

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

07th May 2014

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal
7.1	PA/13/2580 & PA/13/2581	638 Commercial Road	Conversion and extension of existing vacant library to provide part 3-5 storey building with a kitchen, laundry and gymnasium facilities at basement level; study/lecture rooms at ground floor ; 64 self contained student accommodation units at ground and upper floors and 73 bicycle spaces.

Agenda Item 6.1 638 Commercial Road

1.0 CLARIFICATIONS

- 1.1 Drawing numbers: 1004-00; 1004-01; 1004-02; 1004-03; 1004; 1004-05; 1004-08 Rev D; 1004-09 Rev F; 1004-10 Rev C; 1004-11 Rev C; 1004-12 Rev C; 1004-13 Rev C; 1004-14; 1004-15 Rev B; 1004-16 Rev A; 1004-17; 1004-18; 1004-35 Rev C; ; 1004-37 Rev A; 1004-38

Land use

- 1.2 Paragraph 9.5 has an incorrect quote from the Idea Store Strategy – this should read *“Limehouse Library is an Edwardian building built to serve a huge dockland population at the turn of the Century. This population has declined with the collapse of the dock industry. The library is now cut off from what remains of that community by the very busy dual carriageway of Commercial Road which is now one of the main East/West routes into the City”.*

Materials

- 1.3 The proposed dormer materials is to be metal zinc sheets as opposed to cedar board as identified in the committee report.

Cycle parking

- 1.4 Paragraph 9.79 of the committee report noted that the proposal makes provision for 73 cycle spaces. The applicant has amended the scheme to provide an additional 6 spaces. The proposal now makes provision for 79 cycle parking spaces.

Refuse and recycling facilities

- 1.5 The proposal has been further amended to make provision for 8 x 1280l bins for refuse and recycling storage to the rear of the property which is considered acceptable and supported by the Councils Waste management team.

Hours of operation - roof terrace

- 1.6 For clarification, the hours of operation of the roof terrace would be from 8am-9pm to protect the residential amenity of surrounding properties

Local representation

- 1.7 52 individual objections responses have been received and not 43 as stated in paragraph 8.2 of the report.

2.0 Additional Consultation Comments

London Fire & Emergency Authority

- 2.1 London Fire & Emergency Authority has noted that the Brigade is satisfied with the proposal. They have further made a recommendation that a sprinkler system is considered. Should members be minded to grant planning permission, an informative would be attached to the decision which would set out London Fire & Emergency Authority's advice. Fire and Emergency matters would also be considered during Building Control consideration.

Docklands Light Railway (DLR)

- 2.2 The site is located approximately 9 metres from the DLR line. DLR have indicated that they would require details of the depth of excavation and means of extraction to accommodate the basement to ensure that it would not unduly impact on the operation of the railway. These details can be secured by way of condition.

3.0 RECOMMENDATION

- 3.1 Officers' recommendation remains as set out in the committee report.