

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

28 September 2016

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/15/03561	Site at 14 to 16 Clegg Street, 13 to 15 Cinnamon Street and 125 to 129 Wapping High Street, London E1W	Partial demolition of the existing buildings and redevelopment of all three sites to create 41 residential units and a retail unit along Wapping High Street, together with associated hard and soft landscaping works and the provision of cycle parking across all three sites. Site A would contain the majority of the units, with 27 flats; Site B would contain 10 and Site C, the 4 town houses.

1.0 Clarifications

- 1.1 Paragraph 3.2 – condition 29 to also include a requirement for extended noise surveys to account for any additional noise sources, and details of mitigation.
- 1.2 Paragraph 9.57 makes reference to Commercial Street and this is incorrect. The sentence “*The building would be faced.... existing building.*” should be omitted.
- 1.3 Paragraph 9.160 the sentence 12 Clave Street to Site C should read 10.3m rather than 103m.
- 1.4 Paragraph 228 - delete the sentence ‘~~The gym and swimming pool available to the private and intermediate tenures would serve to promote active and healthy lifestyles.~~’ This is a drafting error and an incorrect statement and is deleted.
- 1.5 Drawing number (03)-E-002 PL00 has been revised and should read as (03)-E-002 PL01.
- 1.6 Figure 16 – should refer to intermediate units rather than intermediate (shared ownership) units”.

2.0 Consultation Updates

- 2.1 Mayor John Biggs has received a number of objections directly from local residents which he has considered and has been noted by Officers. It is acknowledged that the Mayor is not part of the decision making process for planning applications.
- 2.2 Since the publication of the committee agenda, two addendums to objections have been received. These are from neighbouring residents but do raise any

material considerations which have not already been addressed in the Officer report.

- 2.3 The Council's Noise Pollution Team Manager confirmed that his long serving officers were not aware of complaints of cold tar sucking activities in Wapping

3.0 RECOMMENDATION

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

Agenda item no	Reference no	Location	Proposal / Title
5.2	PA/15/03433	Harley House and Campion House, Frances Wharf, London	Roof extensions at 7th floor and 9th floor levels to provide 6 new residential units of use class C3 along with reconfiguration of 1 existing unit at Harley House and Campion House, Frances Wharf, Burdett Road. (Amended design of roof extensions).

1.0 Clarifications

- 1.1 Paragraph 8.25 discusses the mitigation measures being undertaken to reduce the length of the time that the lift within Harley House will be out of use for. The applicant has clarified that a worst case scenario for these works would result in the lift being out of action for between 10-12 weeks.

2.0 Additional Consultation response

- 1.1 5 further objections were received from local residents.

3.0 RECOMMENDATION

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

Agenda item no	Reference no	Location	Proposal / Title
5.3	PA/16/01012	Land Rear to 1-12 Fakruddin Street, London, E1 5BU	Development of land to the rear of 1-12 Fakruddin Street, including construction of 5 No. dwellings with ground floor commercial unit and associated pedestrian walkway to new community centre and allotments. The development will result in a new crossover to Vallance Road and increase of garden space to the properties at 1-5 Fakruddin Street.

1.0 Clarifications

- 1.1 The description of development in Officer's report should refer to Community Garden Centre (i.e. not a D1 uses class) rather than Community Centre.
- 1.2 Paragraph 13.2 – add the following sentence 'the proposed development has a density of 200hr/ha which is at the low end of policy which requires 200-700hr/ha.'
- 1.3 Paragraph 15.5 – only properties 1-2 Fukruddin Street will have their gardens extended.

2.0 Additional Consultation Information

- 2.1 The 12 signatures which appear on both the petition in support and petition against were checked against the electoral register. Officer's can confirm these names and addresses are correct.

3.0 RECOMMENDATION

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

Agenda item no	Reference no	Location	Proposal / Title
5.4	PA/16/00884 + PA/16/00885	Bromley Hall School, Bromley Hall Road, London, E14 OLF	Expansion of existing school to provide 2 FE Primary school and associated nursery, including partial demolition of existing building.

1.0 Clarifications

- 1.1 Section 1 of the report sets out the list of submitted drawings and documents. It should be noted that the following drawings and documents now supersedes those contained within the report. This is due to the applicant updating the drawings to include the amended window details and amended ventilation strategy which were not ready at the time of writing the report.

BHS-LSI-REF-GND-GA-A31-001101-D
BHS-LSI-ALL-SL-SEC-A31-001109-D
BHS-LSI-REF-RF-GA-A31-001103-D
BHS-LSI-REF-SL-DET-A31-003101-E
BHS-LSI-REF-SL-DET-A31-002806-E
BHS-LSI-REF-SL-DET-A31-002807-E
BHS-LSI-REF-GND-DET-A31-00SK040-B
BHS-LSI-REF-GND-DET-A31-00SK041-A
BHS-LSI-REF-GND-DET-A31-00SK042-E
BHS-LSI-REF-GND-DET-A31-00SK032-A
BHS-GDM-REF-GND-GA-A73-100099-A

BHS-BYG-SIT-ALL-REP-PLA-000003-B
BHS-OUT-EXT-GND-GA-A35-000100-K
BHS-OUT-EXT-GND-GA-A35-000101-K
BHS-OUT-EXT-GND-DET-A35-000605-D
Addendum to Design and Access Statement, LSI
Architects, Dated 19/09/2016
Conservation Considerations, Bouygues UK, Dated
15/06/2016 - BHS-BUK-ALL-SIT-REP-CON-000001-C

1.2 Paragraph 3.0 sets out the recommendation. It should be noted that as the affordable housing has been offered by the applicant and is not a policy requirement in this instance that part b) of the recommendation is omitted.

1.3 Paragraph 3.2 sets out the list of conditions. Condition 10 (scheme of highways improvements) has been removed as this was originally included in error.

2.0 Additional Consultation response

2.1 Upon receiving amended details of the classroom windows the 20th Century Society have now formally withdrawn their objection to the scheme.

3.0 RECOMMENDATION

3.1 Officers' original recommendation to **GRANT** planning permission remains unchanged, however it should be noted that this recommendation is no longer subject to any direction made by the Secretary of State due to the fact that the 20th Century Society have now formally removed their objection.