

**LONDON BOROUGH OF TOWER HAMLETS**

**DEVELOPMENT COMMITTEE**

**3<sup>rd</sup> September 2015**

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

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**INDEX**

<b>Agenda item no</b>	<b>Reference no</b>	<b>Location</b>	<b>Proposal / Title</b>
6.1	PA/15/01337	47 Brierly Gardens, London E2 0TF	The proposed works are for a new 4.6m x 4.1m single storey rear extension which facilitates the provision of two new single bedrooms, alongside a reconfigured living/dining/kitchen.
6.2	PA/15/01832	55 Brierly Gardens, London E2 0TF	Erection of rear extension and demolition of existing ramp to be replaced with a new ramped
6.3	PA/15/00701	80 Back Church Lane, London, E1 1LX	<p>Demolition of existing three-storey educational building and erection of a six-storey building comprising educational use (Use Class D1) at basement level and part ground floor level, with 59 residential units (27no. one-bedroom, 23no. two-bedroom, 8no. three-bedroom and 1no. four-bedroom) at ground to fifth floor level.</p> <p>Application for Variation of Condition 2 (approved plans) to planning permission reference PA/14/00215, dated 13/05/2014, for a minor material amendment to the approved scheme.</p>
6.4	PA/15/01470	Site at north east of Blackwall Tunnel Northern Approach and Twelvetrees Crescent, Twelvetrees Crescent, London E3	Provision of a new 300 place Arts and Music Academy for 16-19 year olds. The facility will include recording studios, performance spaces, classrooms, a café and other associated facilities. The proposal also includes a comprehensive landscaping scheme, bin storage, a substation, two disabled parking bays and cycle parking.

## UPDATE REPORT

<b>Agenda Item number:</b>	6.1
<b>Reference number:</b>	PA/15/01337
<b>Location:</b>	47 Brierly Gardens, London E2 0TF
<b>Proposal:</b>	The proposed works are for a new 4.6m x 4.1m single storey rear extension which facilitates the provision of two new single bedrooms, alongside a reconfigured living/dining/kitchen.

### 1.0 APPLICATION DETAILS

#### Proposal

1.1 The proposal description has been updated to read as follows:

"The proposed works are for a new 4.6m x 4.1m single storey rear extension which facilitates the provision of two new single bedrooms, alongside a reconfigured living/dining/kitchen."

#### Drawings and Documents

1.2 The list of Drawings and Documents report in paragraph 1 are superseded as follows:

*PL130; PL131; PL132 Rev. A; PL133 Rev. B; PL134 Rev. B; PL 135 Rev. B; Roof Plan; 45 Degree Elevations and Sections; Design and Access Statement.*

### 2.0 CONSULTATION

Since publication of the Officer report an number of additional representations have been received

2.1 In total of 6 letters of representation and 1 petition containing 58 signatories in objection. However, 3 of the representations of the written objections also signed the petition.

2.2 The following additional points of objection have been raised:

2.3 The proposed extensions will set precedence within the estate causing a change in the appearance of Brierly Gardens.

[Officer Comment: The proposal will be assessed with respect to material planning considerations and overall impacts in terms of its design and impacts on amenity. Should there be future planning applications, due planning process assessing the proposal as above will be undertaken.

2.4 Lack of inclusive consultation undertaken by Tower Hamlets Homes.

[Officer Comment: This consultation was undertaken independent of this planning application. Public consultation as part of the planning application has been undertaken by Council.]

2.5 Private lease owners are likely to benefit more from the scheme than overcrowded or vulnerably tenants.

[Officer Comment: This is not a material planning consideration.]

**2.6 The submitted design and access statement is misleading.**

[Officer Comment: The discrepancies within the submitted design and access statement highlighted by the representees do not have any implications on the material planning considerations of the proposal.]

**2.7 Loss of light.**

[Officer Comment: This has been addressed in the material planning considerations section of the officer report under 'amenity'.]

**2.8 Loss of privacy and security.**

[Officer Comment: This has been addressed in the material planning considerations section of the officer report under 'design' and 'amenity'.]

**2.9 Increased crime in the surrounding area.**

[Officer Comment: Relevant security design measures in accordance with secure by design standards will be secured via condition.]

**2.10 Cost of structural /maintenance considerations.**

[Officer Comment: Financial arrangements are not normally considered as material planning considerations. However, maintenance of the proposal will need to be negotiated with Tower Hamlets Homes.]

**2.11 Adverse appearance and design of the proposed extensions.**

[Officer Comment: This is addressed under the material planning consideration section of the report under 'design'.]

**2.12 Adverse appearance and design of the proposed extensions.**

[Officer Comment: This is addressed under the material planning consideration section of the report under 'design'.]

**2.13 'Materials to match' the existing does not guarantee this outcome based on similar sites within borough comprising of similar rear extensions**

[Officer Comment: Amended condition to include 'material samples' has been implemented to ensure that the proposed brick match the existing.]

**2.14 Clarification is required for what is considered to be useable garden space.**

[Officer Comment: The submitted figures have been calculated as net garden space excluding space taken by ramp and gaps between fence-line.]

**2.15 The proposed flat roof design will require frequent maintenance works.**

[Officer Comment: Maintenance works will be undertaken by Tower Hamlets Homes and is therefore not considered as material planning considered in this instance.]

**2.16 Inadequate consultation undertaken by Council.**

[Officer Comment: public consultation for this application has been undertaken in accordance with the Town and Country Planning Act requirements.]

**3.0 CLARIFICATIONS**

**3.1 Paragraph 4.5.** This describes the proposed works. The reported proposed extension height of 2.4m refers to the internal height of the extension excluding the height (300mm) of the proposed flat roof. The total external height of the proposed extension is 2.7m.

**4.0 RECOMMENDATION**

**4.1 Officers' original recommendation to GRANT planning permission remains unchanged with amended conditions as follows**

**Compliance**

- a) Three year time limit
- b) Development to be built in accordance with approved plans
- c) Access to roof for the purposes of maintenance and repair only
- d) Roof light to be secure by design certified (PAS24)

**Prior to commencement**

- e) Bricks samples