

**DEVELOPMENT COMMITTEE 7 DECEMBER 2022
UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL**

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/22/01289	28-42 Tomlins Grove, London E3 4NX	Construction of an additional storey to create five new residential apartments. Associated cycle and refuse store

1. UPDATED PLANS

1.1 The following additional drawing has been submitted since publication of the Committee Report

- 'Proposed Section overlooking' (738-PL-203-B)

2. CLARIFICATIONS

2.1 The subheading above paragraph 7.28 to be amended to read 'Light, Outlook and Privacy'.

2.2 Paragraphs 7.30 and 7.31 address the impact on light to neighbouring occupiers. Additional drawing 738-PL-203-B, referenced above, demonstrates that the angle to the horizontal subtended by the proposed development at the level of the centre of the lowest window is less than 25 degrees, as measured from the adjacent terraces to both the east and west of the subject site. As such, no further daylight or sunlight testing is required, as outlined in the BRE Guidelines (2022) and it is considered that the proposal would not have an undue effect on the light enjoyed by the existing neighbouring properties.

3 PLANNING CONDITIONS

3.1 In paragraph 8.6 of the Committee Report under 'pre- commencement' conditions, an additional condition is recommended, requiring the submission of details of noise mitigation measures relating to the construction phase, with the following wording:

No development shall take place, including any works of demolition until a Noise and Sound Insulation Plan has been submitted to and approved in writing by the Local Planning Authority. The Noise and Sound Insulation plan shall ;

- detail measures used to reduce reverberation on the existing structure during periods of construction

- confirm that acoustically absorbent material will be used and maintained throughout the entire period of construction

Reason: To protect the amenity of the occupiers of the subject property from undue noise and vibration disturbance in accordance with the requirements of policies D.DH8 and D.ES9 of the Tower Hamlets Local Plan 2031 (2020).

4. RECOMMENDATION

4.1 The officer recommendation to grant planning permission remains, subject to the conditions and planning obligations as detailed in the Committee Report and subject to the following additional condition:

- Submission of details relating to noise mitigation during construction;