

# DEVELOPMENT COMMITTEE

19<sup>th</sup> October 2011 at 7:00 pm

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## UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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### INDEX

Agenda item no	Reference no	Location	Proposal
7.3	PA/11/01717	249-251 East India Dock Road, London	<p>Variation of conditions 2 (no audible noise) , 4 (no more then 50 people) and 5 (hours of operation) of planning permission PA/07/165 dated 02/05/07 which allowed the continued use of premises as a place of worship.</p> <p>The proposed variations are:</p> <p>2. Any speech, sound or music generated shall not be audible within neighbouring residential premises</p> <p>4. To increase the number of visitors to no more than 250. (Condition 4 currently imposes a limit of 50 people)</p> <p>5. To extend the hours of operation from the current approved hours of 9am and 10pm Monday to Saturday, and between 11am and 10pm on Sundays.</p> <p>to the following hours: Mondays to Thursday : 10am to 11pm Fridays : 10am to 12am (midnight) Saturdays: 10am to 11pm and; Sundays 11am to 11pm.</p>
7.6	PA/11/00505	21 Plumbers Row, London	<p>Two storey set back extension to the roof of an existing six storey building to create 5 dwellings (3 x 1 bed and 2 x 2 bed), together with an extension to the 5th floor plus bicycle parking and refuse/recycling facilities.</p>

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<b>Agenda Item number:</b>	7.3
<b>Reference number:</b>	PA/11/01717
<b>Location:</b>	249-251 East India Dock Road, London
<b>Proposal:</b>	<p>Variation of conditions 2 (no audible noise) , 4 (no more than 50 people) and 5 (hours of operation) of planning permission PA/07/165 dated 02/05/07 which allowed the continued use of premises as a place of worship.</p> <p>The proposed variations are:</p> <p>2. Any speech, sound or music generated shall not be audible within neighbouring residential premises</p> <p>4. To increase the number of visitors to no more than 250. (Condition 4 currently imposes a limit of 50 people)</p> <p>5. To extend the hours of operation from the current approved hours of 9am and 10pm Monday to Saturday, and between 11am and 10pm on Sundays.</p> <p>to the following hours:</p> <p>Mondays to Thursday : 10am to 11pm  Fridays : 10am to 12am (midnight)  Saturdays: 10am to 11pm and;  Sundays 11am to 11pm.</p>

## 1.0 Additional Representations

- 1.1 One additional letter of representation has been received from an existing objector to the application. The letter questioned the petition in support of the application raising the following issues:
- Some signatories did not put their full address on the petition
  - The petition contained signatures from people from outside of the borough
  - The petition does not mention the proposed change in conditions and residents who signed the signature may not be fully aware of the proposals.
- 1.2 This matter has also been raised by a Member of Parliament, who has raised additional concerns regarding the impact of the proposed variation of conditions on the amenity of local residents, in terms of noise and parking.
- 1.3 Officer comment - *These queries regarding the petition have been noted.. In order to be clear the following is a detailed breakdown of the petition in support of the application.*

*The petition contained around 740 signatories of which around 140 were duplicates and around 307 signatories either lived outside the borough or did not give their full address. Given the petition did contain more than 20 signatures from Tower Hamlets residents, it was considered valid.*

*With regards to the comments made by the Member of Parliament, the impact of the development on parking and local residents has been discussed in the main report.*

## 2 RECOMMENDATION

- 2.1 The recommendation remains unchanged.

<b>Agenda Item number:</b>	7.6
<b>Reference number:</b>	PA/11/00505
<b>Location:</b>	21 Plumbers Row, London
<b>Proposal:</b>	Two storey set back extension to the roof of an existing six storey building to create 5 dwellings (3 x 1 bed and 2 x 2 bed), together with an extension to the 5th floor plus bicycle parking and refuse/recycling facilities.

## 1.0 Additional Representations

1.1 Three additional letters of representation have been received from an existing resident who has objected to the application. The following issues were raised within the letters;

- Reduction of natural light when scaffolding is erected
- Reliability of lift
- Plumbers Row is hugely over populated
- All the building continue to increase upwards
- The freeholder has a history of building sub-standard buildings, costing the leaseholders thousands of pounds
- Maintenance problems
- The disruption to the existing tenants has not been factored into this planning application
- The existing properties will diminish in value
- Impacts during construction works
- Loss of Sunlight and daylight

Officer comment- *The above issues have been addressed within the officer report.*

## 2 RECOMMENDATION

2.1 The recommendation remains unchanged.