

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

20 August 2014

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal / Title
6.1	PA/14/104	65 Tredegar Square, London, E3	Demolition of existing warehouse and erection of 8 no self-contained houses with 2 no on site car parking spaces.

Agenda Item number:	6.1
Reference	PA/14/104
Location	65 Tredegar Square, London, E3
Proposal	Demolition of existing warehouse and erection of 8 no self-contained houses with 2 no on site car parking spaces.

1. CLARIFICATIONS

- 1.1 The drawing numbers listed in the committee report relate to a previous application. The correct list of drawings are as follows:

65TS-PL-01A; 65TS-PL-02A; 65TS-PL-03A; 65TS-PL-04A; 65TS-PL-05; 65TS-PL-06; 65TS-PL-07; 65TS-PL-08; 65TS-PL-09; 65TS-PL-10; 65TS-PL-11A; 65TS-PL-12B; 65TS-PL-13A; 65TS-PL-14A; 65TS-PL-15A; 65TS-PL-16A; 65TS-PL-17B; 65TS-PL-18A; 65TS-PL-19A; 65TS-PL-20A; 65TS-PL-76 Rev B

- 1.2 The committee report refers to a housing mix of 4 x 2 beds and 4 x 3 bed units. However, the three bedroom units include a room within the attic space which is large enough to be used as a bedroom. Following discussions with the applicant, it has been confirmed that the proposal makes provision for 4 x 4 bed and 4 x 2 bed units. The four bedroom units are located at each end and centre of the site. Officer are satisfied that there are no additional planning implications arising this dwelling mix.
- 1.3 The extant permission requires a condition for a 'car free' agreement. It is recommended that this condition is attached to the application should Members be minded to grant planning permission.
- 1.4 The previous scheme was subject to separate planning permission and Conservation Area Consent, the latter covering only the demolition of the existing warehouse. The Conservation Area Consent included a condition requiring details of measures to retain and make good the boundary walls. The government removed the need for Conservation Area Consent on 01 October 2013 and demolition is now dealt with in the planning permission. Therefore it is recommended that a similar condition is attached to deal with the boundary wall issues.

2.0 RECOMMENDATION

- 2.1 Officer recommendation remains as set out in the committee report subject to 1.3 & 1.4 of the above.