

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

8th June 2016

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

INDEX

Agenda item no	Reference no	Location	Proposal / Title
8.1	PA/15/01526	216 - 218 Mile End Road, London, E1 4LJ	Application for variation of conditions no. 5 'hours of operation', 8 'use of rear yard' and 10 'use of rear yard and details thereof' of planning permission ST/96/00059 dated 04/02/1998
8.2 and 8.3	PA/15/03392 & PA/15/03393	188 Westferry Road, London E14 3RY	1) Construction of new entranceway and balcony; and 2) Installation of 5 fascia signs: - Front gate; - Internal gate; - 3x Rear elevation.
8.4	PA/16/00065	35-41 Folgate Court, London	Refurbishment and reconfiguration of existing Use Class B1(a) Office, with rear extension to provide additional office floorspace, new roof to refurbished courtyard and formation of new use class A1 unit, fronting Folgate Street and alterations to elevations.

Agenda Item number: 8.1
Reference number: PA/15/01526
Location: 216 - 218 Mile End Road, London, E1 4LJ
Proposal: Application for variation of conditions no. 5 'hours of operation', 8 'use of rear yard' and 10 'use of rear yard and details thereof' of planning permission ST/96/00059 dated 04/02/1998

1.0 S106 Agreement and Conditions

- 1.1 Following further discussions with the applicant, in the interest of procedural robustness and in accordance with CIL Regulations 2010 (as amended) and Planning Policy Guidance, the S106 legal agreement (to carry over all of the obligations attached to the original planning permission) is no longer considered necessary as all of the matters secured through the agreement can be adequately dealt with by conditions. In accordance with guidance, this also results in removal of any duplication between conditions and the S106 agreement.
- 1.2 As such, Paragraphs 3.2 and 3.4 of the Recommendation section of the main report shall be omitted, and the following additional condition added to Paragraph 3.6:
- a) Restriction on use of the rear yard for the storage of goods, as a retail area ancillary to the main retail unit or as a cash and carry warehouse or a use ancillary to the same.
- 1.3 Following further discussions with the Council's Highways & Transportation Officers, it is recommended that a further condition is necessary to address traffic safety. This condition is to require submission of a highway safety scheme including but not limited to provision of warning lights to alert vehicles and pedestrians to the presence of any vehicles which are within the access tunnel. This would reduce the risk to the pedestrians posed by the limited visibility by giving a warning that a vehicles is in the tunnel or about to emerge from it, and reduce instances where vehicles meet head on in the tunnel, requiring one to reverse out.
- 1.4 As such, an additional condition shall be inserted in Paragraph 3.6:
- a) Submission of a highway safety scheme.

2.0 RECOMMENDATION

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

Agenda Item number:	8.2 and 8.3
Reference number:	PA/15/03392 & PA/15/03393
Location:	188 Westferry Road, London E14 3RY
Proposal:	<p>3) Construction of new entranceway and balcony; and</p> <p>4) Installation of 5 fascia signs:</p> <ul style="list-style-type: none"> - Front gate; - Internal gate; - 3x Rear elevation.

1.0 ADDITIONAL CORRESPONDENCE RECEIVED.

- 1.1 An additional objection has been received since the publication of the report.
- 1.2 The objection raises concerns around pollution, noise nuisance and public safety.
- 1.3 The representation also invites Councillors to visit the site before making a decision.

2.0 RECOMMENDATION

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

Agenda Item number:	8.4
Reference number:	PA/16/00065
Location:	35-41 Folgate Court, London
Proposal:	Refurbishment and reconfiguration of existing Use Class B1(a) Office, with rear extension to provide additional office floorspace, new roof to refurbished courtyard and formation of new use class A1 unit, fronting Folgate Street and alterations to elevations.

1.0 SITE LOCATION

- 1.1 The site location outlined in paragraph 1.0 of on the published report is incorrect and should read as 35-41 Folgate Street, London E1 6BX.

2.0 AMENDED DRAWINGS

- 2.1 Revised drawing of the proposed East Elevation of the west block to incorporate external overlooking mitigation (revised drawing no. 2048 _X_GS(AA)02_PLP03 REV P03; and Report on façade opposite 157 Commercial Street_rev. B dated June 2016).

1.0 RECOMMENDATION

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