

**DEVELOPMENT COMMITTEE. 10 AUGUST 2023**  
**UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL**

<b>Agenda item no</b>	<b>Reference no</b>	<b>Location</b>	<b>Proposal / Title</b>
7.1	PA/22/02477	Flat 2, 1 Kingfield Street, London, E14 3DD	Rear first floor extension

**1. CLARIFICATIONS AND CORRECTIONS**

1.1 The paragraph below should be inserted after Para 6.6:

*It has been noted that there are inaccuracies in the existing rear elevation. Officers have conducted a site visit and have confirmed the rear elevation at first floor level consists of a single door and two windows. The officer's assessment of the proposal has been based on the existing layout and elevation features observed on the site visit.*

1.2 The sentence below should be inserted after Para 6.12:

*A condition is recommended requiring details of 1.7m screening to be submitted to the LPA, prior to the completion of works, to mitigate any overlooking and privacy impacts.*

**2. RECOMMENDATION**

2.1 The recommendation to grant planning permission is unchanged subject to the addition of the following condition:

*5. Prior to the first occupation of the development, details of a 1.7 metre tall privacy screen between the proposed roof terrace and the adjoining property at 3 Kingfield Street shall be submitted for approval by the local planning authority.*

*The terrace shown on the approved plans shall not be occupied until the privacy screen has been constructed in full, in accordance with the details approved by the Council and shall be maintained as such thereafter.*

**REASON:**

*In order to safeguard the amenity of the occupiers of the adjoining property, in accordance with policy D.DH8 of Tower Hamlets Local Plan.*

Agenda item no	Reference no	Location	Proposal / Title
7.2	PA/23/01179	Tower Hamlets Town Hall, 160 Whitechapel Road, E1 1BJ	<p>Listed building consent for:</p> <ul style="list-style-type: none"> <li>• Alterations to the first floor refectory area and second floor executive office and meeting space within the Grade II listed portico extension.</li> <li>• Introduction of partitioning to create an additional meeting room at second floor (mezzanine level).</li> <li>• Removal of kitchenette at first floor level within the refectory.</li> <li>• Addition of doors within new partitioning associated with corridors leading to the above spaces.</li> <li>• Internal amendments to fourth floor of historical building with addition of lightweight partitions and doors, closing off open plan spaces from corridor.</li> </ul>

## 1. ADDITIONAL REPRESENTATION

1.1 An additional representation has been received by Councillor Siraj Islam, in objection to the proposals. The comments are as follows:

*Our hard-working staff are an asset of the Council and make this organisation what it is. Our staff deserve to be recognised and rewarded. The staff cafeteria in the historic rectory was a small appreciation in recognition of their contribution to the Council.*

*The Town Hall project board which I was a member of, chose the rectory due its historic value and quiet and pleasant space for members of staff to relax whilst having their lunch or just for some quiet time. As an employer staff health and wellbeing must be fundamentally important. For this reason, removing them from the rectory space into a dingy space on the 4th floor will in my opinion will have a mental health impact.*

*The former chapel is a significant feature of the Grade II listed portico extension of the Tower Hamlets Town Hall.*

*A significant part of the character of this space is its openness, it would therefore be detrimental to the quality of the space and to the heritage asset to add additional partition walls into the space.*

*A fundamental historic characteristic of the chapel would have been that it was accessible to everyone who used the building.*

*The room's current use as a refectory reflects this openness and allows everyone to appreciate such an important heritage feature of the listed building without restriction.*

*The proposals to remove the refectory function to become an executive room is therefore detrimental to the quality and appreciation of the heritage asset.*

*This proposal would therefore be contrary to Policy S.DH3 of the Local Plan which states that "proposals to alter, extend or change the use of a heritage asset or proposals that would affect the setting of a heritage asset will only be permitted where they enhance or better reveal the significance of assets or their settings".*

*Despite not being a planning consideration there are significant objections to the application from staff who do not want to be removed from a space which adds to the quality of their work environment to be relegated to a smaller substandard location within the building. No prior consultation with staff has taken place over this proposed change.*

## **2. PLANNING HISTORY**

- 2.1 The following is to be added to Section 3 (Planning History) of the committee report:
- 2.2 18 July 2019 – PA/19/01046 – A section 96A non-material amendment application was granted to the approved planning permission for the Town Hall redevelopment scheme, ref. PA/17/02825.
- 2.3 25 July 2019 – PA/19/01049 – A section 19 amendment application was granted to the approved listed building consent permission for the Town Hall redevelopment scheme, ref. PA/17/02828.