

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

10th July 2012 at 7.00pm

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
6.1	PA/11/2495	4 Wilkes Street E1	Erection of roof extension to provide office space including the creation of a roof terrace together with timber screening to perimeter of roof terrace.
7.2	PA/12/00706	1-26 Emmott Close, London, E1 4QN	Refurbishment works consisting of external repairs to the fabric of the residential building and installation of a communal satellite dish on the roof.
7.4	PA/11/03785	Site at 58-64 Three Colts Lane and 191-205 Cambridge Heath Road, London	<p>Demolition of existing buildings and erection of two high density mixed-use developments in two blocks (i.e. Block A and B) with approximately 1224sqm. of retail and employment uses at ground and mezzanine levels, and 149 residential units in upper floors.</p> <p>Both Block A and B comprises full 6-storeys and part 7-storey, and Block B comprises part 8-storey. Basement of Block A provides plant room and 14 car parking spaces. Basement of Block B provides a separate plant room with access and a stair from an entrance off Buckhurst Street.</p> <p>Creation of service road to Block B with vehicular access from Buckhurst Street and Coventry Road and provision of 9 on-site parking spaces to side of service road.</p>

Agenda Item number:	6.1
Reference number:	PA/11/2495
Location:	4 Wilkes Street E1
Proposal:	Erection of roof extension to provide office space including the creation of a roof terrace together with timber screening to perimeter of roof terrace.

1. ADDITIONAL REPRESENTATIONS

- 1.1 Since the publication of report to committee dated 10th July 2012 the following additional representations have been received:-
- 1.2 A further representation objecting to the proposal has been received from a group of local residents. The letter supports the refusal of the application for the additional reasons given at paragraph 5.2 of the report. The letter was accompanied by a petition containing 33 signatures.
- 1.3 An additional representation in support of proposal has been received from the Applicant. The letter responds to the additional grounds of refusal proposed by residents, and reported at paragraph 4.5 of the main report. The representations include comments that:-
- The current light industrial use could have significant operational impacts;
 - The proposed restriction on hours of operation would limit any amenity impacts from corporate entertaining or similar;
 - The residential properties surrounding the site are sufficiently far away to prevent smoke and odours causing problems;
 - The proposal is sufficiently far from neighbouring properties to prevent adverse impacts in terms of loss of outlook.

2. RECOMMENDATION

- 2.1 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 the main report.

Agenda Item number:	7.2
Reference number:	PA/12/00706
Location:	1-26 Emmott Close, London, E1 4QN
Proposal:	Refurbishment works consisting of external repairs to the fabric of the residential building and installation of a communal satellite dish on the roof.

1. ADDITIONAL REPRESENTATION

- 1.1 Two additional letters of representation have been received on 10th July 2012, which include 1 letter of support and 1 letter of objection.
- 1.2 The letter of support claims the majority of residents from Emmott Close and Sandalwood Close welcome the use of UPVC framed windows and the general works refurbishment works outlined in the Ocean Regeneration Scheme.
- 1.3 The letter of objection claims there has been a lack of consultation with residents, the proposal does not reflect what residents want and the planning report has failed to address all the objection issues.
- 1.4 In particular, the use of UPVC windows has been objected to with regards to costs and life span details cited and further no consideration has been given to the 1970s architectural qualities of the residential block.
- 1.5 The replacement doors have also been objected to on grounds of social division being created between leaseholders and council tenants, whereby it fails to promote social integration.
- 1.6 Section 3.5 of the planning report includes an informative which advises any external cabling required to connect the proposed communal TV ariel system on this block will be brown in colour; however this will now be added as a condition to maintain the visual amenity of the building and surrounding area.
- 1.7 Section 8.10 of the planning report which states '*an informative has been included to ensure that the colour of the cabling is brown*' will be removed and attached as a condition.

2. Officer Comment:

- 2.1 The application has been subject to the statutory consultation process which has included neighbour letters and site notices. Notification letters were also sent to all objectors from the withdrawn application ref. PA/11/02600. In addition, Housing colleagues have also been carrying out separate consultation with residents at local Housing Association meetings to explain the nature of works and to address local concerns.
- 2.2 The objections raised to the use of UPVC is based on costing and life span details, ultimately these are not material planning considerations and the use of UPVC has been approved to surrounding residential blocks as part of the Ocean Regeneration Scheme as a whole. Further the application block is not designated within a conservation area and nor is the building listed.
- 2.3 The replacement doors are proposed for all council residents of Emmott Close; in addition the Council has a responsibility to ensure properties are safe and secure.

3. RECOMMENDATION

- 3.1 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 the main report.

Agenda Item number:	7.4
Reference number:	PA/11/03785
Location:	Site at 58-64 Three Colts Lane and 191-205 Cambridge Heath Road, London
Proposal:	Demolition of existing buildings and erection of two high density mixed-use developments in two blocks (i.e. Block A and B) with approximately 1224sqm. of retail and employment uses at ground and mezzanine levels, and 149 residential units in upper floors.

1.0 TYPOLOGICAL ERROR

It was noted that there was a typographical error in paragraphs 3.2, 5.2, 7.11 and 9.21, the corrections are set out below and the amended text highlighted for clarification:

- 1.1 3.2 Non-financial contributions
- 1.1 a) **30%** affordable housing, measured in habitable rooms (social rented units set at target rents);
- 1.2 5.2 The proposal therefore provides 36 out of 149 units as Affordable housing units and this amounts **30%** affordable housing (on habitable room basis).
- 1.3 7.11 The consented scheme approved under ref: PA/11/00885 includes 20 social rented units and 21 shared ownership units, equating to **32%** habitable rooms with a 56:44 tenure split. This application is similar to the consented scheme approved under ref: PA/11/00885 and has given 4 options:
- 1.4 **9.21 Option B** includes 27 social rent (target rent) units and 12 shared ownership units. This equates to **31%** affordable housing provision by habitable room, split 71:29 between rented and shared ownership.
- 1.5 In the following part of paragraph 9.131 point D), F) and G) are covered under conditions section and therefore are deleted from this paragraph. The revised paragraph is as shown below.

9.131 Non-financial contributions

- A) Commitment to implement a Green Travel Plan;
- B) 27.6% affordable housing, measured in habitable rooms (social rented units set at target rents);
- C) Car-free agreement;
- D) Access to employment provisions;
- E) Compliance with Considerate Contractor Protocol.

2.0 RECOMMENDATION

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 the main report.