

LONDON BOROUGH OF TOWER HAMLETS

STRATEGIC DEVELOPMENT COMMITTEE

19th November 2015

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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Agenda item no	Reference no	Location	Proposal / Title
6.2	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.
6.3	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 access.
6.4	PA/15/01141	Enterprise House, 21 Buckle Street, E1 8NN	Demolition of existing office building and erection of a ground plus 17 storey mixed use building (AOD 74.7m to parapet) comprising 1,185sq.m of office space (B1 Use Class) and 106 (C1 Use Class) serviced apartments (2,985sq.m) together with ancillary facilities and associated cycle parking.

UPDATE REPORT

Agenda Item number:	6.2
Reference number:	PA/15/01337
Location:	47 Brierly Gardens, London E2 0TF
Proposal:	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 CONSULTATION

Since publication of the Officer report a total of 3 addendums to representations have been received.

1. The following additional points of objection have been raised:
2. Moving the lounge into the garden area and increased occupancy will result in noise impacts to the immediately adjoining properties.

[Officer Comment: The existing layout of the dwelling comprises of a living room opening out into the rear garden, and relocated the living area within the proposed extension is not considered to result in adverse noise impacts.]

3. The proposed extensions will set a precedent within the residential estate.

[Officer Comment: Each application and the proposed works will be considered and assessed on its own planning merits.]

4. The proposed extensions are likely to be financed by government grants similar to the recent flat refurbishments undertaken.

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

5. The proposed extensions will result in increased rents.

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

6. Comparison to the approved and completed extension in Tinsley Street (under Tower Hamlets Homes Schemes)

[Officer Comment: Each application and the proposed works will be considered and assessed on its own planning merits.]

7. Completed schemes e.g. in Jenkinson House provide a precedent for the quality of works that can be expected.

[Officer Comment: Each application and the proposed works will be considered and assessed on its own planning merits. It is however noted that the colour of the brick implemented in the completed scheme (pursuant to planning permission PA/14/03249) fails to match the materials of the existing building as required by condition 3 of the planning application PA/14/03249. Officers have bought to the

attention of LBTH Enforcement and have requested for an investigation to be undertaken.]

8. Clarification is required regarding the gap between the two built extensions at Jenkinson House.

[Officer Comment: This matter does not relate to the application for the proposed works at no. 47 Briery Gardens.]

- 1.9 Diminishing quality of flats as a result of internal reconfigurations increasing the number of bedrooms.

[Officer Comment: This application has been assessed on their own merits taking into account impact on both external and internal amenity, where planning issues such as internal space standards, access to sunlight and daylight, external amenity space have been taken into consideration and found to be acceptable. Any increase on the size of the units to accommodate additional bedroom will be subject to a planning application which will be assessed on its planning merits.]

2.0 RECOMMENDATION

- 2.1 Officers' original recommendation to **GRANT** planning permission remains unchanged with 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

UPDATE REPORT

Agenda Item number:	6.3
Reference number:	PA/15/01832
Location:	55 Brierly Gardens, London E2 0TF
Proposal:	Erection of rear extension and demolition of existing ramp to be replaced with a new ramped

1.0 CONSULTATION

Since publication of the Officer report a total of three addendums to representations have been received.

1.1 The following additional points of objection have been raised:

1.2 The proposal will result in inappropriate size of private amenity space and will not cater wheelchair accessibility.

[Officer Comment: As a result of the proposal, 16.4m² (44%) of the existing rear garden will be retained which exceeds the standard requirement pursuant to Policy DM4 of the Managing Development Document. The proposal also seeks to provide a disabled access ramp and a buggy charging area to cater for the proposed wheelchair adaptable flat layout which is considered to be acceptable.]

1.3 Moving the lounge into the garden area and increased occupancy will result in noise impacts to the immediately adjoining properties.

[Officer Comment: The existing layout of the dwelling comprises of a living room opening out into the rear garden, and relocated the living area within the proposed extension is not considered to result in adverse noise impacts.]

1.4 The proposed extensions will set a precedent within the residential estate.

[Officer Comment: Each application and the proposed works will be considered and assessed on its own planning merits.]

1.5 The proposed extensions are likely to be financed by government grants similar to the recent flat refurbishments undertaken.

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

1.6 The proposed extensions will result in increased rents.

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

1.7 Comparison to the approved and completed extension in Tinsley Street (under Tower Hamlets Homes Schemes)

[Officer Comment: Each application and the proposed works will be considered and assessed on its own planning merits.]

- 1.8 Completed schemes e.g. in Jenkinson House provide a precedent for the quality of works that can be expected.

[Officer Comment: Each application and the proposed works will be considered and assessed on its own planning merits. It is however noted that the colour of the brick implemented in the completed scheme (pursuant to planning permission PA/14/03249) fails to match the materials of the existing building as required by condition 3 of the planning application PA/14/03249. Officers have brought to the attention of LBTH Enforcement and have requested for an investigation to be undertaken.]

- 1.9 Clarification is required regarding the gap between the two built extensions at Jenkinson House.

[Officer Comment: This matter does not relate to the application for the proposed works at no. 55 Brierly Gardens.]

- 1.10 Diminishing quality of flats as a result of internal reconfigurations increasing the number of bedrooms.

[Officer Comment: This application has been assessed on their own merits taking into account impact on both external and internal amenity, where planning issues such as internal space standards, access to sunlight and daylight, external amenity space have been taken into consideration and found to be acceptable. Any increase on the size of the units to accommodate additional bedroom will be subject to a planning application which will be assessed on its planning merits.]

2.0 RECOMMENDATION

- 2.1 Officers' original recommendation to **GRANT** planning permission remains unchanged with 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

Prior to commencement

- e) Bricks samples

Agenda Item number:	6.4
Reference number:	PA/15/01141
Location:	Enterprise House, 21 Buckle Street, E1 8Nn
Proposal:	Demolition of existing office building and erection of a ground plus 17 storey mixed use building (AOD 74.7m to parapet) comprising 1,185sq.m of office space (B1 Use Class) and 106 (C1 Use Class) serviced apartments (2,985sq.m) together with ancillary facilities and associated cycle parking.

1. **Clarifications**

1.1 **Privacy/Overlooking**

In paragraph 14.6 typographical error in last sentence to read “and the 3rd storey at No 55-57 facing the development are greater than 18m and as such....” and delete “No 5-56”

1.2 **Setting of listed building**

Figure 3 to be deleted and replace with following figure. The change reflects the introduction of a chamfered edge on southeast corner of proposed building.

Section drawing along Alie Street

