

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

14TH April 2011 at 7:00 pm

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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Agenda item no	Reference no	Location	Proposal
7.1	PA/10/2091	438-490 Mile End Road, E1.	Amendments to planning application reference PA/09/01916 for demolition of existing structures and erection of new building ranging from 3 to 9 storeys to provide a new education facility comprising: teaching accommodation and associated facilities; student housing; cycle, car-parking, refuse and recycling facilities being: (a) revised refuse storage arrangements; (b) revised arrangements for bike storage; and (c) revised main entrance door configuration..

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1. Response to re-consultation.

- 1.1 Following the amendments to the scheme, the Council re-consulted all residents on the amended proposal. Consultation closed on the 5th April 2011. A copy of the consultation letter is below. No further representations have been received.

2 Errors in the report

- 2.1 There is an error at paragraph 6.3 on page 29 of the report. This paragraph has been amended and should read.
- 2.2 “Whilst the reduction in student units reduces the pro-rata (£224,000) s.106 contribution currently being offered as part of the deferred scheme, members are also reminded that the health contribution of £54,835 was an additional sum that was not previously secured in the approved scheme of the 2 February 2010 and will also not apply to this amended scheme being brought to this committee.”
- 2.3 Paragraph 3.2 (9) should read 60sq metres (approx. 600sq feet) instead of 600sq metres.

3. RECOMMENDATION

- 3.1 The officer’s recommendation remains unchanged.

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22 March, 2011

The Owner/Occupier
Owner Occupier
Owner Occupier
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Application Number: PA/10/02091

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010**

Dear Sir/Madam,

Location: Site at 438 - 490 Mile End Road, Mile End Road, London
Proposal: Demolition of existing structures and erection of new buildings ranging between 3 and 10 storeys to provide a new education facilities comprising: teaching accommodation and associated facilities; student housing; cycle and car-parking; and refuse and recycling facilities.

This application was reported the Strategic Development Committee on the 20th January 2011 where members were minded to refuse the application because of concerns over:

- The increase in height, bulk and scale of the new application and the potential impact of the increased density on the local community.
- Inappropriate design of the development and overdevelopment.
- The impact of the new application on Policies 4B.1' 4B.9 and 4B.10 of the London Plan 2008.

In accordance with Development Procedure Rules, the application was deferred to enable officers to prepare a supplementary report to a future meeting of the Committee setting out proposed detailed reasons for refusal and the implications of the decision.

The applicant has since amended the scheme to remove the additional units of students accommodation, and this has resulted in the omission of the top floor to the western half of the development and the infill block adjacent to Lindop house. The proposal now seeks to retain only the minor amendments submitted as part of the application which include revised refuse storage arrangements, revised arrangements for bike storage; and a revised main entrance door configuration.

If you have any views on the proposal, please write to me at the above address by 05/04/2011. All comments received will be taken into account before making a decision.

Please phone the Planning Service on 020 7364 5009 if you want any information about the proposal. The application and drawings may be viewed at the Planning Office between 9am and 5pm Mondays to Fridays. The information is also available on the Council's web site at www.towerhamlets.gov.uk.

Please note that if you write to us about this application, your letter will become a public document.

Yours sincerely,



Jerry Bell
Strategic Applications Manager