

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

24 July 2014

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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Agenda item no	Reference no	Location	Proposal / Title
6.1	PA/14/00662	113-115 Roman Road, London E2'	Demolition of existing three storey 13 bedroom hotel and construction of a new four storey building (including roof extension) and basement) building dropping down to three and one storey at the rear to create a 31 bedroom hotel with no primary cooking on the premises.

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Location	113-115 Roman Road, London E2
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1. FURTHER REPRESENTATIONS

1.1 Following publication of the agenda, further representations have been received from the occupiers of 105c Roman Road:

- Bedroom used by children at the rear of the property overlooks the application site and will be exposed to noise and disturbance from users of the proposed hotel
- Occupiers of 105c Roman Road will be forced to keep windows and doors closed to mitigate noise and disturbance, creating uncomfortable living conditions inside their home;
- The proposed development will cause loss of light including through roof lights;
- Proposal is too large and will harm the character and appearance of the conservation area;
- People congregate outside the front of the hotel, smoking and dropping litter – a larger hotel will exacerbate this problem;
- The development will look out of place and will be ugly;

1.2 A detailed further objection including a petition has been received from the occupiers of 111 Roman Road and Four Corners Film, 121 Roman Road. The updated report confirms previous objections and current issues raised on the published agenda item 6.1:

- Proposal would disrupt the conservation area and environment;
- Proposed four storeys would harm the amenity and light to neighbouring properties, resulting in overdevelopment of site;
- The proposal would lead to an over concentration of hotels along Roman Road and within the local area

1.3 The above issues in the letters and petition regarding amenity, anti-social behaviour, overdevelopment of the site, use of the land as a hotel and the impact on the Conservation Area, following the publication of the committee report have been addressed within the report under the material planning consideration section.

2.0 RECOMMENDATION

2.1 Officer recommendation remains as set out in the committee report.