

Committee: Development	Date: 10/07/2012	Classification: Unrestricted	Agenda Item No:
Report of: Corporate Director of Development and Renewal		Title: Planning Application for Decision	
Case Officer: Monju Ali		Ref No: PA/12/00706	
		Ward(s): Mile End and Globe Town	

1. APPLICATION DETAILS

Location: 1-26 Emmott Close, London, E1 4QN
Existing Use: Residential block of flats
Proposal: Refurbishment works consisting of external repairs to the fabric of the residential building and installation of a communal satellite dish on the roof.

Drawing Nos: 2902_D06_PL01 REV. P2 – OS location plan and existing elevations
2902_D06_PL02 REV. P4 – Existing elevations
2902_D06_PL03 REV. P6 – Proposed elevations
MSC\2153_1 REV. A – Existing windows
MSC\2153_2 REV. C – Existing windows
MSC\2153_3 REV. C – Existing windows
MSC\2153_8 – Existing windows
MSC\2153_5 REV. B – Proposed windows
MSC\2153_6 REV. C – Proposed windows
MSC\2153_7 REV. C – Proposed windows
MSC\2153_9 REV. A – Proposed windows
2902_D06_PL31 REV. P1 – Entrance canopy elevation
2902_PL32 REV. P1 – Entrance canopy section
2902_PL20 REV. P1 – Proposed door elevations
2902_PL22 REV. P1 – Proposed door detail section
00363/EL/100 REV. A – TV & Satellite arrangement

Supporting Documents: Design & Impact Statement, Letter from Anglian Building Products, dated 24th February 2012, with UPVC and Timber pricing options, Technical Data Sheet – Anglian windows, Ocean Estate TV Communal Works Specification, dated 29th October 2010 and Securidor Specifications dated 17th January 2011.

Applicant: Wates Group Ltd
Owners: London Borough of Tower Hamlets
Historic Building: N/A
Conservation Area: N/A

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

2.1 The local planning authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Unitary Development Plan, associated supplementary planning guidance, the

LOCAL GOVERNMENT ACT 2000 (Section 97) LIST OF BACKGROUND PAPERS USED IN THE DRAFTING OF THIS REPORT

Brief Description of background papers:	Tick if copy supplied for register	Name and telephone no. of holder:
Application, plans, adopted UDP. draft LDF and London Plan		Eileen McGrath 020 7364 5321

London Plan and Government Planning Policy Guidance and has found that:

1. The proposed refurbishment, repair works and installation of satellite equipment, would be of an appropriate design and scale in keeping with the existing residential building. This is in accordance with saved policies DEV1, DEV9 and DEV10 of the Unitary Development Plan (1998), Policy DEV2 of the Interim Planning Guidance: Core Strategy and Development Control Plan (October 2007), emerging policy DM24 of the Managing Development Plan Document (May 2011) and policy SP10 of the Adopted Core Strategy which seek to ensure appropriate design and to encourage the introduction of communal communications equipment.

2. The proposed satellite equipment, refurbishments and repair works would have no significant impacts upon residential occupiers, their amenity or the visual amenity of the surrounding area. As such, the proposal therefore accords with saved policy DEV2 of the Unitary Development Plan (1998), policy SP10 of the Adopted Core Strategy (2010), Policy DEV1 of the Interim Planning Guidance (October 2007) and emerging policy DM25 of the Managing Development Plan Document (May 2012), which seek to protect the amenity of residential occupiers and the environment of the borough generally.

3. RECOMMENDATION

3.1 That the Committee resolve to **GRANT** planning permission subject to conditions.

3.2 That the Corporate Director Development & Renewal is delegated power to impose conditions and informatives on the planning permission to secure the following matters:

3.3 Conditions

3.4 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Schedule to this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

3) Any existing satellite dishes located on the buildings shall be removed following the installation of the approved communal dishes.

Reason: To avoid the accumulation of an unnecessary clutter of satellite/aerials on the buildings and the consequential damage to the visual amenity of the environment in accordance with Saved Policies DEV1 and DEV10 of the Unitary Development Plan (1998) which seek appropriate visual appearance in the borough.

4) The proposed repair and refurbishment works shall not take place other than between the hours of: -

- 0800 -18:00 Hours, Mondays – Fridays only

Reason: To safeguard the amenity of existing and adjacent residents and the area generally and to accord with policy SP10(4) of the Adopted Core Strategy (2010) and policy DEV2 of the Tower Hamlets Unitary Development Plan 1998.

5) Any other planning condition(s) considered necessary by the Corporate Director of

Development & Renewal.

3.5 **Informative:**

1) The installation of any external cabling required to connect the proposed communal TV aerial system on this block will be brown in colour.

2) The applicant has agreed that to minimise disruption and safeguard the amenity of existing and adjacent residents and the area generally during the 2012 Olympic and Para-Olympic Games. The approved repair and refurbishment works will not take place during the period of 2012 Olympic and Para-Olympic Games, ranging from the dates (26th July 2012 to 10th September 2012).

4. **PROPOSAL AND LOCATION DETAILS**

Proposal

4.1 The application seeks permission for refurbishment works consisting of external repairs to the fabric of the residential building and installation of a communal satellite dish on the roof. The works include the following:

- 1) drainage repairs
- 2) refuse storage repairs
- 3) roof repairs
- 4) balconies and walkways repaired,
- 5) lighting protection system replaced
- 6) TV aerial system replaced with communal dish
- 7) installation of new communal area
- 8) windows and balcony doors replaced with new UPVC units
- 9) front entrance doors replaced with new GRP units
- 10) entrance controlled entry system replaced

4.2 **Site and Surroundings**

4.3 The site in question is No.1-26 Emmott Close, a 1970's four storey housing block of flats located west of the Grand Union Regents Canal and within the Ocean Housing Estate grounds in Stepney Green. The majority of occupiers have exercised their right to buy and are leaseholders.

4.4 No 1-26 Emmott Close is located within the Mile End and Globe Town Ward of the Borough and is not within a conservation area. There are no listed buildings within the immediate vicinity of the site. The surrounding area is predominantly residential in character.

4.5 Currently the block comprises of a mixture of external timber and uPVC framed windows and doors. The existing windows comprise of various 'tilt and turn' style windows of different sizes with panel sections underneath. The rear elevation also includes Juliet balconies. The block has two communal shared entrance doors to the north and south of the site. The upper floor has a front walkway leading to individual entrance doors.

4.6 This application for the general refurbishments and replacements to the block forms part of a larger estate regeneration project which is being carried out across the Ocean Housing Estate.

4.7 **Planning History**

4.8 Planning application ref. PA/11/02600 for No.1-26 Emmott Close with the same proposal was withdrawn on 16th February 2012, due to inaccuracies in the proposed plans and a further delay with the applicant's decision to change the previous window contractor.

4.9

Within the Ocean Housing Estate planning permission has been granted for general refurbishment works, which forms part of a larger estate regeneration project and is similar to the proposal for Emmott Close.

PA/11/02744 – No.1-12 Morecambe Close, dated 23/11/2011
PA/11/02743 – No.25 - 36 Morecambe Close, dated 23/11/2011
PA/11/02742 – No.37 - 48 Morecambe Close, dated 23/11/2011
PA/11/02740 – No.49 - 63 Morecambe Close, dated 23/11/2011
PA/11/02714 – No.13 - 24 Morecambe Close, dated 23/11/2011
PA/11/02713 – No.33 – 44 Rectory Square, dated 01/12/2011
PA/11/02603 – No.1 – 20 Sandalwood Close, dated 08/11/2011
PA/11/02332 – No.1-6 Grand Walk, dated 27/10/2011
PA/11/02333 – No.7-15 Grand Walk, dated 27/10/2011
PA/11/02334 – No.16-22 Grand Walk, dated 01/09/2011
PA/11/01856 – No.1-6 Union Drive, dated 27/10/2011
PA/11/01851 – No.7-11 Union Drive, dated 27/10/2011
PA/11/01853 – No.12 – 20 Canal Close, dated 01/11/2011
PA/11/02595 – Ionian House, dated 08/11/2011
PA/11/02591 - Timor House, dated 09/11/2011
PA/11/01852 – Panama House, dated 27/10/2011

5. POLICY FRAMEWORK

5.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

5.2 **Adopted Core Strategy (September 2010)**

Policies: SP10 Creating distinct and durable places

5.3 **Unitary Development Plan (as saved policies 1998)**

Policies: DEV1 Design
DEV2 Amenity
DEV10 Satellite dishes

5.4 **Interim Planning Guidance for the purposes of Development Control (2007)**

Policies: DEV1 Amenity
DEV2 Design

5.5 **Managing Development Plan Document (May 2012)**

Policies: DM24 Place sensitive design
DM25 Amenity

5.6 **Community Plan** The following Community Plan objectives relate to the application:
A better place for living well

6. CONSULTATION RESPONSE

6.1 The views of officers within the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

The following were consulted regarding the application:

6.2 London Borough of Tower Hamlets - Development Design and Conservation

6.3 No objections raised based on the principle of refurbishment and repair works. The choice of materials in principle is considered acceptable.

6.4 **Officer comment:** Given the block has several mix types of windows and doors already in situ, the Urban Design officer has raised no specific objections as the proposed refurbishment works will improve the general appearance of the building as a whole.

6.5 London Borough of Tower Hamlets – Head of Building Control

6.6 No objections to the proposed works in principle.

7. LOCAL REPRESENTATION

7.1 A total of 51 neighbouring properties within the area shown on the map appended to this report were notified about the application. A site notice was displayed on site. Further, notification letters were sent to objectors from the withdrawn application PA/11/02600.

7.2 The total number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 33 Objecting: 30 Supporting: 0 Duplicated: 3
No of petitions received: None.

7.3 The following issues were raised in objection that are addressed in the next section of this report:

- 7.4
- Unacceptable design with regards to the use of UPVC windows. Timber framed windows would be more affordable and in keeping with the block
 - **(Officer Comment:** The site is not located within a Conservation Area, nor does the property benefit from any listings, which is where timber or traditional types of windows would be required. The applicant has provided details demonstrating the preference for UPVC which includes affordability, low maintenance, efficient insulator and longer life span. Furthermore, the choice of materials is considered acceptable given the block has several mix types of windows and doors in situ. It is also considered the proposed refurbishment works will improve the general appearance and legibility of the building as a whole. The use of UPVC has also been approved on all other Ocean Housing Estate refurbishment projects.
- 7.5
- Disruption and increased security risks to residents during works being carried out
 - **(Officer Comment:** The proposed level of repair and refurbishment will be carried out by an approved contractor who will require access to the affected properties, it is anticipated there will be some level of disruption, but this will be controlled and kept to a minimum ensuring works are only carried out during appropriate working hours (08:00 – 18:00) Monday – Friday). Failure to comply will be a breach of condition which is enforceable.
- 7.6
- Timing of the proposed works will be disruptive to the 2012 Olympic Games
 - **(Officer Comment:** A start and completion date has not been provided by the applicant. However, the applicant has confirmed no works will be carried out during the 2012 Olympic and Para-Olympic Games, ranging from the dates (26th July 2012

to 10th September 2012) to minimise disruption and protect residential amenity. This will be attached as an informative.

- 7.7
- Maintenance of UPVC is higher than timber
 - (**Officer Comment:** The applicant has provided comparison information of UPVC and timber window units from the supplier Anglian Building Products to demonstrate that UPVC units are generally low maintenance, more affordable and have a satisfactory life span. The costs are identified as below:

<u>Property</u>	<u>PVCu option</u>	<u>Timber option</u>
G/Floor property	£2,969.41 per property	£9,315.44 per property
F/Floor property	£2,471.38 per property	£8,584.38 per property

- 7.8
- Unacceptable cost with non-essential works
 - (**Officer Comment:** The service costs to leaseholders are a management issue between residents and the housing association and not a material planning consideration).

8. MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:

1. Land Use

2. Design

High quality design and impact on the property and surrounding area.

3. Residential and Visual Amenity

Impact on the amenity of occupying residents and the visual impact to the surrounding area.

8.2 Land Use

This application poses no land use implications. The application site will retain its current residential use following the proposed refurbishment works.

8.3 Design

- 8.4 The agent has submitted a design and impact statement relating to the works which states that all repair and refurbishments will be carried out to match as closely with the existing building as possible.

- 8.5 Given the block has several mix types of windows and doors already in situ, the single approach to use UPVC windows and door units will improve the general appearance of the building as a whole.

- 8.6 The individual front entrance doors of the block are to be replaced with new units, which will comprise of one of the following colours following residential consultation: Red, Blue, Green or White. A sample door has been viewed on site with all possible colour options and detailed drawings. It is considered that these are of a high quality, secure design and appropriate colours for the existing estate and would therefore be in keeping with their surroundings.

- 8.7 The existing two controlled communal controlled entrance door systems are all to be replaced with a new canopy and light fitting attached underneath. It is considered that this

work is minor in scale and would be in keeping with the existing building and further create a stronger sense of security and legibility for residents and visitors.

- 8.8 This application seeks permission for a communal satellite dish to be installed on the block roof in order to facilitate a communal dish for all users. The proposed dish would be located upon the roof to the south-west elevation with an associated rig with TV, DAB and FM aerials and would measure less than 1 metre in width.
- 8.9 Satellite dishes and associated cabling on residential blocks are a common site within the Borough. It is considered that the removal of individual dishes from the residential blocks, and the erection of one dish in an unobtrusive location would be preferable in terms of the building's appearance. A condition has been included to ensure all other dishes are removed following the introduction of this communal equipment.
- 8.10 In order to safeguard the appearance of the block, an informative has been included to ensure that the colour of the cabling is brown as suggested within the submitted information.
- 8.11 Other general repairs and improvements throughout the block include balcony walkway repairs, repair of above ground drainage, refuse store repairs and roof repairs. These alterations seek to match as closely as possible the original configuration providing uplift to the property.
- 8.12 The works are required to extend the life-span of the residential block and to ensure that the walkways remain safe. The proposal would also help to maintain the appearance and character of the Ocean Housing Estate for existing and future residents.
- 8.13 For the reasons stated above, it is considered that the proposed refurbishment works, replacements and insertion of canopies to the block would be in keeping with its existing design and appearance. This would be in accordance with saved policies DEV1, DEV9 and DEV10 of the Unitary Development Plan (1998), Policy DEV2 of the IPG (2007), emerging policy DM24 of the Developing Management Plan (2012) and policy SP10 of the Adopted Core Strategy (2010).
- 8.14 **Amenity**
- 8.15 Policy SP10(4) of the adopted Core Strategy (2010) along with Saved Policy DEV2 in the UDP (1998), emerging policy DM25 of the Developing management Plan (2012) and Policy DEV1 of the IPG (2007), seek to ensure that development where possible protects and enhances the amenity of existing and future residents.
- 8.16 The hours of work will be controlled between (08:00 – 18:00) Monday – Friday to protect residential amenity from construction noise and disturbance.
- 8.17 Given the measures being proposed to ensure the development would not result in an unduly detrimental loss of amenity for existing residents or residential neighbours, the proposal is therefore compliant with Policy SP10(4) of the adopted Core Strategy (2010), saved Policy DEV2 of the Unitary Development Plan (1998), policy DM25 of the Developing Management Plan (2012) and Policy DEV1 of the Interim Planning Guidance (2007), which seek to ensure that development proposals protect neighbouring residential amenity.

9.0 CONCLUSIONS

- 9.1 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.