

LONDON BOROUGH OF TOWER HAMLETS

DEVELOPMENT COMMITTEE

15 December 2015

UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/15/02774	Site at South East Junction of Whitechapel Road and New Road, Whitechapel Road (Royal London Hospital), E1 1BB	Application for variation of condition no. 1 (temporary time period) of planning permission dated 16/11/2012, ref: PA/12/01817 for the retention of a temporary car park until 31st December 2017.

1.0 Consultation Updates

- 1.1 An additional letter from an objector to the proposal has been received which asks that the proposed final extension of time be dealt with subject to new conditions, as summarised below.
- 1.2 The letter asks that the traffic gate across Mount Terrace is retained following removal of the car park. This is to continue to prevent vehicles driving through and parking on Mount Terrace.
- 1.3 Officers advise that the existing barrier was put in place as a requirement of the 2004 car park consent. A barrier was in place prior to this, however, it was considered necessary in planning terms to secure it through the temporary permission given the additional vehicle movements expected as a result of siting a car park in this location.
- 1.4 Mount Terrace is a private road controlled by the Hospital Trust. It may be the case that as part of managing traffic flows through the Hospital estate the Trust will wish to maintain the barrier in place after the car park use has ended, as was the case prior to 2004. However, Officers consider it would not be reasonable for the Council to require this as a planning condition once the car park use has ended.
- 1.4 The letter states that assurances were given in 2004 that Mount Terrace would be resurfaced by the Hospital Trust and this should be secured by condition.
- 1.5 The maintenance of the roads within the Hospital estate is the responsibility of the Trust. Officers could not reasonably justify requiring resurfacing of the road

as a condition of this planning permission. This should be addressed between the Trust and the Mount Terrace residents .

- 1.6 The letter requests that the approved reinstatement scheme for the site be changed to retain the shrub barrier and existing trees adjacent to the rear boundary of Mount Terrace properties. This is to provide a physical barrier to deter burglaries. It is requested that more trees be planted than in the approved reinstatement scheme.
- 1.7 The approved reinstatement scheme includes retention of the existing trees on the boundary with Mount Terrace. The shrubs are not referenced in the approved details, but could be removed without consent from the Council. The number of trees in the approved scheme is considered appropriate.

3.0 RECOMMENDATION

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