

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

1st June 2011 at 7:00 pm

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
9.1	PA/11/00206	17 Calvert Avenue	Retrospective application for the change of use from A1 retail to A3 cafe.
9.2	PA/11/00227	22 Fournier Street	Refurbishment, alteration and extension of the building to form a single residential unit. The work includes the construction of an additional storey at 3rd floor level and a new roof terrace garden at 1st floor level to the rear.

Agenda Item number:	9.1
Reference number:	PA/11/00206
Location:	17 Calvert Avenue
Proposal:	Retrospective application for the change of use from A1 retail to A3 cafe.

1. ADDITIONAL REPRESENTATIONS

Additional representations

- 1.1 Three additional letters has been received supporting the proposal for the following reasons:
- The proposal causes no parking issues
 - The change of use provides local residents with a local facility
 - It provides natural surveillance on the street improving the feeling of safety
 - And does not cause anti-social behaviour issues.
- 1.2 One petition containing 47 signatures has been submitted against the application on the ground that the café is not appropriate within its location.

Additional comments from Environmental Health

- 1.3 A complaint was sent to Environmental Health Food and Safety regarding the smell arising from the application site.
- 1.4 In response to this complaint, on 18th May 2011 the premise was inspected by Environmental Health who noted that there was very minimal cooking on site, thus there was no need for mechanical ventilation. The Environmental Health Officer also commented that no animal waste products were generated by the use and thus there is no need for a waste transfer licence. Overall, they advised that there was no odour nuisance being caused.

2. RECOMMENDATION

- 2.1 The recommendation remains unchanged.

Agenda Item number:	9.2
Reference number:	PA/11/00227
Location:	22 Fournier Street
Proposal:	Refurbishment, alteration and extension of the building to form a single residential unit. The work includes the construction of an additional storey at 3rd floor level and a new roof terrace garden at 1st floor level to the rear.

1. ADDITIONAL REPRESENTATIONS

Additional representations

- 1.1 One additional letter has been received from a resident who has objected to the original application. The new letter raised the following issues:

1. The noise affect on seven stars yard has not been given due consideration or any other affect on the amenity of 5 Seven Stars Yard in terms of noise from the terrace and the lower and ground floors of the development. (Officer comment: The amenity impact of the terrace was assessed in relation to all adjacent properties including 5 Seven Stars Yard.

Given the design, screening and distance of the terrace there will be no adverse impacts on 5 Seven Stars Yard in terms of noise. Internally, planning permission is not required to change the room's uses within the application site, as it is controlled by the Building Control process)

2. The proposed roof terrace is out of character with the area and would cause noise disruption, particularly to us as one of the adjoining properties. (Officer comment: This has been assessed in the main report to committee and has been considered acceptable.)

3. The addition of an entrance at basement level would mean that this property could potentially be split into two properties. This is not in keeping with the houses on Fournier Street (Officer comment: This is not proposed as part of the application, but rather allows for a secondary means of escape as required by Building Control regulations. If this was proposed at a later date planning permission would be required)

Typological Error

- 1.2 Paragraphs 4.7 and 8.13 refer to the property to the rear of the site as 'Seven Sisters Yard' this is incorrect and should read 'Seven Stars Yard'

2. RECOMMENDATION

- 2.1 The recommendation remains unchanged.