

Committee: Development	Date: 16 th January 2013	Classification: Unrestricted	Agenda Item No:
Report of: Corporate Director of Development and Renewal		Title: Planning Application for Decision	
Case Officer: Shahara Ali-Hempstead		Ref No: PA/12/02685	
		Ward(s): Bethnal Green South	

1. APPLICATION DETAILS

Location:	Bancroft Green, Mantus Road, London E1
Existing Use:	Open Space (used as communal housing amenity space)
Proposal:	Installation of temporary portacabin on Bancroft Green area for use as a mosque whilst building is being erected at 49 Braintree Street under planning permission PA/11/00987
Drawings and Supporting docs:	100 Rev A, 103 Rev A, AIB/BAT/01 Rev A, 102 Design and Access Statement dated October 2012 Letter from Naz Construction Ltd received 25 th October 2012 Programme of Works Letter from Burr and Neve dated 18 th December 2012 Letter from Mahbub& Co Accountants dated 18 th December 2012
Applicant:	BaitulAman Mosque
Owner:	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 provisions of the adopted London Plan Spatial Development Strategy for Greater London (2011), the adopted London Borough of Tower Hamlets Core Strategy (2010), the saved policies in the Tower Hamlets Unitary Development Plan (1998), the Council's Interim Planning guidance (2007), Managing Development, Development Plan Document (post EiPVersion 2012), associated supplementary planning guidance, the National Planning Policy Framework 2012, and other material considerations and has found that:-

- The development in this location is only considered to be acceptable due to the temporary nature of the permission together with the appropriate conditions requiring its removal and the reinstatement of the land. The temporary facility is considered to be acceptable under exceptional circumstances, as it facilitates the erection of permanent facilities at 49 Braintree Street (Planning ref PA/11/00987 granted 5th September 2011). This accords with Policy 4.6 of the London Plan (July 2011), policy SP03 of the adopted Core Strategy (2010) and policy SCF1 of the Interim Planning Guidance (2007), and policy DM8 of the Managing Development 'Development Plan Document' post EiPVersion 2012, which seek to protect community facilities.
- Subject to appropriate conditions, the proposal would not have a materially detrimental impact upon the amenity of neighbours in terms of increased noise and disturbance and vehicular activity in the locality, and as such accords with

policy SP10 of the adopted Core Strategy (2010), saved policy DEV2 of the Council's adopted Unitary Development Plan (1998) and policy DEV1 of the Council's Interim Planning Guidance (2007), and policy DM25 of the Managing Development 'Development Plan Document' post EIPVersion 2012, which seek to ensure development does not have an adverse impact on neighbouring amenity.

- Due to the temporary nature of the structures located within the Open Space, the proposal would not have a long term impact on the character and long term use of the Open Space in accordance with policy SP04 of the adopted Core Strategy (2010), saved policy OS7 of the Council's adopted Unitary Development Plan (1998) and policy OSN2 of the Council's Interim Planning Guidance (2007), and policy DM10 of the Managing Development 'Development Plan Document' post EIPVersion 2012.

3. RECOMMENDATION

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

That the Corporate director of Development and Renewal is delegated power to impose conditions and an informative on the planning permission to secure the following:

1. Time limit of 18 months;
2. Consent granted in accordance with Schedule of Drawings and Documents;
3. No works to begin until details of construction and funding arrangements which provide that one of the parties is obliged to carry out and itself complete the works of redevelopment of the 49 Braintree Street site for which planning permission was granted (ref. PA/11/00987 granted 5th September 2011) has been submitted to and formally approved in writing by the Council as the local planning authority. The arrangements shall include but not be limited to:
 - a) A copy of the building contract between Naz Construction Ltd (or other appropriately qualified contractor) and the BaitulAman Mosque & Cultural Centre
 - b) Quantity surveyor report regarding build costs
 - c) Details of credit facility being offered by Naz Construction (or any other suitably qualified creditor) and the repayment terms

Reason: To ensure that the mechanisms and arrangements are in place to provide the permanent facility within the 18 month temporary period hereby approved and to ensure the open space is reinstated on removal in accordance with policy OS7 of the adopted Unitary Development plan 1998 and policy OSN2 of the Interim Planning Guidance 2007 and policy SP04 of the Core Strategy and DM10 of the Managing Development DPD 2012 (post EIPVersion);

4. Removal of the temporary building and reinstatement of the open space to its original condition on expiry of permission or on completion of the permanent facility, whichever is the sooner, full details to be submitted and approved;
5. No amplified call to prayer;
6. Restriction on the number of persons using this facility (maximum 150 persons at any one time);
7. Hours of use: 05.00 – 22.00 on any day, except that prayer meetings only may take place outside these hours at times of the year when sunrise and sunset are earlier or later than this. The premises shall never be used earlier than 04.30 or later than 22.30;
8. Doors and windows fixed shut when the premises in use before 08.00 and after

- 21.00;
9. Full details of refuse store and recycling provision;
 10. Prior to the commencement of development and the use hereby approved, the following documents shall be submitted and approved:
 - a) Management Plan (To include details of signage)
 - b) Travel Plan (To encourage sustainable modes of transport to and from the application site);
 11. Prayer service to be carried out within the portacabin only; and
 12. Details of mechanical ventilation.

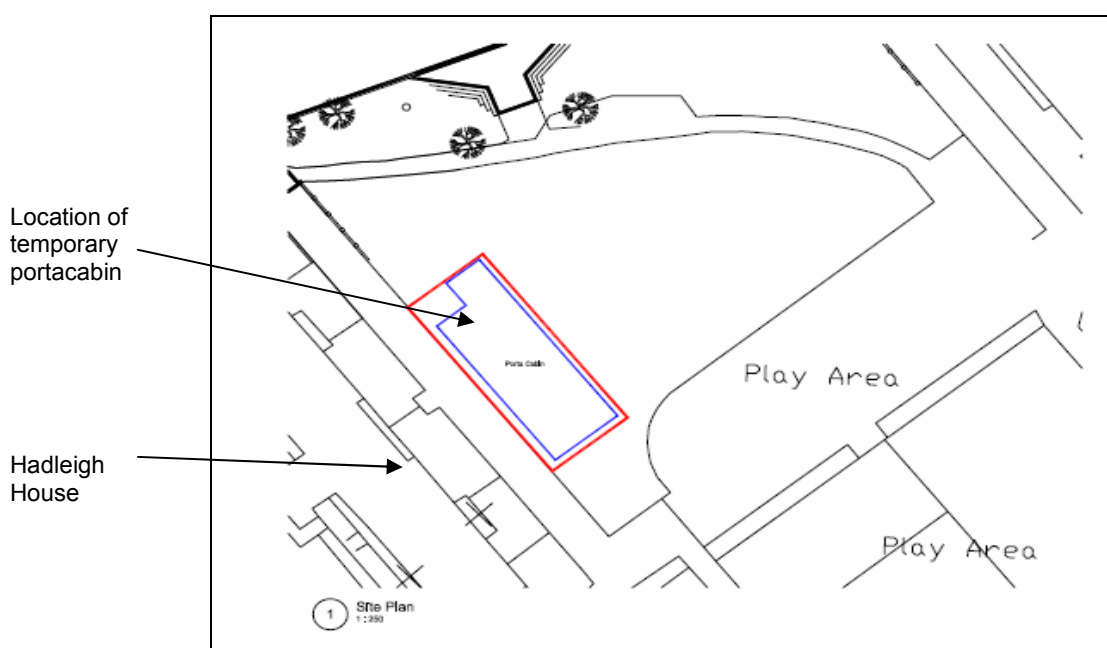
Informative

1. The applicant is advised that a renewal of consent for the use of the Public Open Space for a longer duration than 18 months is highly unlikely to be supported.

4 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 This application involves the installation of a temporary portacabin on open space known as Bancroft Green which is used as communal housing amenity space, to facilitate the construction of the Baitul Aman Mosque for a temporary period of 18 months. The portacabin will be located adjacent to Hadleigh House. The proposed portacabin would measure 21 metres in width (at its widest), 7.8 metres in depth and would be 3 metres in height. It would cover an area measuring approximately 154 square metres. The portacabin will be orientated horizontally parallel to Hadleigh House in order to minimise impact on the open space.



- 4.2 At present the Baitul Aman Mosque operates from two portcabins located on 49 Braintree Street. The applicant wishes to move the mosque facility to the application site for a temporary period.
- 4.3 The temporary relocation is required to facilitate the construction of a permanent building at 49 Braintree Street. Consent was granted for the permanent facility under planning permission PA/11/00987 dated 5th September 2011 for the demolition of existing temporary structures and construction of purpose built Mosque and Cultural centre.

Site and Surroundings

- 4.4 The site is an irregular shaped area of grassed open space to the south of Mantus Road. The site is bounded to the north by Mantus Road beyond which is a railway viaduct, to the east by Mantus Close and a five storey residential building known as Kenton House, to the south by a play area, and to the west by Hadleigh Close and a five storey residential building known as Hadleigh House.
- 4.5 The surrounding area is predominantly residential in character. The site is not located with a conservation area, nor is it listed, however the previously mentioned railway viaduct to the north is Grade II listed.
- 4.6 The application site lies approximately 215 metres to the east of Cambridge Heath Road, which is served by a large number of bus routes and 183 metres from Globe Road which is served by the no. 309 bus. Cambridge Heath Road station is located a short 10 minute walk from the site. As a result, the site benefits from excellent access to public transport, with a Public Transport Accessibility Level (PTAL) of 6a.

Planning History

- 4.7 There is no relevant planning history for the application site itself, however the following are relevant to this application:

49 Braintree Street

PA/11/00987 – Planning permission was granted on 5th September 2011 for the demolition of existing temporary structures and construction of purpose built Mosque and Cultural centre.

Site at land adjacent railway viaduct, Mantus Road, London

PA/12/01758 – a current planning application is under consideration (un determined) for redevelopment of the site to provide 93 residential units in buildings ranging from three to six storeys including amenity space, landscaping, disabled car parking and cycle parking.

5 POLICY FRAMEWORK

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:

5.1 National Planning Policy Framework (2012) (NPPF)

Chapter 8 – Promoting healthy communities.

5.2 London Plan (July 2011) (LP)

- | | |
|------|---|
| 7.18 | Protecting Local Open Space and Addressing Local Deficiency |
| 7.21 | Trees and Woodland |
| 4.6 | Provision of community facilities including places of worship |

5.3

Core Strategy (adopted 2010) (CS)

- | | |
|------|---|
| SP03 | Creating Healthy and Liveable Neighbourhoods |
| SP04 | Creating a green and blue grid |
| SP09 | Creating attractive and safe streets and spaces |
| SP10 | Creating distinct and durable places |

5.4 **Unitary Development Plan 1998 (as saved September 2007 & retained September 2010) (UDP)**

DEV1	Design requirements
DEV2	Environmental requirements
DEV15	Replacement/retention of mature trees
OS7	Loss of Open Space
SCF11	Meeting places
T16	Traffic priorities for new development
T18	Pedestrians and the road network

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

DEV1	Amenity
DEV2	Character and Design
DEV3	Accessibility and Inclusive Design
DEV18	Travel Plans
DEV19	Parking for motor vehicles
OSN2	Openspace
SCF1	Social and Community Facilities

5.6 **Managing Development 'Development Plan Document' post EIPVersion 2012 (MD DPD)**

DM8	Community infrastructure
DM10	Delivering Open Space
DM22	Parking
DM24	Place-sensitive design
DM25	Ensure no adverse impact on neighbouring amenity

Community Plan

The following Community Plan objectives relate to the application:

- A better place for living safely
- A better place for living well
- A better place for learning, achievement and leisure
- A better place for excellent public services

6. CONSULTATION RESPONSE

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

6.2 The following were consulted regarding the application:

LBTH Asset Management

6.3 No comments received

LBTH Housing

6.4 No comments received

East End Homes

6.5 No comments received

7. LOCAL REPRESENTATION

7.1 A total of 383 neighbouring properties within the surrounding area were notified about the application and invited to comment. The application was also publicised on site on 7th November 2012. The number of representations received from neighbours and local groups in response to notification of the application were as follows:

7.2 No of individual responses: 2 Objecting: 2 Supporting: 0
Petitions received In 1 containing 35 signatures
objection:

7.3 The following planning issues were raised in representations:

7.4 Land use:

- Loss of green space

(Officer's Comments: Land use related matters are discussed in detail in sections 8.2-8.14 of this report)

7.5 Amenity concerns:

- Noise from users of the mosque
- Fear of crime
- Disruption and upheaval
- Increase in number of people visiting the area
- Opening hours of the mosque

(Officer's Comments: The amenity concerns are discussed in detail in Sections 8.15 – 8.29 of this report)

7.6 Highways concerns:

- Increase in car use

(Officer's Comments: Highways related matters are discussed in detail in sections 8.30-8.34 of this report).

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
3. Amenity
4. Transport and Highways

Land use

8.2 The two issues in terms of land use are whether the temporary loss of open space is acceptable and whether the proposed temporary use of the site as a mosque is considered acceptable.

8.3 As set out earlier within the committee report, this proposal seeks consent for a temporary period of 18 months for the erection of single storey portacabin to facilitate the relocation of the BaitulAman Mosque whilst construction takes place to provide a permanent facility at 49 Braintree Street.

Acceptability of D1 Use

8.4 Policy 4.6 of the London Plan supports the continued success of London's diverse range of cultural activities and the benefits that they offer to its residents. These activities include the provision of community facilities (including places of worship), and notes that the net loss of such facilities must be resisted and increased provision sought where there is a need.

- 8.5 Policy SP03 of the CS builds upon policy 4.6 of the LP, and supports the provision of high quality social and community facilities.
- 8.6 Policy SCF1 of the IPG seeks to ensure that when determining the location of new social and community facilities, consideration is given to the following:
- the likely catchment area of the facility;
 - the accessibility of the site;
 - the needs of the area and quality of the proposal.
- 8.7 This policy also notes that ‘the Council will ensure social and community facility users are not disadvantaged by any reduction in the quality of, and access to, facilities. Any development that displaces existing social or community facilities, or increases the need or demand for social and community facilities, will be required to meet identified demands on or off-site’.
- 8.8 Saved policy SCF11 of the UDP encourages the support of new meeting places, where appropriate, in terms of location and access in accordance with other policies. Access components of this proposal relates to the Council’s equal opportunities where emphasis is placed on diversity of access which should at least be equivalent to existing uses of the application site.
- 8.9 Policy DM8 of the MD DPD states that development on areas of open space will only be allowed in exceptional circumstances where:
- a. it provides essential facilities to ensure the function, use and enjoyment of the open space; or*
- b. as part of a wider development proposal there is an increase of open space and a higher quality open space outcome is achieved.*
- 8.10 The proposed site is located 54 metres from the approved mosque development at 49 Braintree Street (planning ref PA/ PA/11/00987 dated 5th September 2011). The principle of the D1 use has been accepted at the approved site, the proposal is for the installation of the portacabin to facilitate the mosque use for a temporary period whilst construction of the permanent premises is being carried out. As such, the proposal facilitates the temporary relocation of the mosque facilities and will not create a net loss of community facilities in the long term. It is therefore considered that the temporary use of the portacabins to relocate the mosque activities is acceptable in accordance with saved policy SCF11 of the UDP, policy SP03 of the CS, Policy SCF1 of the IPG, policy DM8 of the MD DPD and Policy 4.6 of the LP.
- 8.11 The proposal is located within easy walking distance of the community it is intended to serve and given its location adjacent to Hadleigh Close and Mantus Road, provides easy access to that community. Whilst the quality of the development is not to the standard normally expected from a facility of this type, given its temporary nature and its purpose to facilitate a permanent facility of higher quality, it is considered that on balance, the development is acceptable and complies with Policy SCF1 of the UDP.

Temporary loss of Open space

- 8.12 The existing site comprises an area of open space serving an existing housing estate. Whilst the land is unallocated, it is still formal open space and is assessed against the Councils open space policies. Saved UDP policy OS7 states that proposals which result in the loss of public open space will not normally be permitted and policy SP04 of the CS seeks to protect and safeguard all existing open green space. Policy DM8 of the MD DPD states that development on areas of open space will only be allowed in exceptional circumstances.
- 8.13 The scheme does not propose a permanent change in land use of the site, but a temporary installation of portacabins. The existing open space measures 2001.52sq

metres and the temporary building would be located on the open space covering an area measuring approximately 153.9sq metres. The remaining open space will measure 1847.62sq metres. Whilst the permanent loss of the open space would not be acceptable given the temporary nature of the proposal and that the site will be restored to its former condition, in this case, it is considered acceptable in land use terms.

- 8.14 The requirement for a Funding and construction arrangements have been secured by conditions attached to the officers recommendation to provide the Council with a greater degree of certainty that the permanent facility at 49 Braintree Street is not only feasible, but also deliverable. This agreement is required to be provided and approved by the Council prior to the planning permission being implemented.

Design

- 8.15 Good design is central to all objectives of the LP and is specifically promoted by the policies contained in Chapter 7 of the LP.
- 8.16 Policy SP10 of the CS states that the Council will ensure developments create buildings and spaces of high quality design and construction that are sustainable, accessible, attractive, safe and well integrated with their surroundings.
- 8.17 Saved policy DEV1 of the UDP outlines that all development proposals should take into account and be sensitive to the character of the surrounding area in terms of design, bulk, scale and the use of materials, they should also be sensitive to the development capability of the site, maintain the continuity of street frontages and take into account existing building lines, roof lines and street patterns. Furthermore, development should take into consideration the safety and security of the development.
- 8.18 Policy DEV2 of the IPG seeks to ensure that new development amongst other things, respects the local context, including character, bulk and scale of the surrounding area, ensuring the use of high quality materials and finishes, contribute to the legibility and permeability of the urban environment, and contribute to the enhancement of local distinctiveness.
- 8.19 The proposed temporary building would measure 21 metres (W) x 7.8 metres (D) and would be 3 metres in height. It would create a total floor area of 154 square metres. It would be a metal clad structure which would be blue in colour, with white UPVC doors and windows. The building is proposed to be located parallel to Hadleigh House, orientated in a horizontal position in order to minimise impact on the open space by taking up the least amount of space as possible.
- 8.20 The design of the building is one that clearly demonstrates its temporary nature and would not normally be acceptable. However, it is considered that the need to facilitate the permanent facility outweighs the shortfall in design and the proposal will result in no permanent adverse impact on this area of open space. This is in accordance with saved policies DEV1 and DEV9 of the UDP, SP10 of the CS, policy DEV2 of the IPG and policy DM24 of the MD DPD.

Amenity

- 8.21 Saved policy DEV2 of the UDP, policy DEV1 of the IPG, policy SP10 of the CS and policy DM25 of the MD DPD states that development is required to protect, and where possible improve, the amenity of surrounding existing and future residents and building occupants, as well as the amenity of the surrounding public realm.
- 8.22 Saved policies DEV2 and DEV50 of UDP, policies DEV1 and DEV10 of the IPG, policy SP10 of the CS and policy DM25 of the MD DPD seek to safeguard the amenity of adjoining occupiers by ensuring that the appropriate measures are taken to reduce noise generation respectively.

- 8.23 Concerns have been raised that the proposals would result in an increase inactivity within the area with more traffic, crime, and disruption which would result in the loss of amenity for nearby residential occupiers.
- 8.24 The mosque will hold five daily prayers, which will be contained within the temporary portacabin buildings. Opening times for the temporary facilities will be from 5am to 10pm every day. It has been estimated (based upon the floorarea of the proposed portacabin) that 150 persons can be accommodated within the portacabin building. As a result, an increased number of visitors are expected to the area resulting in an increase in footfall.
- 8.25 Given the increase in visitors to the local area, there is likely to be some level of noise and disturbance to existing residents in the surrounding areas, however, a number of measures are proposed to be implemented in order to minimise the impact upon neighbouring residential amenity.
- 8.26 All of the activities are proposed to be restricted, by condition, to take place within the portacabin buildings only and not outside the vicinity of the site. A condition is proposed to prevent any amplified call to prayer. Alongside the restriction on the hours of operation, it is proposed to impose a condition to require all doors and windows to be kept closed before 8am and after 9pm to prevent any noise nuisance at anti-social hours. During these hours it is expected that the portacabin will require mechanical ventilation to ensure the comfort of the patrons and to reduce the temptation to breach this condition.
- 8.27 A full Management Plan is proposed to be secured by condition to ensure appropriate signage is displayed encouraging patrons to arrive and leave the premises in a manner respectful to existing local residents. A travel plan will also be secured to promote sustainable modes of travel to and from the site where the emphasis will be on the use of walking and cycling or the use public transport facilities to and from the site.
- 8.28 Whilst concerns have been raised that the proposal will lead to an increase in crime, there is no evidence to suggest such a link exists. The existing facilities are not understood to have any concerns of localised crime and the relocation of the facilities onto the Bancroft Green location is not considered to increase the likelihood of crime in the area. The Bancroft Green is well overlooked by existing residential properties on three of its perimeters which is considered to be a deterrent to crime and anti social behaviour.
- 8.29 Given the measures being proposed to ensure the proposed temporary mosque will not result in an unduly detrimental loss of amenity for existing residential neighbours, it is considered to be acceptable and in accordance with saved policies DEV2 and DEV50 of the UDP, policy SP10 of the Core Strategy, policies DEV1 and DEV50 of the IPG and policy DM25 Of the MD DPD, which seek to ensure development does not have an adverse impact on neighbouring amenity.

Transport & Highways

- 8.30 Policy SP09 of the CS, policy DM22 of the MD DPD, Policy DEV16 of the IPG and Policy 6.9 of the LP. These policies promote sustainable forms of transport which minimises the need for car travel, and supports movements by walking, cycling and public transport.
- 8.31 It is noted that the proposed site is located 54 metres from the existing mosque facility at 49 Braintree Street and the overwhelming number of attendees are local residents and travel by foot to the existing Mosque facilities.
- 8.32 The proposed temporary mosque would serve the local community and it is expected people would continue to arrive on foot.
- 8.33 However, a Travel Plan will be secured by condition to promote sustainable and smarter modes of travel for all users of this temporary facility. Subject to the imposition of a travel

plan condition to be attached to any planning permission granted, it is not expected that the proposal would have a detrimental impact on the flow of local traffic to the area.

8.34 The proposal is considered to accord with Policy SP09 of the CS, Policy DM22 of the MD DPD, Policy DEV16 of the IPG and Policy 6.9 of the LP.

EQUALITIES

8.35 The application under consideration concerns a temporary mosque on land owned by the Council and currently used as communal housing amenity space, for the use of worshipers of the BaitulAman Mosque. Religion and belief are characteristics protected by the Equalities Act 2010 and it is considered that the public sector equality duty under s149 of that Act (set out in Agenda Item 7) is engaged. On this basis it is considered appropriate for an equalities impact assessment to be carried so that due regard can be given to the duty when the decision is taken.

8.36 The findings of the equalities impact assessment are appended to this committee report (Appendix A) and Members are asked to give due consideration to the assessment. The findings indicate the following:

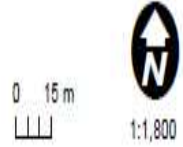
- The 2001 census data demonstrated that the Bangladeshi population of the Bethnal Green South ward comprised 48.3% of the ward profile, which was much higher than the borough average in 2001 of 33.4% (similar ward level statistics are not available in the 2011 census).
- Tower Hamlets census information from 2011 indicated that the Muslim religion was the second most practised religion within the Borough as a whole, at 34.5%. At ward level, details are only available from the 2001 census, however this again shows a marked change for the Bethnal Green South ward where the Muslim religion is the most practiced religion within the ward, comprising 52.3% of the ward profile.
- The approval of this temporary planning application will address an inequality that would otherwise arise as a result of the closure of the BaitulAman Mosque.
- The proposal is for a temporary period of up to 18 months only, and takes up only some of the open space at Bancroft Green. There remains a large area of Bancroft Green available for recreation and the play area will also be unaffected. Any impact resulting from the reduction in open space is considered proportionate in the circumstances.
- The application includes provisions for the full re-instatement of the open space (grass) should there be any damage over the 18 month period. Any impact is therefore temporary.

CONCLUSION

9.0 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.



-  Planning Application Site Boundary
-  Locally Listed Buildings
-  Land Parcel Address
-  Consultation Area
-  Statutory Listed Buildings



This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. © Crown copyright and database rights 2012 Ordnance Survey, London Borough of Tower Hamlets 100019288

Appendix A

Equality Analysis(EA)

Section 1 – General Information (Aims and Objectives)

Name of the proposal including aims, objectives and purpose:

(Please note – for the purpose of this doc, 'proposal' refers to a policy, function, strategy or project)

Town Planning Committee Report for the following works at Bancroft Green:

Installation of temporary portacabin on Bancroft Green area for use as a mosque whilst building is being erected at 49 Braintree Street under planning permission PA/11/00987

Officer recommendation for approval of the planning application, resolution to be issued by the Planning Committee.

Who is expected to benefit from the proposal?

Worshipping Community at the BaitulAman mosque (currently located at 49 Braintree Street).

Service area:

Development and Renewal

Team name:

Development Management

Service manager:

Pete Smith

Name and role of the officer completing the EA:

Mandip Dhillon

Section 2 – Evidence (Consideration of Data and Information)

What initial evidence do we have which may help us think about the impacts or likely impacts on service users or staff?

As part of the full planning application, internal and external consultation was undertaken with statutory and non-statutory consultees, alongside statutory public consultation.

The following consultees were invited to comment on the planning application, however, no comments from the consultee departments were received:

- LBTH Asset Management
- LBTH Housing Team
- East End Homes

In addition, a total of 383 neighbouring properties within the surrounding area were notified about the application and invited to comment. The application was also publicised on site on 7th November 2012.

Comments received included 2 individual representations from local residents and 1 petition which contained 35 signatures. All representations raised were objecting to the proposals.

The principle objections raised were:

Land use:

- Loss of green space

Amenity concerns:

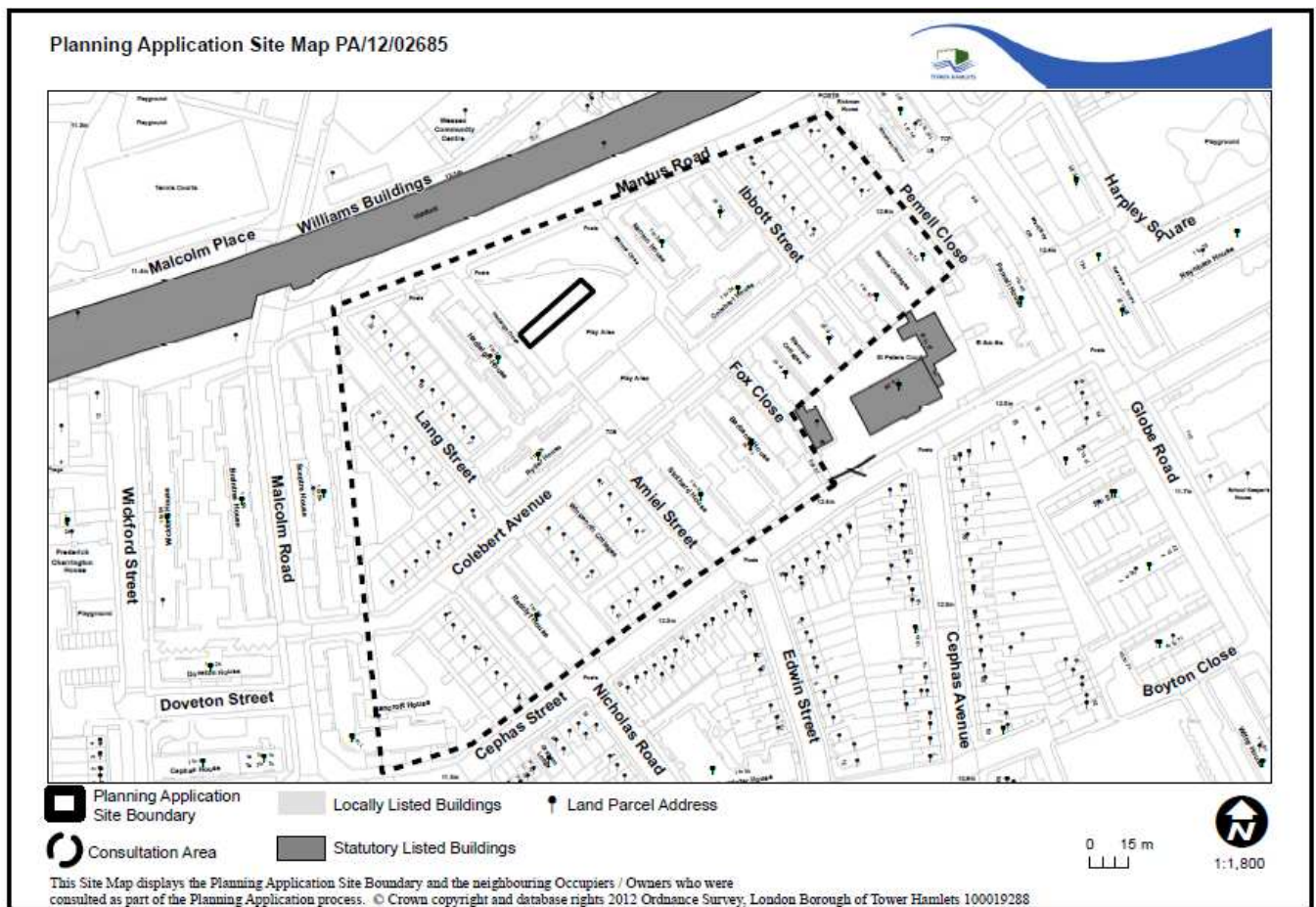
- Noise from users of the mosque
- Fear of crime
- Disruption and upheaval
- Increase in number of people visiting the area
- Opening hours of the mosque

Highways concerns:

- Increase in car use

The application was assessed against local regional and national planning policies and in light of all comments received. Following this assessment, Officers have recommended to approve temporary consent for this facility, with a number of restrictive conditions imposed on the use of the premises in order to ensure the amenity of local residents living within the Bancroft Estate area.

A map is provided below to demonstrate the area of neighbour consultation undertaken:



Section 3 – Assessing the Impacts on the 9 Groups

How will what you're proposal impact upon the nine Protected Characteristics?

For the nine protected characteristics detailed in the table below please consider:-

The application site is located with the Bethnal Green South ward.

The community which is due to benefit from the proposal comprises the Boroughs Muslim Bangladeshi community.

The single largest ethnic group is the Bangladeshi population, which stands at 32% as recorded by the 2011 Census, although this group has decreased slightly as a proportion from 33.4% in 2001. The White British population as a group has also decreased in population within the borough since 2001.

The 2011 Census data has not been provided at ward level to date, however for the 2001 ward level information is available. The Bangladeshi population of the Bethnal Green South ward comprised 48.3% of the ward profile, which was much higher than the borough average in 2001 of 33.4%.

Tower Hamlets census information from 2011 indicated that the Muslim religion was the second most practised religion within the Borough as a whole, at 34.5%. At ward level, details are only available from the 2001 census, however this again shows a marked change for the Bethnal Green South ward where the Muslim religion is the most practiced religion within the ward, comprising 52.3% of the ward profile.

Given the specific profile of the Bethnal Green South ward, which comprises an above borough level average of Bangladeshi Muslims, the re-provision of the BaitulAman Mosque, during the permanent building works at 49 Braintree Street are considered to be appropriate and necessary to serve the needs of the local community.

Target Groups	Impact – Positive or Adverse What impact will the proposal have on specific groups of service users or staff?	Reason(s) <ul style="list-style-type: none"> • Please add a narrative to justify your claims around impacts and, • Please describe the analysis and interpretation of evidence to support your conclusion as this will inform decision making <p>Please also how the proposal will promote the three One Tower Hamlets objectives?</p> <ul style="list-style-type: none"> -Reducing inequalities -Ensuring strong community cohesion -Strengthening community leadership
Race: Bangladeshi	POSITIVE	As set out above, the profile of the Bethnal Green South ward indicates that the re-provision of the mosque facilities during the construction phase will be of benefit to the Bangladeshi Muslim community who will otherwise be forced to travel further to find alternative prayer facilities.
Disability	ADVERSE/POSITIVE	Whilst the temporary portacabin facilities are not wheelchair accessible, the proposed facility at 49 Braintree Street will be built to comply with DDA requirements, providing inclusive access. This will therefore result in an adverse impact in the short term but a positive impact in the long term.
Gender	ADVERSE/POSITIVE	Whilst the temporary portacabin facilities do not provide separate women only prayer facilities, the proposed permanent building at Braintree Street will comprise a Women's Only prayer room which is of benefit in the long term.
Gender Reassignment	NO IMPACT IDENTIFIED	
Sexual Orientation	NO IMPACT IDENTIFIED	
Religion or Belief	NEUTRAL	<p>Whilst the local Bangladeshi Muslim community will benefit from the re-provision of facilities whilst the permanent building is being provided, other residents from different faith groups will be impacted upon through the loss of a proportion of the green space at Bancroft Green. However, the portacabins are only taking up a proportion of the green space and there remains open space in which groups can play whilst the portacabins are on site.</p> <p>In addition, this is a temporary installation which will be removed in 18 months and the open space reinstated.</p>
Age	NO IMPACT	

	IDENTIFIED	
Marriage and Civil Partnerships.	NO IMPACT IDENTIFIED	
Pregnancy and Maternity	NO IMPACT IDENTIFIED	
Other Socio-economic Carers	NO IMPACT IDENTIFIED	

Section 4 – Mitigating Impacts and Alternative Options

From the analysis and interpretation of evidence in section 2 and 3 - Is there any evidence of or view that suggests that different equality or other protected groups (inc' staff) could have a disproportionately high/low take up of the new proposal?

Yes? No?

If yes, please detail below how evidence influenced and formed the proposal? For example, why parts of the proposal were added/removed?

(Please note – a key part of the EA process is to show that we have made reasonable and informed attempts to mitigate any negative impacts. AN EA is a service improvement tool and as such you may wish to consider a number of alternative options or mitigation in terms of the proposal.)

The reason this temporary planning application is recommended for approval is because this addresses an inequality that would otherwise arise as a result of the closure of the BaitulAman Mosque.

The proposal is for a temporary period of up to 18 months only, and takes up only some of the open space at Bancroft Green. There remains a large area of Bancroft Green available for recreation and the play area will also be unaffected.

The application includes provisions for the full re-instatement of the open space (grass) should there be any damage over the 18 month period.

Section 5 – Quality Assurance and Monitoring

Have monitoring systems been put in place to check the implementation of the proposal and recommendations?

Yes? No?

How will the monitoring systems further assess the impact on the equality target groups?

There are numerous conditions proposed to monitor the proposal and to ensure all equality groups have the minimum of disruption from this facility. These conditions are listed below for information:

11. No works to begin until details of construction and funding arrangements which provide that one of the parties is obliged to carry out and itself complete the works of redevelopment of the 49 Braintree Street site for which planning permission was granted (ref. PA/11/00987 granted 5th September 2011) has been submitted to and formally approved in writing by the Council as the local planning authority. The arrangements shall include but not be limited to:

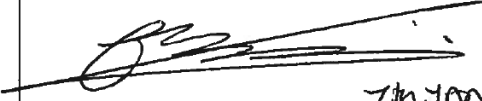
- a) A copy of the building contract between Naz Construction Ltd (or other appropriately qualified contractor) and the BaitulAman Mosque & Cultural Centre
- b) Quantity surveyor report regarding build costs
- c) Details of credit facility being offered by Naz Construction (or any other suitably qualified creditor) and the repayment terms

Reason: To ensure that the mechanisms and arrangements are in place to provide the permanent facility within the 18 month temporary period hereby approved and to ensure the open space is reinstated on removal in accordance with policy OS7 of the adopted Unitary Development plan 1998 and policy OSN2 of the Interim Planning Guidance 2007 and policy SP04 of the Core Strategy and DM10 of the Managing Development DPD 2012 (post EiP Version);

12. Removal of the temporary building and reinstatement of the open space to its original condition on expiry of permission or on completion of the permanent facility, whichever is the sooner, full details to be submitted and approved;
13. No amplified call to prayer;
14. Restriction on the number of persons using this facility (maximum 150 persons at any one time);
15. Hours of use: 05.00 – 22.00 on any day, except that prayer meetings only may take place outside these hours at times of the year when sunrise and sunset are earlier or later than this. The premises shall never be used earlier than 04.30 or later than 22.30;
16. Doors and windows fixed shut when the premises in use before 08.00 and after 21.00;
17. Full details of refuse store and recycling provision;
18. Prior to the commencement of development and the use hereby approved, the following documents shall be submitted and approved:
 - a) Management Plan (To include details of signage)
 - b) Travel Plan (To encourage sustainable modes of transport to and from the application site);
9. Prayer service to be carried out within the portacabin only; and
10. Details of mechanical ventilation.

The Local Planning Authority also have enforcement powers which can be used should there be a breach of the conditions imposed above or if the facility is not removed after 18 months.

Section 6 – Sign Off and Publication

Name: (signed off by)	M. Dillon
Position:	Interim Principal Planning Officer
Date signed off: (approved)	 7th JAN 2013