

**LONDON BOROUGH OF TOWER HAMLETS**

**DEVELOPMENT COMMITTEE**

**8<sup>th</sup> July 2015**

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**UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL**

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<b>Agenda item no</b>	<b>Reference no</b>	<b>Location</b>	<b>Proposal / Title</b>
8.2	PA/14/03376	12-14 Toynbee Street E1 7NE	Demolition of existing structures on land adjacent to Duke of Wellington public house and creation of a total of 5 x residential units (C3 use). Replacement outdoor area to be reconfigured to the rear of the site. External alterations to the public house to include dormer and mansard roof extensions and rear extension to first and second floors of building, retaining existing ridge line and mansard roof. Retention of A4 use (Drinking Establishments) on ground floor.
8.3	PA/14/03667	Land at rear of 459 Roman Road	Construction of mews house to the rear of existing shop/residential building.

**Agenda Item number: 8.2**

**Reference number: PA/14/03376**

**Location: 12-14 Toynbee Street E1 7NE**

**Proposal:** Demolition of existing structures on land adjacent to Duke of Wellington public house and creation of a total of 5 x residential units (C3 use). Replacement outdoor area to be reconfigured to the rear of the site. External alterations to the public house to include dormer and mansard roof extensions and rear extension to first and second floors of building, retaining existing ridge line and mansard roof. Retention of A4 use (Drinking Establishments) on ground floor

## **1.0 ADDITIONAL REPRESENTATIONS**

- 1.1 Seven additional written objections were received based on
- i. Loss of pub
  - ii. Loss of garden
  - iii. Not in keeping with the Conservation Area
- 1.2 An online petition has since been registered at Change.org and this has received approximately 500 signatures to date (as of 8<sup>th</sup> July).

### Officer Comments

- 1.3 Majority of the points raised have already been addressed in the previous main report.

## **2.0 AMENDMENT TO PARAGRAPH 6.5 IN THE MAIN REPORT**

- 2.1 This paragraph has been amended to reflect the fact that the applicant is increasing the ground floorspace of the pub. This should now read as follows:
- 6.5 *The proposal seeks to retain the existing A4 use, extend the ground floorspace of the pub and keep the pub operational so there will be no loss of pub. However in planning terms, the smoking area or garden could be considered an integral part of the pub. Concerns raised by some objectors relate to the loss of the current pub garden and the long term viability of the public house. Officers have therefore assessed this planning application against Policy DM8, due to the reduction in size of its garden/smoking area, which may in turn impact of the viability of the pub performing its community infrastructure function.*

## **3.0 RECOMMENDATION**

- 3.1 Officers' original recommendation to GRANT planning permission remains unchanged.

<b>Agenda Item number:</b>	8.3
<b>Reference number:</b>	PA/14/03667
<b>Location:</b>	Land at rear of 459 Roman Road
<b>Proposal:</b>	Construction of mews house to the rear of existing shop/residential building.

**1.0 AMENDMENT TO COMMITTEE REPORT**

1.1 There was a typographical error in the report in paragraph 2.2.

1.2 Paragraph 2.2 of the report should read as follows:

*"A total of 9 8 letters of representation were received objecting to the proposal and a separate petition with 24 20 signatories. The main concerns of objectors relate to the ability of residents to park at the rear of no. 459 (Ford Close), existing parking congestion, removal of the property's rear wall, the design being out of character for the area and not matching adjacent terrace."*

**2.0 RECOMMENDATION**

2.1 Officers' original recommendation to GRANT planning permission remains unchanged.

