

<b>Committee:</b> Development	<b>Date:</b> 7 <sup>th</sup> May 2008	<b>Classification:</b> Unrestricted	<b>Agenda Item Number:</b> 7.2
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<b>Report of:</b> Director of Development and Renewal	<b>Title:</b> Town Planning Application
<b>Case Officer:</b> Allie Moore	<b>Ref No:</b> PA/08/00041
	<b>Ward:</b> Shadwell (February 2002 onwards)

## 1. APPLICATION DETAILS

<b>Location:</b>	1 Hawksmoor Mews, London, E1 0DG
<b>Existing Use:</b>	Stand alone building containing 3x car parking spaces at ground floor level and 1x studio flat at first floor level
<b>Proposal:</b>	Infill of ground floor 'under croft' and installation four new windows to create a two bedroom unit at ground and first floors.
<b>Drawing Nos/Documents:</b>	Site Plan, Photographs, no1, no2
<b>Applicant:</b>	Mr Lanny Lucas-Stone
<b>Ownership:</b>	Mr Lanny Lucas-Stone
<b>Historic Building:</b>	n/a
<b>Conservation Area:</b>	St George's Town Hall

## 2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

- 2.1 a) The overall design, bulk, height and scale of the proposal is acceptable, and therefore in line with policy DEV1 of the Councils Unitary Development Plan (1998) and policy DEV2 of the Councils Interim Planning Guidance (2007), which seek to ensure all new developments are to a high quality design standard that is sympathetic to the site and its setting.
- b) The proposed development is acceptable in terms of amenity, and would not have an adverse impact in terms of overlooking, loss of privacy or loss of daylight/sunlight. The proposal is therefore in accordance with policy DEV2 of the Councils Unitary Development Plan (1998) and policy DEV1 of the Interim Planning Guidance (October 2007) which seeks to ensure all new developments protect the amenity of existing and future occupants.
- c) The proposal is considered to be acceptable in highways terms as subject to a scheme acceptable to the Local Planning Authority to ensure that future occupiers are unable to apply for a parking permit. As such, the proposal is considered to comply with policy 3C.1 of the London Plan (2004) and policy CP40 of the Council's Interim Planning Guidance which seek to restrict the amount of unnecessary vehicle movement.

## 3. RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** planning permission subject to the following Conditions:

### Conditions

- a) Time Limit
- b) Hours of Construction
- c) Car-free Arrangement

#### 4. PROPOSAL AND LOCATION DETAILS

##### Proposal

- 4.1 This application proposes to infill an existing parking space beneath an existing studio flat, to provide additional residential floor space at ground floor level in the form of two bedrooms and a bathroom. The 3 parking spaces serve the existing unit.

##### Site and Surroundings

- 4.2 The subject site is known as Hawksmoor Mews, accessed via an access below no. 200 Cable Street. Hawksmoor Mews comprises 10 residential units surrounding an internal courtyard. The buildings within the Mews are not listed. The site is located within the St Georges Town Hall Conservation Area.

##### Planning History

- 4.3 There are no planning decisions relevant to this application.

#### 5. POLICY FRAMEWORK

- 5.1 For details of the status of relevant policies see the front sheet for “Planning Applications for Determination” agenda items. The following policies are relevant to the application:

##### Unitary Development Plan 1998 (as saved September 2007)

Proposals: St Georges Town Hall Conservation Area

Policies:           DEV1           Design Requirements  
                           DEV2           Amenity

##### Interim Planning Guidance for the purposes of Development Control

Proposals: St Georges Town Hall Conservation Area

Core Strategies: CP4           Good Design  
                           CP23           Efficient Use and Retention of Existing Housing  
                           CP40           A Sustainable Transport Network

Policies:           DEV1           Amenity  
                           DEV2           Character and Design  
                           DEV19          Parking for Motor Vehicles  
                           CON2           Conservation Areas

**Community Plan** The following Community Plan objectives relate to the application:  
 A better place for living safely  
 A better place for living well

#### 6. CONSULTATION RESPONSE

- 6.1 The views of officers within the Directorate of Development & Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 6.2 The following were consulted regarding the application:

### **LBTH Highways**

- 6.3 Hawksmoor Mews has a PTAL of 3 which indicates a moderate level of accessibility to local transport facilities.
- 6.4 The application would result in the displacement of three parking spaces. The site is classified as private and it would be fair to expect the applicant to relocate the lost parking spaces within the curtilage of the site and not displace the lost parking spaces onto Cable Street. Parking on Cable Street is generally high / saturated and any additional displacement of parking onto Cable Street should be discouraged.
- 6.5 If the applicant is unable to re-site the lost parking spaces within the curtilage of the site, the use of a Section 106 to prevent the occupiers of the site from applying for any on street parking permits would be advised to prevent any displacement of cars from Hawksmoor Mews onto Cable Street.

## **7. LOCAL REPRESENTATION**

- 7.1 A total of 45 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application has also been publicised in East End Life and on site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 8            Objecting: 8            Supporting: 0  
No of petitions received:    1 objecting containing 30 signatories

- 7.2 The following issues were raised in representations that are material to the determination of the application, and they are addressed in the next section of this report:
- The proposal would destroy the symmetry of the approach to the Mews and would add a foreign element to the design ethos. The design of the proposed windows would not work with the existing design style which does not have such traditional classical elements.
  - The introduction of bedroom windows which look into the courtyard is inappropriate for the 9 other residents of the Mews as well as being an unpleasant, fume-filled and unattractive outlook for the bedroom occupants themselves.
  - The proposal would result in the net loss of 2 car parking spaces.
  - The proposal would impair the architectural merit of a development in a Conservation Area.
  - The other residents of the Mews would feel uncomfortable parking in their allocated spaces so close to sleeping residents.
- 7.3 The following issues were raised in representations, but they are not material to the determination of the application:
- There would be a building regulations requirement for an extract ventilation system for the internal bathroom but no extract is shown on the elevations (OFFICER COMMENT: *This would be considered under Building Regulations, and would have no bearing on the*

*outcome of this planning application)*

## **8. MATERIAL PLANNING CONSIDERATIONS**

8.1 The main planning issues raised by the application that the committee must consider are:

1. Landuse
2. Design and Conservation
3. Highways
4. Amenity

### **1. Land Use**

8.2 Hawksmoor Mews is a residential development. The application proposes to extend an existing residential unit and has no land use implications. Issues surrounding the loss of the existing parking spaces is covered in the Highways section of this report (Paragraph 8.6).

### **2. Design and Conservation**

8.3 Hawksmoor Mews was developed in the early 1980's, comprising 10 residential units arranged around an internal courtyard, accessed from Cable Street. Units no 5 and no 6 are three storeys in height, and units no 2-4 and no 7-9 are of two storeys in height, each with single aspect into the courtyard. Units 1 and 10 are stand-alone properties that differ from the other units within the Mews, as they each have three separate parking spaces at ground floor level and the accommodation is provided at first floor only. The proposal seeks to convert an existing open plan studio-style unit to a two bedroom property.

8.4 Concerns have been raised over the impact that the proposed alterations would have to the symmetry of the approach to the Mews, and the character and appearance of the St Georges Town Hall Conservation Area as a whole. The existing buildings within the Mews are not listed, and whilst it is recognised that there is a set of two identical buildings at the approach of the Mews, it is not considered that the buildings have any particular architectural or design merit that should be preserved in order to retain the character of the Mews. The applicant has proposed a ground floor frontage that would be sympathetic to the existing style and design of the surrounding properties within the Mews. The front façade would be painted render, rusticated to blend in with existing properties. It is considered that there would be no adverse impact on the view into the Mews from Cable Street, and as such, no harm to the overall character and appearance of the St Georges Town Hall Conservation Area and its setting.

8.5 The overall design, bulk, height and scale of the proposal is acceptable, and therefore in line with policy DEV1 of the Councils Unitary Development Plan (1998) and policy DEV2 of the Councils Interim Planning Guidance (2007), which seek to ensure all new developments are to a high quality design standard that is sympathetic to the site and its setting.

### **3. Highways**

8.6 Policy DEV19 of the Interim Planning Guidance (October 2007) seeks to minimise parking in order to promote sustainable transport options such as walking, cycling and public transport. In addition to this, the overprovision of parking represents an inefficient use of land. The existing arrangement within the Mews allows for 10 car parking spaces for residents, and six covered spaces beneath two stand alone dwellings within the Mews. On balance, it is considered that the need for a larger dwellinghouse in this location outweighs the need for

the three car parking spaces that are currently provided beneath the subject property. However, the Council is aware that the loss of the three car parking spaces would potentially displace the car parking out onto Cable Street, where car parking facilities are limited. Therefore, it is considered that the applicant must enter into a S106 car-free legal agreement to ensure that the existing and future residents of no 1 Hawksmoor Mews are restricted from applying for parking permits in the surrounding area. Should the applicant seek to retain personal parking facilities within the Mews, a civil arrangement would need to be agreed between the applicant and residents of Hawksmoor Mews.

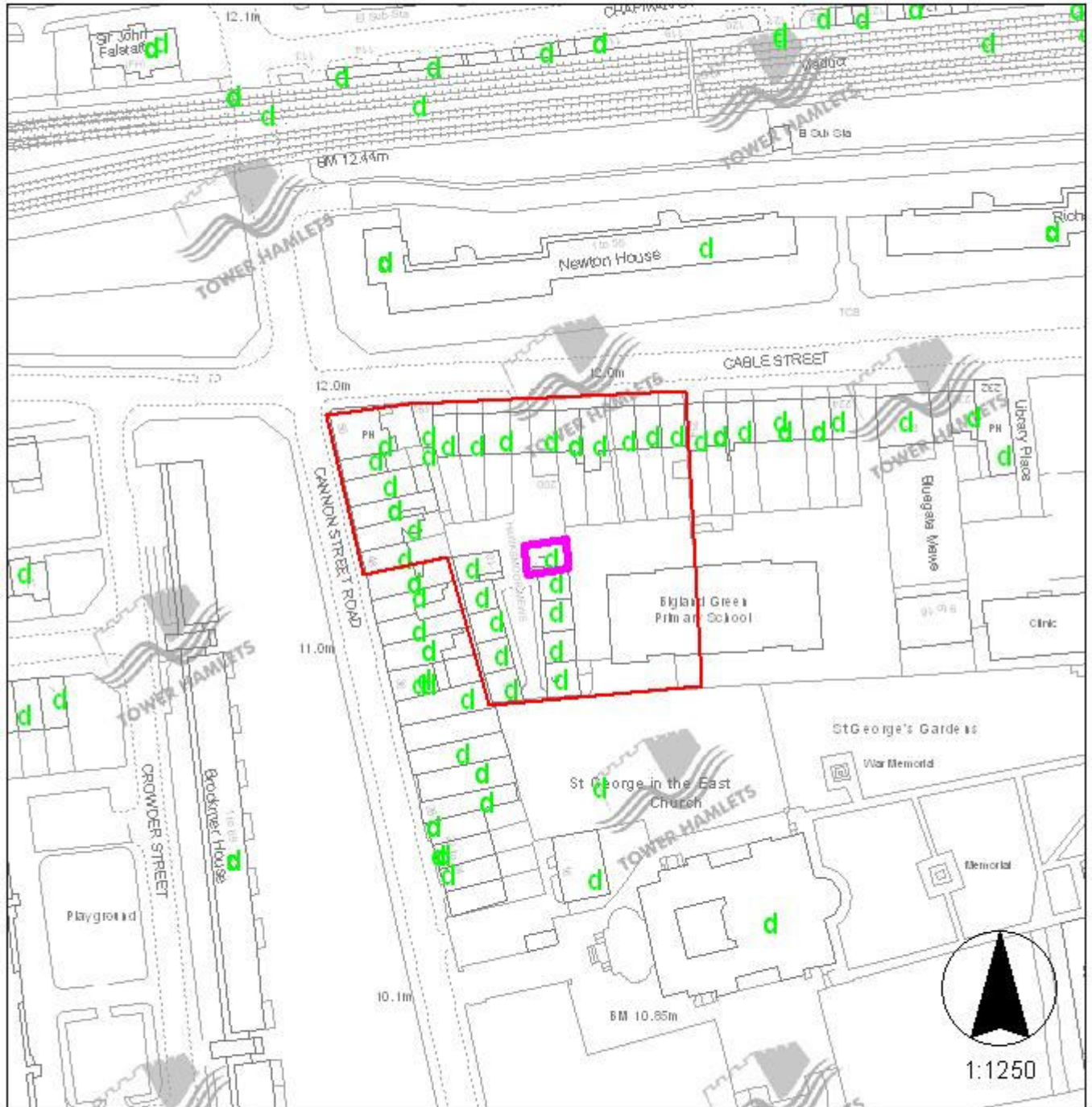
#### **4. Amenity**

- 8.7 It is considered that the proposal would have no adverse impacts on surrounding residents in terms of amenity. The proposal would involve the addition of two bedrooms at ground floor of no 1 Hawksmoor Mews, and whilst it is recognised that there may be increased disturbance to those using the ground floor bedrooms due to cars and foot traffic entering the Mews, it is considered that the level of activity is not such that it would warrant refusal of the application.
- 8.8 It is further considered that the proposed conversion of the ground floor would have no detrimental impact on the residents within the Mews in terms of privacy, overlooking, or sense of enclosure. Therefore, the proposal accords with policy DEV2 of the Tower Hamlets Unitary Development Plan (1998) and DEV1 of the Interim Planning Guidance (October 2007) which seek to safeguard the amenity of residents of the Borough and the environments generally.

#### **Conclusions**

- 8.9 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

# Site Map



## Legend

- Planning Application Site Boundary
- Consultation Area
- d Land Parcel Address

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office © Crown Copyright. London Borough of Tower Hamlets LA096968