

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE – 20 DECEMBER 2018

UPDATE REPORT OF THE DIVISIONAL DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
4.2	PA/18/03268	Regency Court, 10 Norman Grove, London, E3 5EG	Demolition of the existing building and redevelopment to provide 32 residential dwellings (Class C3) with new hard and soft landscaping, ancillary servicing and plant, car and cycle parking, and associated works.

1.0 ADDITIONAL REPRESENTATION

1.1 The Council has received two additional objections from local residents. The objections raised are summarised below:

- Demolition of existing building is a waste of money and over development
- Proposed building is too high
- 1 and 2 bed units would encourage a transient population
- Noise, traffic and pollution
- Overcrowding and use of Norman Grove as access to Roman Road would be exacerbated
- Overlooking and noise caused by proximity of windows and balconies

1.2 As discussed in the main report, the proposed development would not result in any undue impacts with regards to traffic. Issues regarding housing mix, design and amenity impact have also been addressed.

1.3 1 representation has also been received from Councillor Whitehead regarding:

- Measures which can be taken to prevent replacement of windows to voids with doors to allow access
- Measures which can be taken to prevent living rooms being switched with bedrooms on Norman Grove
- Measures which can be taken to prevent front yards being converted to parking spaces
- Measures which can be taken to prevent the 2nd floor second back on Norman Grove from being turned into a balcony
- More variation to the brickwork on Norman Grove and Saxon Road
- Disruption caused by cumulative impacts of redevelopment of sites at 10 and 12 Norman Grove.

1.4 If planning permission were to be granted it would be subject to a planning condition requiring the development to be carried out in accordance with the

approved plans. Any changes to the layout during the construction process would require the agreement of the Council. The history of this application and the negotiations to respond to residents and members' concerns would be a factor in assessing such requests.

- 1.5 With regards to construction works, if permission is granted, there would be a three year period in which the development could be commenced (subject to discharge of any pre-commencement conditions). The council could not oblige a developer to implement a development within a certain time or indeed to implement it at all. This also applies to any future permission granted on the neighbouring site, however in terms of managing cumulative impacts, the construction management plan for the neighbouring site would take into account the status of the Regency Court site and its own construction management plan to set out how the cumulative impacts of the two developments could be managed and mitigated.

2 RECOMMENDATION

- 2.1 Officer recommendation remains that planning permission should be GRANTED for the reasons set out in the main report.