

<b>Committee:</b> Development	<b>Date:</b> 12 <sup>th</sup> September 2013	<b>Classification:</b> Unrestricted	<b>Agenda Item Number:</b>
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<b>Report of:</b> Director of Development and Renewal	<b>Title:</b> Town Planning Application
<b>Case Officer:</b> Adrian Walker	<b>Ref No:</b> PA/13/01607
	<b>Ward:</b> Whitechapel

**1. APPLICATION DETAILS**

<b>Location:</b>	85 - 87 New Road, London, E1 1HH
<b>Existing Use:</b>	85 New Road – Shop (Use Class A1) 87 New Road – Restaurant (Use Class A3)
<b>Proposal:</b>	Change of use at 85 New Road from shop (A1 use class) to restaurant (A3 use class) with rear extension to provide waiting area, toilets (including one disabled) and seating for the existing restaurant at 87 New Road.
<b>Drawing Nos/Documents:</b>	01, 02, 03, 04, 05, 06, 07, Survey of businesses on New Road, Planning Statement, Design and Access Statement
<b>Applicant:</b>	Needoo Grill
<b>Ownership:</b>	Mushtaq Ali Naveed Khan Khalid Bashir
<b>Historic Building:</b>	NA
<b>Conservation Area:</b>	Myrdle Street

**2. EXECUTIVE SUMMARY**

- 2.1 The main issue addressed in this report is whether the proposal leads to an over-concentration of restaurant uses (Use Class A3) in the vicinity of the application site. Surveys have been carried out by both the applicant and the planning officer. The decision on this case must be carefully balanced as there is no clear policy guidance on what defines an 'overconcentration' of a specific use in this area. The applicant and the planning officer chose different parameters for their surveys. It is clear from the results it is possible to get very different conclusions depending on the parameters chosen. The applicant's survey shows that only 11% of the commercial units are in restaurant (Use Class A3) use. The planning officer's survey shows that 33% of the commercial units are in restaurant (Use Class A3) use.
- 2.2 The Authority is concerned about the proliferation of restaurant uses along New Road, and the adverse impact that this proliferation could have on the amenity of the residential occupiers of the areas - in terms of potential for increased noise and disturbance from patrons coming and going. There is also concern that a mix of uses should be retained in the area. The results of the planning officer's survey shows that the number of restaurants (Use Class A3) and takeaways (Use Class A5) is at a high level and the introduction of any more units of this nature would lead to an over-concentration in the area.
- 2.3 The proposed restaurant would therefore be contrary to policy which seeks to promote a vibrant mix of uses in the designated Activity Areas and prevent adverse

impacts on residential occupiers of the area in terms of increased noise & disturbance.

### **3. RECOMMENDATION**

- 3.1 That the Committee resolve to **REFUSE** planning permission for the reason below;
- 3.2 The proposed restaurant would add to the proliferation this use along New Road. This will result in an over-concentration of this type of use and detract from the objectives of Core Strategy policy SP01, which seeks to promote a vibrant mix of uses in the designated Tower Hamlets Activity Area. The over-concentration of restaurant uses in the area will lead to adverse impacts on residential occupiers of the area in terms of increased noise & disturbance from patrons coming and going to the restaurants. The proposal is therefore contrary to the objectives of policies SP01(2ci); of the adopted Core Strategy (2010) and policy DM1(4a) of the adopted Managing Development (2013).

### **4. PROPOSAL AND LOCATION DETAILS**

#### **Proposal**

- 4.1 The proposal seeks to change the use of the existing shop (Use Class A1) at 85 New Road to a restaurant (Use Class A3). The unit would be used in conjunction with the existing restaurant at 87 New Road, which trades under the name Needoo. The restaurant would make use of the existing kitchen in 87 New Road, with unit 85 being used to provide an additional 'family area' a 'conference / business meeting area' and a lounge/waiting area.
- 4.2 The proposal involves the erection of a rear extension, and the creation of a new mezzanine floor level. The proposal would involve the loss of circa 100 square metres of A1 floorspace (including storage areas), and the provision of a total (including the change of use and new build elements) of circa 121 square metres of restaurant floorspace (including a storage area).
- 4.3 The main land use issues relate to
1. The loss of the retail unit, and
  2. The provision of new restaurant floorspace.

#### **Site and Surroundings**

- 4.4 The application site comprises the ground floor and basement of a three-storey terraced building.
- 4.5 The site is located on New Road. New Road has a mixed use character, where commercial uses predominate on the ground floor, with residential uses typically located above. To the South the Road becomes more residential. New Road is a relatively busy route linking Whitechapel High Street to Commercial Road. On the opposite side of the road from the site there are the larger buildings associated with the Royal London Hospital.
- 4.6 There are residential properties to the rear along Romford Road.
- 4.7 The site is located within the City Fringe Activity Area (which is part of the Tower Hamlets Activity Area 'THAA'). The site is outside the Town Centre boundary of the

Whitechapel District Centre. The boundary of this centre lies approximately 50m to the north, past Stepney Way/Fieldgate Street.

4.8 The site is located within the Myrdle Street Conservation Area.

4.9 The site is not Listed.

### **Planning History**

#### **4.10 85 and 87 New Road**

- **PA/13/00823** Change of use at 85 New Road from shop (A1 use class) to restaurant (A3 use class) with rear extension to provide waiting area, toilets (including one disabled) and seating for the existing restaurant at 87 New Road (No new cooking and extraction facilities required now or in the future). - **Refused** 11/06/2013

#### **Reason:**

The proposed restaurant would add to the proliferation of this use along New Road. This will result in an over-concentration of this type of use and detract from the objectives of Core Strategy policy SP01, which seeks to promote a vibrant mix of uses in the designated Tower Hamlets Activity Area. The over-concentration of restaurant uses in the area will lead to adverse impacts on residential occupiers of the area in terms of increased noise & disturbance from patrons coming and going to the restaurants.

This application has been resubmitted with additional information to be considered in an attempt to overcome the reason for refusal.

- **PA/13/01566** – 87 New Road – Variation of Condition 3 of Planning Permission dated 06/02/2009 Ref: PA/08/02662 to extend the hours of operation from between 10.00 am to 10.00 pm to between 11.30 am to 11.30 pm on any day. Pending decision
- **PA/09/02482** – 87 New Road – Demolition of raised parapet wall around roof of rear extension at upper ground floor level and reconstruction in brick to match with the existing building (Revised proposal following refusal). **Permitted** 29/01/2010
- **PA/09/01266** – 87 New Road – Retrospective consent for the retention of a 1100mm extension to the parapet on the existing rear extension. **Refused** 09/10/2009
- **PA/08/02662** – 87 New Road – Change of use of ground and lower ground floors from retail (Use Class A1) to café/restaurant (Use Class A3), operating hours from 10am to 10pm Monday to Sunday, including bank holidays, and alterations to shop front. **Permitted** 06/02/2009

### **Enforcement**

4.11 **ENF/13/00161** – 87 New Road London E1 1HH - Trading outside of conditioned hours and carrying out works without planning permission. On-going investigation awaiting outcome of planning application PA/13/01566

## **Neighbouring Sites**

### **4.12 Café Blanco, 83 New Road London E1 1HH- PA/12/00605**

Planning permission was **refused** on 23/11/2012 for the change of use from retail (A1) to mixed use coffee shop and restaurant (A1/A3) with no primary hot food cooking facilities and no associated extract flue system

#### **Reasons:**

- Adverse impact on the amenity of residents
- Proliferation of such uses outside of a designated Town Centre
- Over-concentration of such uses in the area

### **4.13 Café Blanco, 83 New Road London E1 1HH- PA/10/01878**

Planning permission was **refused** on 23/12/2010 for the change of use from retail (A1) to restaurant (A3) with ancillary hot food takeaway.

#### **Reasons:**

- Over concentration of similar uses within the local area,
- Cumulative impact and levels of disturbance associated with these uses would be detrimental to local residents.
- Insufficient information to determine if the proposed duct riser and flue were acceptable in design terms and in regards to noise disturbance.
- Inadequate provision for the storage and collection of waste refuse and recyclables

### **4.14 93 New Road London E1 1HH -PA/10/02692**

Planning permission was **refused** on 08/08/2011 for the change of use from retail (A1) to a restaurant (A3), together with extract duct and flue.

#### **Reasons:**

- Over concentration of similar uses within the local area
- Cumulative impact and levels of disturbance associated with these uses would be detrimental to local residents. .
- The proposed kitchen extract duct riser would neither preserve nor enhance the character and appearance of the Myrdle Street Conservation Area
- Insufficient information to determine if the proposed duct riser and flue was acceptable in design terms and in regards to noise disturbance.
- Inadequate provision for the storage and collection of waste refuse and recyclables

### **4.15 89-91 New Road London E1 1HH-PA/10/02327**

Planning permission was **refused** on 04/01/2011 for the change of use of ground floor from retail shop (A1) to restaurant (A3) with extract system.

#### **Reasons:**

- Over concentration of similar uses within the local area
- Cumulative impact and levels of disturbance associated with these uses would be detrimental to local residents. .
- The proposed kitchen extract duct riser would neither preserve nor enhance the character and appearance of the Myrdle Street Conservation Area
- Insufficient information to determine if the proposed duct riser and flue was acceptable in regards to noise disturbance.

## 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:

**Government Planning Policy Guidance/Statements:**

National Planning Policy Framework 2012

**Spatial Development Strategy for Greater London (London Plan):**

4.7 - Retail and Town Centre Development

7.15 - Reducing Noise and Enhancing Soundscapes

**Core Strategy Development Plan Document 2025 (adopted September 2010):**

SP01 - Refocusing on Town Centres

SP03 - Creating Healthy and Liveable Neighbourhoods

SP10 - Creating Distinct and Durable Places

**Managing Development Document (Adopted 2013):**

DM1 - Development within Town Centre Hierarchy

DM2 - Local shops

DM15 - Local job creation and investment

DM24 - Place Sensitive Design

DM25 - Amenity

**Supplementary Planning Guidance:**

Myrdle Street Conservation Area Appraisal

## 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:

6.3 **LBTH Transportation & Highways**

- Highways have no objection in principle
- The servicing arrangement for this proposal is acceptable
- The developer will be required to provide cycle facilities for staff and visitors based on following criteria. For staff: 1 cycle facility every 20 seats For visitors: 1 cycle facility every 20 seats
- Highways require the developer to provide information about number of cycle facilities they should be providing and proposed location for these facilities
- Further information is needed on the storage of waste and recycling

(Officer's comment: Officers are recommending that the application is refused, however if the application was to be approved a condition could be placed on the permission requiring the provision of cycle parking and waste and recycling to be submitted to and approved by the LPA.)

6.4 **LBTH Waste Policy and Development**

- Further information is needed on the existing waste management arrangement

(Officer's comment: If the application is recommended for approval a condition could be placed on the permission requiring the provision of waste and recycling to be submitted to and approved by the LPA.)

- 6.5 **LBTH Environmental Health Officer** –There has previously been a complaint in regards to noise from the extract fans at 87 New Road which has subsequently been resolved. There has also been complaints regarding the noise and odour from 85-89 Fieldgate Street (Tayyabs) which is still to be addressed. Environmental Health raise no objections to the proposal.

## 7. LOCAL REPRESENTATION

- 7.1 A total of 31 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. A site notice was also displayed and the application was advertised in East End Life. The 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:	1	Objecting:	1	Supporting:	0
No of petitions received:	1 objecting containing 21 signatories				
	3 supporting containing 114 signatories				

- 7.2 The following issues were raised in objection to the proposal that are material to the determination of the application, and they are addressed in the next section of this report:

- The proposal will result in increased levels of air pollution and litter
- The proposal will result in increased noise disturbance to neighbours
- The proposal will result in an over-concentration of restaurants in the area.
- The proposal will adversely impact upon on-street parking provision and traffic congestion.
- The proposal fails to have any provision for the management of waste

- 7.3 The following issues were raised in representations supporting the proposal that are material to the determination of the application, and they are addressed in the next section of this report:

- Improved accessibility
- Reducing overcrowding when queuing
- Reducing noise to local residents
- Need for a business /meeting room in the locality

- 7.4 The following issues were raised in representations, but they are not material to the determination of this application:

- The applicant has already started work on the development
- The existing A3 unit at 87 New Road is trading outside the permitted trading times.

## 8. MATERIAL PLANNING CONSIDERATIONS

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

1. The loss of the retail unit
2. The provision of new restaurant floorspace.
3. The suitability of the rear extension

### Loss of Retail Unit.

#### Policy Considerations

8.2 Consideration has been given to a number of policies which guide development involving the loss of A1 retail uses in certain locations. Policy SP01 (2) of the Core Strategy (2010) seeks to ensure the scale and type of uses within town centres are consistent with the town centre hierarchy and SP02 (Part 5) promotes areas outside and at the edge of town centres as places which support and assist in the creation of sustainable communities. Part (a) of Policy SP02(5) promotes mixed use development at the edge of town centres.

8.3 The site is within the THAA, but outside the boundary of the Whitechapel District Centre. Policy DM2 of the Managing Development Document (Adopted 2013) seeks to ensure the existing level of local shop provision is maintained and complements the town centre network. In summary, this Policy also goes on to explain how the loss of A1 will only be supported where there is another shop within 300m walking distance, the shop has been vacant for more than 12 months, and there is no viable prospect of retail use.

8.4 The following issues are relevant:-

- a) 85 New Road is currently vacant.
- b) No evidence has been submitted to demonstrate that the premises have been marketed for retail use at values prevailing in the area.
- c) Evidence has been provided to demonstrate that there are a number of shops in the locality, which the Applicant considers meet local needs.

8.5 It is noted that the site is in close proximity to other retail shops and that shops of the Whitechapel District Centre are only 50 - 100m away.

8.6 On balancedespite the lack of evidence to demonstrate market or vacancy issues it is considered that the loss of the A1 retail unit is acceptable, due to the proximity of the site to the Whitechapel District Centre.

### Introduction of A3 use

8.7 Policy SP01.2c of the Core Strategy (2010) seeks to ensure evening and night time economy uses, including restaurants, are not over-concentrated in areas where they will have a detrimental impact on local people.

8.8 Policy DM1 (2) of the Managing Development Document (Adopted 2013) explains that within the Tower Hamlets Activity Areas (THAA), a mix of uses will be supported. Policy DM1 (4) states that 'restaurants, public houses and hot food takeaways (class A3, A4 and A5) will be directed to the CAZ, THAA and town centres, provided that a)

They do not result in an over concentration of such use.

It is noted that part b of this policy, which states that '*In all town centres there are at least two non-A3, A4 and A5 units between every new A3, A4 and A5 unit*' is not relevant here as the site is outside of the Town Centre Boundary.

8.9 The key issue here is whether the proposal leads to an over-concentration of restaurant uses in the vicinity.

8.10 There are other restaurants already trading within the vicinity of the site. These include 131 New Road, 119 New Road, 97 New Road, 95 New Road, 93 New Road, 87 New Road (Needoo), and 49-53 (Sahara Grille) New Road. There is also a large restaurant on Fieldgate Street (Tayabbs).

8.11 Previously submitted planning application PA/13/00823 for the change of use at 85 New Road from shop (A1 use class) to restaurant (A3 use class) was refused on the basis that the change of use would lead to an over-concentration of these types of uses in the area. This application has been resubmitted with additional information to be considered. The additional information submitted would need to show that there is not an overconcentration of such uses in the area.

8.12 The applicant has submitted a survey of the commercial uses currently trading in and off New Road. This survey has looked at the uses of 53 commercial premises along the whole of New Road and some units just off New Road. The result are as follows;

8.13

A1 (Retail including sandwich/coffee shops)	35	66%
A2 (Financial and professional)	12	23%
A3 (Restaurants)	6	11%

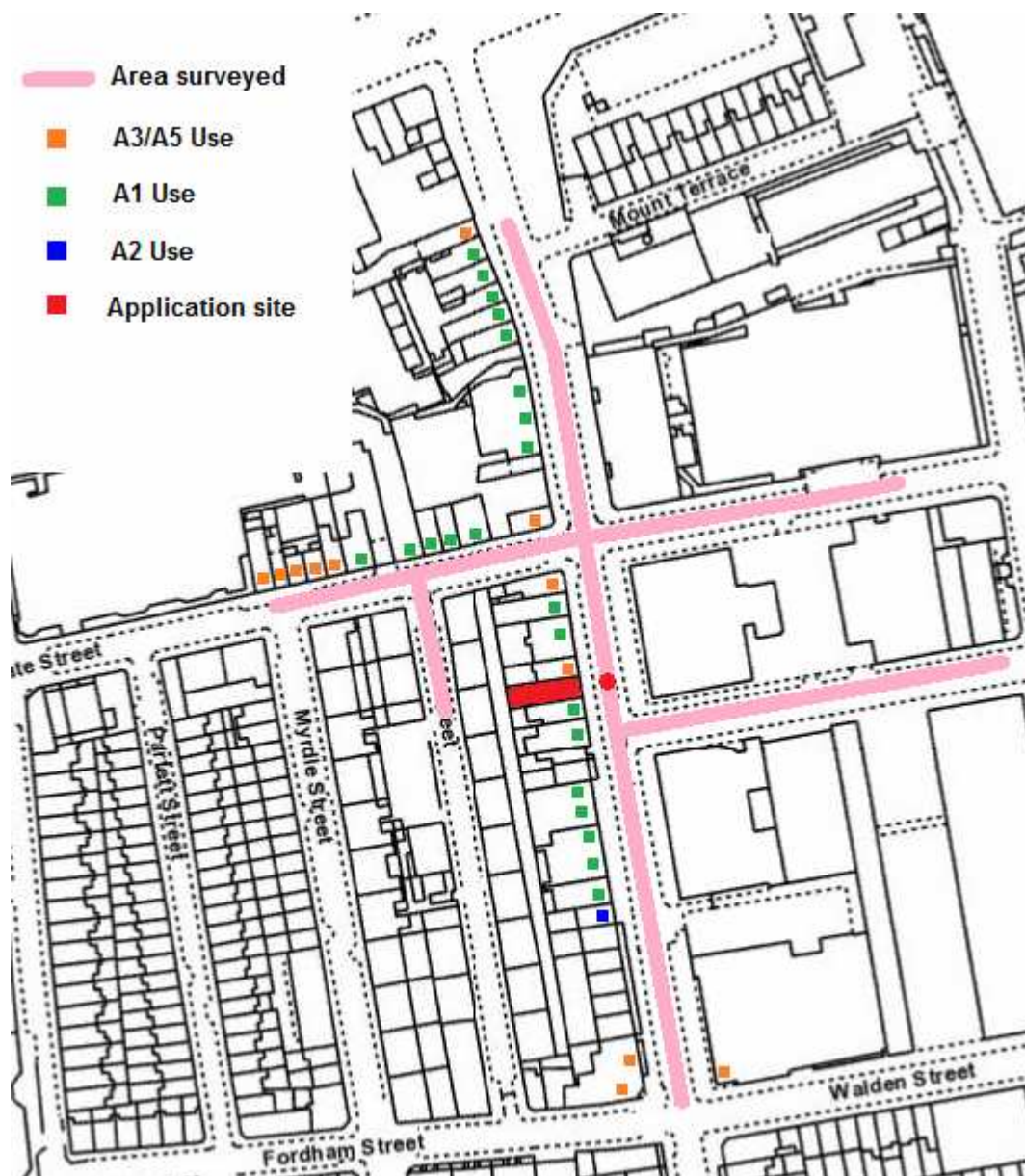
8.14 The results of the applicant's survey shows that only 11% of the commercial units along the whole of New Road, including some on surrounding roads, are in A3 use.

8.15 However, Officers were concerned that the methodology used by the Applicant excluded the large restaurant on Fieldgate Street (Tayabbs), and included a large number of units further to the South.

8.16 A survey was also undertaken by the case officer. This survey looked at the 36 commercial units within a distance of approximately 100m along the road from the premises as shown on the following plan;



8.17 Plan showing the area surveyed by the Planning Officer



8.18 The results of the officer's survey are as follows;

A1 (Retail including sandwich/coffee shops)	23	64%
A2 (Financial and professional)	1	3%
A3/A5 (Restaurants/Takeaways)	12	33%

8.19 The case officer's survey takes into consideration 36 commercial units within a 100m distance along the road from the application site. The applicant's survey looked at 56 commercial uses along the whole of New Road and a few uses just next to New Road. The difference in results show that there are more A3 units closer to the application site and that there are more A1 and A2 uses further away from the application site along New Road.

- 8.20 It should also be noted that there are 4 café/coffee shops that are trading under use class A1 providing further food based businesses.
- 8.21 It is clear that it is possible to get very different results depending on the parameters of the survey. The results of the planning officer's survey show that there is a higher concentration of A3/A5 uses in closer proximity to the application site compared to the applicant's survey that looked at a wider area.
- 8.22 The Authority is concerned about the proliferation of restaurant uses along New Road, and the adverse impact that this proliferation will have on the amenity of the residential occupiers of the areas - in terms of potential for increased noise and disturbance from patrons coming and going. There is also concern that a mixed balance of uses should be retained in the area.
- 8.23 The application has received 3 petitions with over 100 signatures in support of the application. Whilst this support is noted by the planning officer one letter of objection and one petition has also been received from a number of objectors who are close residents to the premises who have raised concerns about the existing levels of air pollution, litter, and noise disturbance and the increase to this that a new restaurant will create.
- 8.24 The absence of objection from LBTH Environmental Health or history of noise complaints is something that weighs in favour of the scheme. However, the decision on this case must be carefully balanced as there is no clear policy guidance on what defines an 'overconcentration' of a specific use in this area.
- 8.25 The applicant and the planning officer chose different parameters for their surveys. Officers consider that it is more appropriate to look at the concentration of restaurants in the vicinity of the site, rather than assessing New Road as a whole. This is because whilst there are a number of commercial uses interspersed along New Road a significant number are concentrated around this end of New Road due to its proximity to Whitechapel Road and the hospital.
- 8.26 The Officer's survey showed that 33% of the commercial units directly around the application site were currently in A3/A5 use. It is the officer's opinion that this number of A3/A5 is at a high level. For instance, for the purposes of comparison it is noted that this level is higher than the 25% over-concentration threshold set for the Brick Lane District Centre. On balance it is therefore considered that the introduction of any more units of this nature would result in an over-concentration in the area and will lead to adverse impacts on residential occupiers of the area in terms of increased noise & disturbance from patrons coming and going to the restaurants.
- 8.27 This would be contrary to the objectives of policies SP01(2ci); of the adopted Core Strategy (2010) and policy DM1(4a) of the adopted Managing Development (2013).

Other issues associated with change of use to restaurant.

- 8.28 The proposal does not include any new kitchen extraction systems or ducting as there will be no cooking at 85 New Road. Instead food will be cooked in the existing kitchen at 87 New Road. The applicant has provided information showing that a new kitchen extract system has been installed at 87 New Road to mitigate odour and smoke pollution which is regularly serviced. This is acceptable.
- 8.29 The proposal would make use of the existing servicing arrangements (bay outside

front door) for deliveries etc. This would be acceptable.

- 8.30 Additional bin storage to cater for the increased size of the unit could be secured by condition in the event scheme approved.

#### Design and Impacts of Proposed Extension

- 8.31 The application also proposes the erection of a single storey rear extension. The extension is appropriate in terms of scale and mass given the existence of other similar extensions to commercial units along this section of New Road. Details of materials would be required by condition in event of approval. The extension would not have any adverse impacts on the amenity of neighbouring properties in terms of loss of daylight, sunlight, and outlook.
- 8.32 It is considered that the proposed development is appropriate in terms of design, finished appearance and building height within the context of the surrounding built form. As such, it is considered that the proposal would preserve the character and appearance of the Myrdle Street Conservation Area Conservation Area, in accordance with Policy SP10 (2) of the Council's adopted Core Strategy (2010), Policies DM24 and DM27 of the Managing Development Document (Adopted 2013), and government guidance set out in Section 12 of the National Planning Policy Framework (2012). These policies and government guidance seek to ensure that development is well designed and that it preserves or enhances the character and appearance of the Borough's Conservation Areas and historic buildings.

#### **Highways and Transport**

- 8.33 The subject site is located in an area with excellent access to public transport (PTAL 6a). LBTH Highways had no objections to this application. The servicing arrangements for the existing restaurant would continue, and the increase in floor space would not lead to any significant increase in servicing trips.
- 8.34 New Road has very limited on street parking bays and together with the excellent PTAL rating, it is unlikely that there will be a significant increase in vehicular trips from customers to be of concern.

#### **9.0 Other Planning Issues**

- 9.1 It should be noted that under Class D of the amended GPDO (2013) development is permitted consisting of a change of use of a building and any land within its curtilage—
- a) to a flexible use falling within either Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1 (business) of the Schedule to the Use Classes Order,
  - b) from a use falling within Classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), Class A5 (hot food takeaways), B1 (business), D1 (non-residential institutions) and D2 (assembly and leisure) of that Schedule,

for a single continuous period of up to two years beginning on the date the building and any land within its curtilage begins to be used for one of the flexible uses.

9.2 This provision would allow the use of 85 New Road as a restaurant for a temporary period of two years. After two years the premises would have to revert to use as a shop. If planning permission for the development is refused it would not remove the Applicants right to make use of this provision.

9.3 On 5th June 2013 the applicant provided notice that they intend to make use of these provisions.

## **10.0 Human Rights Considerations**

10.1 In determining this application the Council is required to have regard to the provisions of the Human Rights Act 1998. In the determination of a planning application the following are particularly highlighted to Members:-

10.2 Section 6 of the Human Rights Act 1998 prohibits authorities (including the Council as local planning authority) from acting in a way which is incompatible with the European Convention on Human Rights. "Convention" here means the European Convention on Human Rights, certain parts of which were incorporated into English law under the Human Rights Act 1998. Various Convention rights are likely to be relevant, including:-

- Entitlement to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law in the determination of a person's civil and political rights (Convention Article 6). This includes property rights and can include opportunities to be heard in the consultation process;
- Rights to respect for private and family life and home. Such rights may be restricted if the infringement is legitimate and fair and proportionate in the public interest (Convention Article 8); and

Peaceful enjoyment of possessions (including property). This does not impair the right to enforce such laws as the State deems necessary to control the use of property in accordance with the general interest (First Protocol, Article 1). The European Court has recognised that *"regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole"*.

10.4 This report has outlined the consultation that has been undertaken on the planning application and the opportunities for people to make representations to the Council as local planning authority.

10.5 Members need to satisfy themselves that the measures which are proposed to be taken to minimise, inter alia, the adverse effects of noise, construction and general disturbance are acceptable and that any potential interference with Article 8 rights will be legitimate and justified.

10.6 Both public and private interests are to be taken into account in the exercise of the Council's planning authority's powers and duties. Any interference with a Convention right must be necessary and proportionate.

10.7 Members must, therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

10.8 As set out above, it is necessary, having regard to the Human Rights Act 1998, to take into account any interference with private property rights protected by the European Convention on Human Rights and ensure that the interference is

proportionate and in the public interest.

10.9 In this context, the balance to be struck between individual rights and the wider public interest has been carefully considered. Officers consider that any interference with Convention rights is justified.

## **11.0 Equalities Act Considerations**

11.1 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application and the Committee must be mindful of this duty inter alia when determining all planning applications. In particular the Committee must pay due regard to the need to:

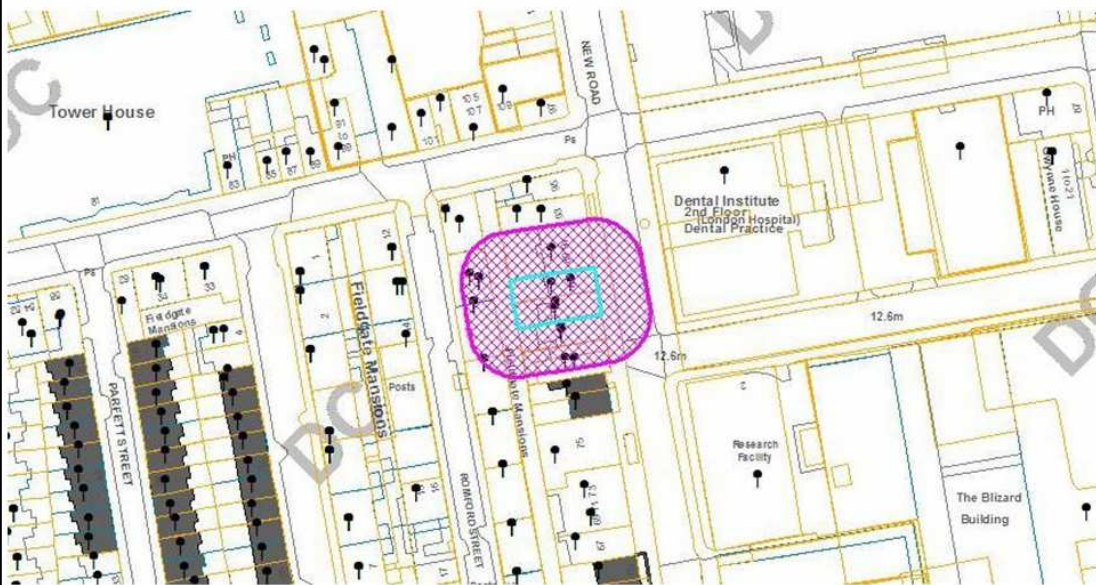
1. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
2. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
3. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

## **12.0 Conclusions**

12.1 All other relevant policies and considerations have been taken into account. Planning permission should be REFUSED. The details of the decision are set out in the RECOMMENDATION at the beginning of this report.

## **13.0 Site Map**

Planning Application Site Map  
 Planning Application Reference: PA/13/01607



-  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 2013 Ordnance Survey, London Borough of Tower Hamlets 100019288