

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

23 November 2016

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
4.1	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 Consultation Update

1.1 Since consideration by the Development Committee on 26 October 2016, the Council has received additional comments from previous objectors regarding the Committee's reasons for refusal stating:

- Loss of daylight and sunlight affecting Tasman House and the properties adjacent to Site C not considered in the published reasons for refusal.
- Impact of Site A resulting in loss of daylight/ sunlight to 10 Clave Street has not been addressed and disagree with para. 9.161 of the officer's report to Development Committee on 26 October 2016 that "*the outlook and openness that all residents have enjoyed so far have been on a borrowed basis*".

1.2 As set out in the original officer's report, all windows in Tasman House pass the BRE tests in relation to daylight and the loss of sunlight affecting two bedrooms in Tasman House is considered to be minor. As such the amenity impacts on Tasman House are not included in the suggested reasons for refusal as they would be unreasonable in the face of prevailing evidence and difficult to defend on appeal.

2.0 RECOMMENDATION

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

Agenda item no	Reference no	Location	Proposal / Title
4.3	PA/16/01628	Holland Estate, Commercial Street, London	Application for variation of Condition 29 (approved plans) of planning permission reference PA/08/02347, dated 1 st April 2010, for a proposed minor material amendment to the approved development comprising the introduction of a new security gate between No.16 and No.36 Goulston Street, the removal of the existing security gates to the courtyards of Herbert House and Jacobson House, and the omission of the approved pedestrian access route between Herbert House and Jacobson House.

1.0 Update

- 1.1 Since the 26th October Development Committee, Officers have discussed with the applicant whether it is feasible to attach a planning condition to any planning consent requiring the proposed gates to be opened during daylight hours.
- 1.2 The applicant's agent has indicated that this is not something the applicant is willing to accept because residents do not support it.

2.0 RECOMMENDATION

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