

**BOROUGH OF TOWER HAMLETS**

# **DEVELOPMENT COMMITTEE**

18<sup>TH</sup> August 2010 at 5.30 pm

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**UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL**

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<b>Agenda item no</b>	<b>Reference no</b>	<b>Location</b>	<b>Proposal</b>
7.1	PA/10/00037	Rochelle School, Arnold Circus, London, E2 7ES	Continued use of Rochelle Canteen (use class A3), independent of the Rochelle Centre with ancillary off - site catering operation.
7.2	PA/10/01177	Site at 1-3 Muirfield Crescent and 47 Milharbour, London	Application to replace extant planning permission in order to extend the time limit for implementation of Planning Permission ref: PA/06/893 [Outline permission to provide 143 residential units in buildings up to 10 storeys in height with an A1 and A3 use at ground floor level with reconfiguration of existing basement car parking, associated servicing and landscaping].
7.3	PA/10/00774	Radford House, St Leonards Road, London	Erection of a mansard roof extension to existing building to provide three flats comprising one x one bedroom and two x two bedroom flats and the erection of a lift shaft to the rear.

<b>Agenda Item number:</b>	7.1
<b>Reference number:</b>	PA/10/00037
<b>Location:</b>	Rochelle School, Arnold Circus, London, E2 7ES
<b>Proposal:</b>	Continued use of Rochelle Canteen (use class A3), independent of the Rochelle Centre with ancillary off - site catering operation.

## 1 SUMMARY

### Additional reasons for approval

- 1.1 The Council would like to include the following reasons for approval to be read in conjunction with section 2 (Summary of material planning considerations)
- 1.2 2) The proposed change of use is not considered to have an adverse impact on the character and appearance of the Boundary Estate Conservation Area. As such the proposal is considered acceptable and in line with policy CON2 of the Council's Interim Planning Guidance (2007), which seeks to ensure development proposals preserve the setting of the Boundary Estate Conservation Area.
- 1.3 3) Subject to condition 3 (implementation of the service management plan) transport matters, including access and servicing, the proposal is considered acceptable and in line with saved policies DEV1 and T16 of the adopted Unitary Development Plan (1998) and policies DEV17 and DEV19 of the Interim Planning Guidance (2007). These policies seek to ensure developments can be supported within the existing transport infrastructure.

### Paragraph 3.1 - Typological error

- 1.4 There is a typographical error in paragraph 8.10 which should read:  
 "That the Committee resolve to GRANT planning permission". Instead of  
 "That the Committee resolve to GRANT planning permission and conservation area consent."

### Hours of operation

- 1.5 There appears to be some confusion with regards to the hours of operation proposed. To clarify the hours of operation proposed are ;

Use	Monday to Friday	Saturdays	Sundays and Bank holidays
Canteen	9.30am to 4pm	Not applicable.	Not applicable
Off site Catering	7.30am to 11pm	Not applicable	Not applicable

### Paragraph 8.21 - Typological error

- 1.6 There is a typographical error in paragraph 8.21 which should read:  
 "The use of the cafe is established, having been in operation since **2006**." Instead of;  
 "The use of the cafe is established, having been in operation since 2005".

## 2 RECOMMENDATION

- 2.1 The Councils recommendation remains unchanged.

Agenda Item number:	7.2
Reference number:	PA/10/1177
Location:	Site at 1-3 Muirfield Crescent and 47 Millharbour, London
Proposal:	Application to replace extant planning permission in order to extend the time limit for implementation of Planning Permission ref: PA/06/00893 [Outline permission to provide 143 residential units in buildings up to 10 storeys in height with A1 and A3 uses at ground floor level with reconfiguration of existing basement parking, associated servicing and landscaping].

## 1. ADDITIONAL REPRESENTATIONS

- 1.1 The Environment Agency have now confirmed that they are satisfied with the submitted Flood Risk Assessment and have withdrawn their objection, subject to a planning condition specifying minimum finished floor levels.

*Comment: An additional planning condition will be imposed as per Environment Agency's requirement.*

## 2 RECOMMENDATION

- 2.1 Recommendation remains approval.

<b>Agenda Item number:</b>	7.3
<b>Reference number:</b>	PA/10/00774
<b>Location:</b>	Radford House, St Leonards Road, London
<b>Proposal:</b>	Erection of a mansard roof extension to existing building to provide three flats comprising one x one bedroom and two x two bedroom flats and the erection of a lift shaft to the rear.

## **1 SUMMARY**

### Point of clarification

- 1.1 The Council would like to clarify that the proposed description should also include a rear lift extension to facilitate the proposal, as shown on the submitted plans.

## **2 RECOMMENDATION**

- 2.1 The Council's recommendation remains unchanged.