

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

16TH June 2010 at 6.30 pm

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
9.1	PA/10/00352 and PA/10/00353	Harpley School, 110 Globe Road, London, E1 4DZ	Erection of new sports hall and associated storage located to the north east of the site adjoining Tollet Street ; construction of new six bay car park with new entrance from Tollet Street; refurbishment of existing building to include introduction of full height light well; provision of additional bicycle parking and new landscaping. Plus external seating at ground floor level facing Massingham Street.
10.1	PA/10/00100	Bancroft Local History And Archives Library, 277 Bancroft Road, London, E1 4DQ	Works in connection with the upgrade of fire escape, works to doors & screens, and fire compartmentalisation of basement. Upgrade of mechanical and electrical services and fire alarms with emergency lighting and escape signage. Provision of a new wc for disabled persons. Alterations to front entrance consisting of a new lobby and ramp

Agenda Item number:	9.1
Reference number:	PA/10/00352 and PA/10/00353
Location:	Harpley School, 110 Globe Road, London, E1 4DZ
Proposal:	Erection of new sports hall and associated storage located to the north east of the site adjoining Tollet Street ; construction of new six bay car park with new entrance from Tollet Street; refurbishment of existing building to include introduction of full height light well; provision of additional bicycle parking and new landscaping. Plus external seating at ground floor level facing Massingham Street.

1 SUMMARY

Further Objections

- 1.1 Following publication of the original committee report, a further four objections from previous objectors have been received.
- 1.2 In summary, these objections have reiterated issues addressed in the original committee report. Specifically, they raise the following issues;
 - Anti social behaviour (Officer comment: this is discussed in paragraphs 8.1-8.3 in the main report)
 - On-street parking (Officer comment: this is discussed in paragraphs 7.110-7.130 in the main report)
 - Impact on the Carlton Square Conservation Area. (Officer comment: this is discussed in paragraphs 7.45 – 7.57 in the main report)
 - There is no need to build this Sports Hall in a time of austerity (Officer comment: This is not a material planning consideration)
 - The proposed lightwell will result in a loss of classroom space: Officer comment: the internal works to create the sports hall facility do not require planning permission as such, the Council has limited control of this item)
 - Lack of community use (Officer comment: The sports hall facilities will be available to local residents outside school hours and during the weekends. Similar arrangements exist around other schools including Langdon Park.)
 - Inappropriate design of the extension (Officer comment: the design of the extension is discussed in paragraphs 7.07-718 of the main report and in summary considered acceptable)
 - The outdoor seating location is not appropriate. (Officer comment: the location of the outdoor seating area within the curtilage of the site is considered to be suitably screened by existing school walls and is considered to make good use of this space. As such, the planning department have no objection to the siting of the outdoor seating Area. Furthermore, given

seating is ancillary to the school, planning permission would not be required for the use of this space as seating.)

- 1.3 In addition to this, additional objections have been raised resulting from a meeting between residents and school headmasters have been received. The objector states the Headmaster of the school has suggested alternative locations of the sports hall and car park. However, given the Headmaster has not objected to the application, the Council considers limited weight should be given to these views. In any case, officers have considered the locations proposed and consider them to be acceptable.
- 1.4 Despite these further objection, the Officer still consider that the analysis of the application, contained within the original report, remains relevant and sound. There are no objections that have changed Officers opinions on this application. As such, they do not consider a change in recommendation is required.

2 RECOMMENDATION

- 2.1 All these matters have been raised and addressed within the scope of the committee report and were found acceptable.
- 2.2 The Councils recommendation is unchanged

Agenda Item number:	10.1
Reference number:	PA/10/100
Location:	Bancroft Local History And Archives Library, 277 Bancroft Road, London, E1 4DQ
Proposal:	Works in connection with the upgrade of fire escape, works to doors & screens, and fire compartmentalisation of basement. Upgrade of mechanical and electrical services and fire alarms with emergency lighting and escape signage. Provision of a new wc for disabled persons. Alterations to front entrance consisting of a new lobby and ramp

1.0 Typological Error

1.1 There is a typographical error in paragraph 8.8 which should read:

‘v) Proposed new ramp, rails and new entrance are not sympathetic to the original building. (Officer comment: This is addressed in part **9** of this report.)’ Instead of:

‘v) Proposed new ramp, rails and new entrance are not sympathetic to the original building. (Officer comment: This is addressed in part 8 of this report.)’

2.0 Additional Representations.

2.1 Following publication of the original committee report, a further objection on behalf of the Tower Hamlets Local History Library & Archives at Bancroft Road has been received

2.2 The objection raises disagreements with different sections of the report as outlined.

2.3 1. Paragraph 7.7 of the report is an incorrect and an inadequate response. (Officer comment: Paragraph 7.7 is the Councils response to the advice given by English Heritage. It states *‘The fanlight does not form part of these works; and therefore cannot be considered as part of this application. However, the applicant has agreed that it should be considered in later phases when further funding is available.’*

2.4 This statement is factually correct. Furthermore the applicant has responded as follows: New doors at full height (i.e. taller, replacing the fan light window above the doors, a later addition) could be purchased and hung at additional expense to the Council if extra funds to do this are made available. However, they are not affordable within the Phase 1 budget. Restoring the historic features of the front doors has not been prioritized for Phase 1 as they are a cosmetic feature and not part of the essential health & safety works required for the safe occupation of building.

2.5 2. Lack of involvement from a Heritage Access Consultant: Officer comment:

this applicant has been assessed by the Council's Conservation Officer and Access officer and both consider the proposal is acceptable.

- 2.6 4. Inappropriate landing and side ramp. Officer comment: The design and location of the ramp, including the use of materials have been considered acceptable by Council officers and have taken on board the advice given by the English Heritage.

3 **RECOMMENDATION**

- 3.1 All these matters have been raised and addressed within the scope of the committee report and were found acceptable.
- 3.2 The Council's recommendation is unchanged

Agenda Item number:	8.3
Reference number:	PA/09/01672 (TH3762J)
Location:	Boundary Gardens, Arnold Circus, E2
Proposal:	Repair and restoration of the bandstand including roof tiles, ceiling slats, gutter & rain water pipes; replacement of burnt sections of timber structure; cleaning and restoration of finial, repainting timber faces (deep Brunswick green original colour); replace existing damaged shiplap panelling with timber posts and install a new ceiling mounted luminaire. Renovation of railings and steps. New garden seats, bins etc. Installation of water and electricity supply to gardens and bandstand.

1.0: The title in the agenda item for the above application should read 'Listed Building Application' instead of 'Town Planning Application'.