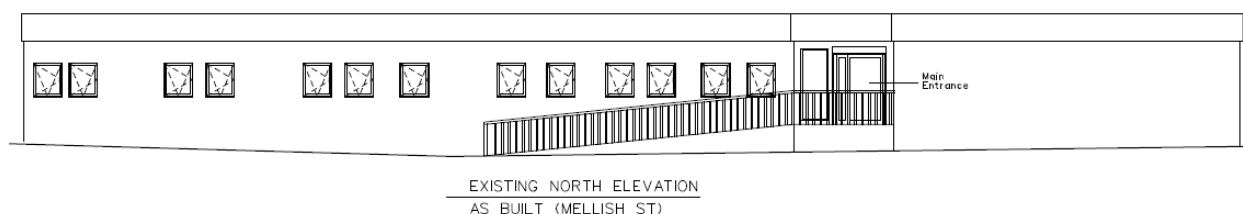


Photograph showing existing building

- 4.5. No internal/external changes are proposed within this application, therefore the current layout and elevations remain as consented previously. These are shown in the following plans.



Plan showing existing internal layout.



Plan showing existing north elevation

5. RELEVANT PLANNING HISTORY

- 5.1. In summary, the site was historically used as a nursery annexe to Seven Mills Primary School. However, following the transfer of the nursery to the main school building (which is located to the north west of the site on Malabar Street) the Council decided to dispose of the site. The intention was to dispose of the site with outline planning permission for residential development, however this strategy was not pursued. In 2005, permission was granted to allow the demolition of the school building to facilitate a single storey health centre. This had permission for a temporary period of... and in the subsequent years a number of applications have come forward to extend the temporary period. The first in 2007 for continued use as a health centre and the more recent (including the current application) for continued D1 non-residential use. The following lists chronologically the relevant planning history with the most recent listed first.
- 5.2. PA/16/00901 – Approved 14/09/2016 .Expires 23 June 2018.
Retention of the single storey modular building for a temporary period for continued non-residential use as D1. This applications was issued with an informative as part of the decision that states:

The applicant is advised, it is highly unlikely the Council will support any further temporary planning permissions on this site and as such, if a need for the premises remains a more permanent solution should be found.

- 5.3. PA/16/00308 – Withdrawn 10/03/2016
Application for variation of condition no. 1 (temporary consent) and 4 (hours), of planning permission dated 07/06/2013, ref: PA/13/00902. This application was submitted by Canary Wharf College and was withdrawn due to the number of objections.
- 5.4. PA/14/01051 - Approved 23/07/2014
Application for variation of condition no. 4 (hours of operation) and 7(capacity) of planning permission ref: PA/13/00902, dated 07/06/2013 which granted planning permission for the retention of a single storey modular building for a temporary period for continued non-residential use (use class D1) Amendments sought: 4 - Extended hours of 09:00 - 00:30 for a 30 day period during summer 7 - The maximum capacity for the uses extended to enable 160 persons at any one time for special occasions
- 5.5. PA/13/00902 - Approved 07/06/2013
Retention of a single storey modular building for a temporary period for continued non-residential use (use class D1). Conditions 4 (Travel Plan), 5 (Cycle Parking) and 8 (Management Plan) were not discharged. This consent expired on 17/05/2016.
- 5.6. PA/07/02754 - Approved 27/02/2008
Retention of single-storey health centre building for a temporary period of two years. This consent expired on 2nd January 2010.
- 5.7. PA/05/00110 – Approved 20/04/2005
Demolition of former primary school building and replacement with temporary single storey health centre building.
- 5.8. PA/00/01629 – Approved 30/04/2001
In outline, redevelopment by the erection of twelve 3 storey, 4 bedroom terraced houses.

Enforcement history

- 5.1. ENF/15/00273 Breach of condition 3 and 4 of planning permission, ref: PA/14/01051
Officer comment: Relates to condition 3 - There shall be no public address system, music system or noise generating equipment used in any part of the premises so as to be audible outside the premises or within adjoining premises. Also relates to condition 4 - The use hereby permitted shall only take place between the hours of 09:00 and 22:00 Mondays to Saturdays, and 9:00 to 17:00 hours on Sundays and Bank Holidays except during Ramadan when extended hours of 9:00 to 00:30hrs are permitted.
[Officer comment: the applicant has been sent warning letters advising them to comply with the above mentioned conditions]. The investigation was closed on 14/11/2016.
- 5.2. ENF/13/00559 Breach of condition 7 of PA/13/00902
Officer comment: Related to condition 7 - The maximum capacity for the uses hereby permitted shall be 50 persons at any one time.
[Officers' comment: the applicant was advised to amend the conditions and following the grant of planning permission PA/14/01051 dated 23/07/2014 the above mentioned investigation was closed]

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 Guidance/Statements

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

6.3. The London Plan – Further Alterations 2016

3.1 Ensuring life chances for all
6.9 Cycling
6.13 Parking
7.4 Local Character

6.4. Site Designations

Flood risk zones 2 and 3.

6.5. Tower Hamlets Core Strategy (adopted September 2010) (CS)

SP02: Urban Living for Everyone
SP03: Creating healthy and liveable neighbourhoods
SP05: Dealing with Waste
SP09: Creating Attractive and Safe Streets and Spaces
SP10: Creating Distinct and Durable Places

6.6. Managing Development Document (adopted April 2013) (MDD)

DM8: Community Infrastructure
DM14: Waste
DM22: Parking
DM24: Place-sensitive design
DM25: Amenity

6.7. Other Relevant Documents

The weight given to the emerging Local Plan 'Tower Hamlets 2031: Managing Growth and Sharing the Benefits' and the Draft New London Plan is currently limited given that the documents have not yet been subject to Examination in Public.

7. CONSULTATION RESPONSES

7.1. The views of the Directorate of Place are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

7.2. The following were consulted regarding the application:

Internal Consultees

Highways and Transportation

7.3. Officers requested conditions 5, 6 and 7 of the previous approval under reference PA/16/00901 are imposed on any such permission that may be granted.

Environmental Health Noise and Vibration

7.4. No responses to this application.

Environmental Health Air Quality

- 7.5. No adverse comments

External Consultees

- 7.6. None.

Public Representations

- 7.7. A total of 120 planning notification letters were sent to nearby properties and persons who had made representations on the previous proposal. The application proposal was also publicised by way of a site notice posted on 20 March 2018.
- 7.8. A total of 434 representations were received. In support, the Council received 433 individual letters and 1 supporting statement from the Councils Capital Delivery Team. Against the application the Council received 1 representation from a local ward Councillor raising objections to the information contained within the Design Access + Impact Statement as inaccurate and misleading, by not referring to the sites primary use as a mosque.
- 7.9. Out of the 434 letters received in support of the proposal, 424 of the letters were received as a pro forma/petition. This is summarised below:
- Support application as regular users of the centre
 - Premises as an established community centre.
 - The centre has been providing services to the local community for the last 5 years.
- 7.10. A further 9 individual letters in support were also received. These letters support the work of the organisation in the community.
- 7.11. A supporting letter was received from the Councils Capital Delivery Team stating the initial feasibility study of the site has been carried out. The study looks at the feasibility of the site to accommodate a four storey building comprising a replacement of community space on the ground floor of 541sq.m, and in the region of 30 flats above.

8. MATERIAL PLANNING CONSIDERATIONS

Land Use

- 8.1. The applicant seeks to retain the existing temporary buildings for use as D1 community centre for no more than 18 months.
- 8.2. Policy 3.1 of the London Plan states that proposals should protect and enhance facilities and services that meet the needs of particular groups and communities.
- 8.3. The Core Strategy, Policy SP03, also supports the provision of high quality social and community facilities. Policy DM8 of the MDD also seeks to ensure that community facilities will be protected where they meet an identified local need and the buildings are considered suitable for their use.
- 8.4. Policy DM8 also states that new community facilities will only be supported outside of town centres where they are local in nature and scale and where a local need can be demonstrated. There are no specific policies regarding temporary uses.

- 8.5. The building has had temporary D1 consents, including the most recent granted under PA/16/00901 for a community centre, and previous consents including as a health care facility dating back to 2005. Previous to this, the site was used as a school which is also a D1 land use.
- 8.6. As such, the principle of the proposed D1 use has been established. Therefore, given the site is used as a community use and or/place of worship there are no land use issue as both fall within Use Class D1.

Design

- 8.7. Section 4 of Core Strategy Policy SP10 seeks to ensure that buildings and neighbourhoods 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. Policy DM24 of the Managing Development Document (2013) seeks high quality design in development, sensitive to the character of the surrounding area in terms of its use of materials, design details and building lines. This is supported by policy SP10 of the Adopted Core Strategy (2010) and Policy 7.4 of the London Plan (2016).
- 8.9. The existing buildings are grey, single storey pre-fabricated buildings which are not proposed as permanent buildings for the site. These buildings have been on site since 2005 and are not adequate permanent structures. Given the scale and appearance of the buildings with no architectural merit, it is considered that the proposed further retention would be detrimental to the appearance of the area.
- 8.10. In support of the application, the applicant has provided the following list of regular events and activities:
- After school supplementary education 5pm – 7pm Monday to Friday
 - Weekend Supplementary education Saturday and Sunday 10am to 1pm
 - Women Book Group/Circle takes place every Monday and Thursday 10am to 1pm
 - Every Saturday Girls Club 11am to 1pm
 - Every Sunday Boys Club 4pm to 7pm
 - Every Sunday Home Work Club 11am to 1pm for Y1 to Y6
 - Every Monday 10am to 12pm NHS Cessation Tobacco Clinic NHS Compass will start Counselling Clinic very soon.
 - Every Tuesday 4.30pm to 6.30pm LBTH Millwall Ward Councillor Surgery
 - Every Friday weekly lecture places place between 1pm to 2pm to empower community
- 8.11. In addition reference is made to the sites award winning voluntary work, services to the local community including education, social, recreational, personal development, holiday schemes, youth work and access to national recognised accredited training courses and the site work with all sections of the community including BME hard to reach groups.
- 8.12. The substantial support for the continued use of the premises are noted, and to some extent outline the importance of the proposed community use and help to demonstrate a local need. However as a material planning consideration they are not considered to be decisive in coming to a recommendation on this application.
- 8.13. Additional temporary consents would result in the site having portacabins since 2005, this is a significant period of temporary consents and further temporary consents can no longer be

justified in line with the guidance set in within the National Planning Policy Guidance. Therefore, given the length of time these temporary buildings with no architectural quality have existed on site, a further consent would have a similar impact as a permanent retention of buildings which would be out of character with surrounding area and with significant impact on visual amenity of surrounding area, contrary to Policy DM25.

Residential amenity

- 8.14. Policy DM25 of the Managing Development Document (2013) seeks to protect the amenity of neighbouring residents and building occupiers from the impacts of new development in accordance with policy SP10 of the Adopted Core Strategy (2010). These policies require development to not result in an unacceptable loss of daylight, sunlight, outlook or privacy in addition to not resulting in unacceptable levels of noise during the construction and life of the development.
- 8.15. The surrounding area is largely residential with a mixture of building heights. To the north of the site, on the opposite side of Mellish Street, is a three storey residential block. On either side of the application site are 2 storey typical terrace dwellings. To the south, the residential buildings accessed by Tiller Road, are higher at 4 storeys.
- 8.16. In comparison to the surrounding area, the proposed retained buildings are much lower in height at 1 storey and are not considered to raise concerns regarding overshadowing or increased sense of enclosure. It should also be noted that either side of the buildings are open areas, the west of which is used as open space/vegetation and the west used as temporary car parking. The buildings are located approximately 20m away from the residential properties of Tiller Road.
- 8.17. It is therefore not considered that the proposal will unduly impact surrounding residential amenity through scale, siting or massing.
- 8.18. However, whilst the sites use will continue to remain within Use Class D1, the resulting impact from a community centre use (including prayers) is different from school or health centre uses which tend to operate with less flexibility in terms of hours and number of children/users. With regards to potential noise impacts, it is important to assess the impact and consider whether overall with the imposition of conditions if granted, the resulting impact can be suitably controlled in order to protect residential amenity.
- 8.19. The amenity impacts arising from the development have been considered previously within planning application PA/16/00901. The acceptability is subject to the following conditions which were imposed on the previous application.
- 8.20. - A condition restricting the number of end users to a maximum of 160 persons at any time was agreed and conditioned under PA/16/00901. It is considered that there has not been a material change in circumstances to consider a different restriction on the number of people and as such, a condition is recommended to restrict the number of people to 160 at any given time if granted.
- 8.21. – A condition restriction the proposed hours of operation to: Mondays to Saturdays: 09:00 to 22:00 and 09:00 to 17:00 on Sundays and Bank holidays except during Ramadan when extended hours of 09:00 to 00:30hrs are permitted.
- 8.22. Ramadan is a month within the Islamic Calendar where a greater commitment is shown to perform evening prayers in congregation. The Islamic Calendar is approximately 10 days

shorter than the Gregorian calendar, and as such, Ramadan will vary each year. The approximate days for 2019 and 2020 are listed below.

- 2019 – between 5th May to 4th June
- 2020 – between 23rd April to 23rd May

8.23. With the evening prayer being after sunset, Ramadan in the next few years will continue to fall within some of the longest days of the year and as such, the evening prayers will commence after 10pm.

8.24. As such, if officers were minded to grant planning permission the following hours of operation would have been secured via condition:

- Monday to Friday: 09:00 to 22:00
- Saturday: 09:00 to 22:00
- Sunday and Bank holidays: 09:00 to 17:00
- Ramadan: 09:00 to 00:30.

8.25. It is also considered necessary to re-apply the following noise condition if planning permission was to have been granted. 'There shall be no public address system, music system or noise generating equipment used in any part of the premises so as to be audible outside the premises or within adjoining premises.' to further preserve residential amenity.

8.26. In summary, it is considered that the proposal subject to conditions meets policy DM25 which seeks to protect residential amenity.

Transport and Highways

8.27. Policy SP09 of the Core Strategy seeks to implement a street hierarchy that puts pedestrians first and promotes streets, both as links for movement and places in their own right, to ensure a strategic, accessible and safe street network across the borough.

8.28. The application site provides 11 off street car parking spaces and 10 cycle spaces. The provision and retention of the cycle spaces will be secured via condition if granted.

8.29. The most recent temporary permission on the site, PA/16/00901, applied three conditions relevant to this. These were:

Condition 5 – Cycle spaces

Condition 6 – Maximum capacity of users

Condition 7– Management Plan

8.30. Following consultation, the Transportation and Highways Team has requested the imposition of conditions 5, 6 and 7 to any permission.

In summary, subject to conditions, the proposal is acceptable in highways terms.

Flood risk

- 8.31. Given the use on site is not changing, and the proposed retained buildings are temporary, it is not considered that the flood risk on site, or to future users and the surrounding area, will increase as a result of the proposal if granted permission.

Other matters raised in consultation

- 8.32. The substantial support for the continued use of the premises are noted, and to some extent outline the importance of the proposed community use and help to demonstrate a local need. However as a material planning consideration they are not considered to be decisive in coming to a recommendation on this application.
- 8.33. The Council's Capital Delivery Team has advised a programme adopted by the Mayor in Cabinet on 30th January 2018 has a budget allocation of £14.2m for 2018-2022 for the sites redevelopment. In terms of a timetable an period from August 2017 to September 2018 has been set aside for design development and pre-application discussions. A submission of a planning application is targeted for September 2018 and a start on site in mid 2019.
- 8.34. These dates are noted, however there is no guarantee this would be adhered to and there is no guarantee planning permission will be granted. As such, with the level of uncertainty, officers give this little material weight in the consideration of this application.

9.0 HUMAN RIGHTS CONSIDERATIONS

- 9.1. 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:-
- 9.2. 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 Conventions 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
 - Peaceful enjoyment of possession (including property). This does not impair the right to enforce such laws as the State deems 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"
- 9.3. This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as local planning authority.

- 9.4. Members need to satisfy themselves that the measures which are proposed to be taken to minimise, inter alia, the adverse effects of noise and general disturbance are acceptable and that any potential interference with Article 8 rights will be legitimate and justified.
- 9.5. Both public and private interests are to be taken into account in the exercise of the Council's planning authority's power and duties. Any interference with a Convention right must be necessary and proportionate.
- 9.6. Members must, therefore, carefully consider the balance to be struck between individual rights and the wider public interest.
- 9.7. 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.
- 9.8. In this context, the balance to be struck between individual rights and the wider public interest has been carefully considered. Officers consider that any interference with Convention rights is justified.

EQUALITIES

- 9.9. 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-
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.10. 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.
- 9.11. Should planning permission be refused and the use cease, there is a possibility some of the many activities highlighted above cease for a temporary or permanent period. Given some of these activities are targeted to BME and hard to reach groups as well as other protected characteristics listed above, regard has to be had to their need under the Act listed above.
- 9.12. In this case, the needs of the community have been considered within the main body of the application and in coming to a recommendation. The grant or refusal of planning permission does not itself determine whether these activities take place, these are at the discretion of the applicant. Furthermore, these activities do not provide sufficient justification for a temporary use, if the need persists a permanent consent should be sought and for the reasons outlined above a permanent use, by virtue of the temporary nature of the existing buildings is not acceptable to the Council.
- 9.13. As such, which the protected characteristics have been noted, these are not considered sufficient to out-weigh planning policy and guidance.

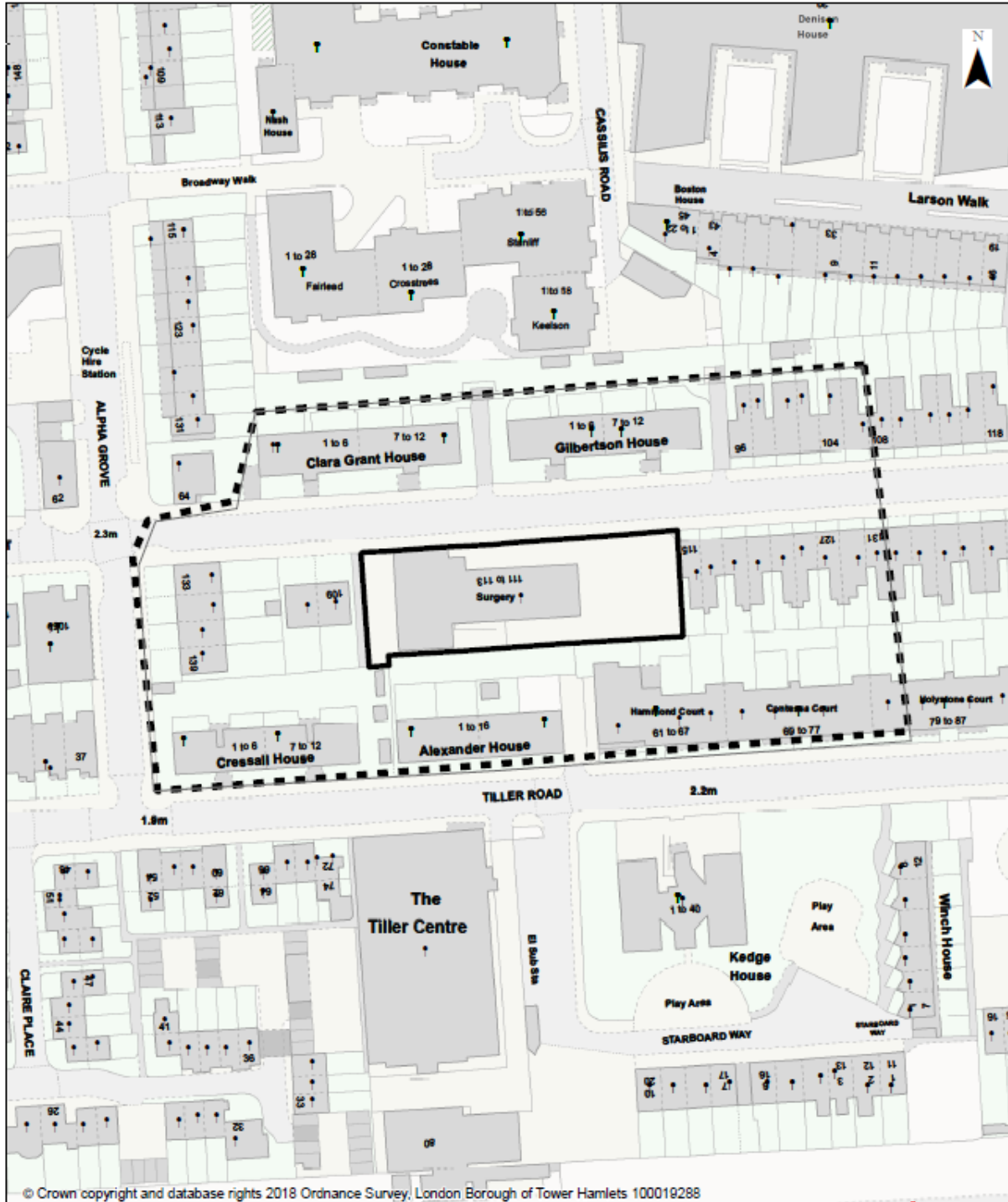
FINANCIAL CONSIDERATIONS

- 9.14. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires that in determining planning applications, the authority shall have regard to (amongst other things) any local finance considerations, so far as material to the application.
- 9.15. The proposed development is not of sufficient size to require a S106 legal agreement

CONCLUSION

10.1 All other relevant policies and considerations have been taken into account. Planning permission should be **refused** for the reason set out in RECOMMENDATION section of this report.

Appendix 1: Site plan



Scale @ 1:1,030
10 5 0 10 20 30 Meters

Planning Application Site Map PA/18/00424

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.



GIS for
Place Directorate
LONDON BOROUGH OF TOWER HAMLETS
Date: 05/06/2018

