

DEVELOPMENT COMMITTEE. 4 SEPTEMBER 2023
UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/23/00513	5 th Floor, 34 Westferry Circus, E14 8RR	Proposed roof extension with the creation of an external terrace space with outdoor seating to existing restaurant and new plant

1.This report is withdrawn from the agenda by the Director of Planning and Building Control to allow for the required third party notification process to be carried out.

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/23/00719	Rich Mix, 35-47 Bethnal Green Road, E1 6LA	Provision of a new pedestrian entrance to the Rich Mix from Redchurch Street, with construction of a new single-storey entrance pavilion in the rear yard, provision of outdoor seating, parking bays and relocation of existing plant.
	PA/23/00720	Rich Mix, 35-47 Bethnal Green Road, E1 6LA	Material Amendment sought to vary Condition No.7 (servicing and loading area), Condition No. 9 (access doors) and No. 10 (deliveries) to planning permission (Ref: PA/02/00876) granted 25/03/2004 for “Refurbishment of existing building to provide an arts centre (for the improvement of inter-cultural understanding) including provision of music, IT education, performing and visual arts, a new 3 screen cinema together with the erection of a rear five storey building and roof level enclosures”

1. ADDITIONAL REPRESENTATION

- 1.1 An additional representation has been received from a neighbour at no. 89 Redchurch Street with comments on the development committee report.
- 1.2 The first comment refers to the Executive Summary of the report, which includes the sentence, “Located opposite the Rich Mix on Redchurch Street are a series of commercial premises on the ground floor, which serve the general public with the upper floors serving as residential.”
- 1.3 The representation comments that one of the properties opposite, no. 89 Redchurch Street, doesn’t have a commercial use on the ground floor. Therefore, this sentence ought to read: “Located opposite the Rich Mix on Redchurch Street are predominantly commercial premises on the ground floor, which serve the general public with the upper floors serving as residential.”
- 1.3 Notwithstanding the minor discrepancy in the executive summary, the application has been assessed against the surrounding mix of land uses including the presence of residential uses on the ground and upper floors of nearby buildings.
- 1.4 The second comment states that an open enforcement investigation is missing from the ‘RELEVANT PLANNING HISTORY’. The enforcement history is provided for context only and following a comprehensive check of the planning history there are no enforcement cases missing from the committee report.

2. ADDITIONAL CONDITIONS

- 2.1 The following two planning conditions are to be added to Section 8.6 (Planning Conditions) of the committee report:

- 2.2 Operation of the proposed mechanical plant shall not commence until submission and approval of a post-verification report confirming the approved noise levels have been achieved.
- 2.3 No amplified music or other sound to be played outside the building.

3. RECOMMENDATION

- 3.1 The recommendation remains to **grant planning permission** subject to the conditions in the report and the additional conditions referenced above.