

Agenda Item number:	6.3
Reference number:	PA/14/03547
Location:	Wickham House, 69-89 Mile End Road and 10 Cleveland Way, London, E1
Proposal:	Refurbishment of former Wickham's department store comprising: retention of facade of former Spiegelhalter's shop at 81 Mile End Road to provide new entrance, change of use of second floor to office (Use Class B1), change of use of ground and basement floors to a flexible retail/leisure use (Use Class A1/A2/A3/A4/B1/D1/D2) and erection of roof extensions at third and fourth storey levels to provide 1,481sqm (GIA) of additional office space (Use Class B1); as well as reconfiguration of internal layout, restoration of external features and other associated works.

1.0 Update following further site visit

- 1.1 The case officer has carried out a further site visit on Monday 23/09/2015. This visit has revealed that the radio masts at roof level have been removed. It is understood that the works have been carried out for safety reasons. The principle of removal of the masts is discussed in paragraph 8.95 (l) of the Committee Report.

2.0 Further information on planning enforcement history

- 2.1 Paragraphs 4.9 to 4.15 of the Committee Report described the most relevant planning and enforcement background. For information, below is a summary of other enforcement cases relating to the application site:

- a) ENF/12/00247 and ENF/14/00354 installation of illuminated fascia signage to Tesco and Sports Direct units

Breach resolved with respect of the Tesco unit, awaiting implementation of new, approved signage for the Sports Direct unit.

- b) ENF/13/00291 Installation of canopy structure at 2nd floor level

Breach resolved with canopy removed.

- c) ENF/14/00121 Installation of UPVC windows within flank and rear elevations

Awaiting outcome of this planning application – new metal windows to match existing would be installed as part of the refurbishment works removing the breach.

- d) ENF/14/00634 Foxtrot and Ginger café unit operating as a restaurant

Case closed – not expedient to enforce given the predominant café use and the new permitted development rights for change of use from A1 to A3.

- e) ENF/15/00046 use of basement as an entertainment venue (Generation Z theatre)

Planning application ref PA/15/00188 was subsequently submitted with enforcement action put on hold awaiting determination of the application. The theatre use ceased during the summer and the planning application was withdrawn, removing the breach.

- f) ENF/15/00335 noise nuisance resulting from operation of D2 banqueting suite (the Waterlily)

This investigation is on-going. This case has been opened further to the main planning enforcement case ENF/09/00515 which is described in detail in paragraph 4.12 of the Committee Report.

3.0 Additional condition

- 3.1 Condition W has been incorrectly omitted from the list of suggested conditions in paragraph 3.3 of the Committee Report.

- 3.2 In line with paragraph 8.15, condition W would secure submission of full details of auditorium capacity, location within the building and a management plan to mitigate amenity and highway impacts.

4.0 Consultation responses

- 4.1 The summary of consultation responses in the Committee Report did not refer to the following response received from the London and Middlesex Archaeological Society on 8th September 2015:

This Committee met and discussed the above case at its meeting on Tuesday, 25 August 2015 and made the following observations:

The Committee were delighted that this scheme retains the Spiegelhalter's façade but thought the rooftop glazed extension to the main building should be lower, in line with the top of base to the tower i.e. above the arched voussoir window.

3.0 RECOMMENDATION

- 3.1 Officer's recommendation to **GRANT** planning permission remains unchanged.