

<b>London Borough of Tower Hamlets</b>	<b>File Reference:</b>	PA/11/01152
<b>Directorate of Development and Renewal</b>	<b>Case officer:</b>	Mandip Dhillon
	<b>Date:</b>	01/08/2011
	<b>Deputy Team leader:</b>	
<b>Delegated Officer Report</b>	<b>Manager:</b>	
	<b>Application Expiry Date:</b>	01/08/2011

<b>PROPOSAL:</b>	Conversion and extension of existing 2nd floor property (comprising 1 x studio and 1 x 1 bedroom flat) to provide a front and rear dormer extension at third floor level and the provision of three residential units (comprising 1 x studio, 1 x 1 bedroom and 1 x 3 bedroom property).	
<b>LOCATION:</b>	Unit 7, Block B, 2 Fawe Street, London, E14 6PD	
<b>CHECKLIST</b>		
(1) Has statutory CONSULTATION and neighbour NOTIFICATION been properly carried out? <b>(Please Delete as appropriate)</b>	YES	
(a) Evidence of site notice and site visit on file? <b>(Please delete as appropriate)</b>	YES	
(2) Has the application been properly ADVERTISED in the press? <b>(Please delete as appropriate)</b>	YES	
(a) the decision would not conform to the provisions of the Development Plan		(e) affects setting of a listed building
(b) was accompanied by an EIA		(f) is of wide public interest
(c) would affect a public right of way		(g) <u>affects a conservation area</u>
(d) is a major/strategic development		
(3) What date did the consultation period expire for the application?	27/7/11	
(4) Is the application subject to Referral to the MAYOR of London? <b>(Please delete as appropriate)</b>	NO	
(5) Is it necessary to consult Secretary of State before determining this application? <b>(Please delete as appropriate)</b>	NO (none of the below apply)	
(6) Do the matters considered in this report raise any unique HUMAN RIGHTS issues? <b>(Please Delete as appropriate)</b>	NO	

**REPORT**

## **SITE AND SURROUNDS**

The three storey building forms part of a larger industrial style development with a central courtyard off Fawe Street. To the south, the building adjoins Fawe Street with the pedestrian footbridge over the DLR railway lines. The building then adjoins the latter along the eastern boundary. The site is located within the Langdon Park Conservation Area but is not listed, or within proximity to other Listed Buildings. The character of the building and area is changing from industrial to mixed used.

## **RELEVANT PLANNING HISTORY**

### Application Site

PA/79/540- Use of unit as an artists studio and workshop- granted 18/04/79.

### Adjoining Site- Unit 8, block B, 2 Fawe Street

PA/05/00810: Conversion of one live-work unit on two floors to provide two live-work units (sui generis use) plus the creation of new dormer windows and doors at roof level on east and west elevation of building. Approved on 21 July 2005.

PA/07/992- Retrospective permission for alterations to openings to permitted front and rear dormers and extension of rear dormer- Approved 13/06/2007

## **CONSULTATIONS**

### Representations

A total of 112 planning and listed building notification letters were sent to nearby properties as detailed on the attached site plan. A site notice was also displayed and the application was advertised in East End Life.

Two letters of representation have been received in one letter in support and one objection/comment stating the following:

### Support:

The proposal has the potential to add to the building as a whole (architecturally)

### Objection:

The adjoining extension was of poor quality and therefore this proposal will also have an impact on the appearance of the building if developed in a similar way.

### Internal/External Consultation Responses

#### 1. LBTH Design and Conservation

No comments received to date.

#### 2. LBTH building Control

The applicants are advised to contact building control to ensure the works comply with BC requirements, for example escape routes.

(Officer comment: an informative will be added to the decision notice.)

#### 3. LBTH Environmental Health- Contaminated Land

No comments received to date

#### 4. Dockland Light Railways

No comments received to date

## **RELEVANT PLANNING POLICY**

### 1- Government Policy:

PPS3 Housing

PPS5 Planning and the Historic Environment

### 2- London Plan 2011:

3.3- Housing

### 3 - Adopted Core Strategy 2010:

S07; Urban Living for Everyone

SP02; Urban Living for Everyone

SO23; Creating Distinct and Durable Places

SP10 ; Creating Distinct and Durable Places

SP09; Creating Attractive and safe streets and spaces

### 4 - Unitary Development Plan 1998 (saved policies):

DEV1; Design Requirement

DEV2; Environmental Requirement

DEV4; Planning Obligations

DEV9; Control of Minor Works

DEV50; Noise

HSG6; Accommodation over Shops

HSG13; Standard of Converted Dwellings

HSG16; Housing Amenity Space

T16; Traffic Priorities for New Developments

### 5 - Interim Planning Guidance (October 2007):

DEV1; Amenity

DEV2; Character and Design

DEV4; Safety and Security

DEV10; Disturbance from Noise Pollution

DEV11; Air Pollution and Air Quality

DEV12; Management of Demolition and Construction

DEV16; Walking and Cycling Routes and facilities

DEV19; Parking for Motor Vehicles

HSG1; Determining Residential Density

HSG7; Housing Amenity Space

### 6 - Supplementary Planning Guidance:

SPG Residential Space Standards 1998

## **MATERIAL PLANNING CONSIDERATIONS**

### **Proposal:**

- Erection of two new dormer windows at third floor level on the east (front) and west elevation (rear).
- Provision of 1 x 3 bedroom flat at third floor level.

### **Land Use**

The existing premises comprises 1 x 1 bedroom flat and 1 generous studio flat. The current proposal will provide the following throughout the site:

1 x 1 bedroom/2person flat (approx 50sqm)

1 x studio/2person (approx 95 sqm)  
1 x 3 bedroom/6 person flat (approx 105sqm)

All of the residential units comply with the floorspace standards of the Councils Supplementary Planning Guidance on Residential Space and therefore comply with the Councils Supplementary Planning Guidance on Residential Space and saved policy HSG 13 of the UDP 1998.

There are no land use issues with this element of the planning application as the existing building is in residential use.

The proposed extensions will increase the density at the application site through the reconfiguration of the existing site, however the application site is located in an area with good public transport accessibility and as such, the density standards for such areas encourage developments to make efficient use of land. As the application proposes to make the most efficient use of the existing building through the proposed extensions and re-arrangement of the internal layout, the proposed intensification of the site is considered acceptable.

The application also proposes an improvement on the mix of units which exist at the application site and is considered to make an efficient use of the site

The density of development proposed and mix of units within this proposal is considered to be appropriate to the site and surrounding area and complies with policy HSG7 of the Unitary Development Plan 1998 and policies HSG1 and HSG2 of the Interim Planning Guidance 2007.

The provision of additional units at this location would assist in meeting the boroughs housing targets in accordance with policy 3.3 of the London Plan 2011, policies S07 and SP02 of the Core Strategy September 2010 and national planning guidance contained in PPS 3.

### Design

The proposal seeks to provide two dormer extensions to the front and rear of the property. The extensions would match those already built out at the adjoining unit, Unit 8. An existing timber framed rooflight located on the ridge of the property is proposed to be retained. The dormer extensions on the front and rear of the property are proposed to be in-set and will not occupy the full extent of the roof profile providing a subordinate extension.

A condition will be imposed on the decision notice issued requesting details of the external materials proposed, information has been provided that the dormers are proposed to be finished with a lead finish, however, agreement of this finish will be subject to the provision of a sample or an alternative material, more suitable to the conservation area will be agreed.

As the extension is proposed to be subordinate in size and design, it is considered that it will be sympathetic to the character and appearance of the surrounding area and the host building, it is considered that the design of the extension is considered to be appropriate.

The proposed extensions are considered appropriate in terms of design, bulk and scale. The design is in keeping with the host property and the adjoining extension. This is in line with saved policy DEV1, DEV9 and DEV27 of the adopted Unitary Development Plan 1998 and DEV2 of the Interim Planning Guidance 2007 and SP10 of the Core Strategy 2010. These policies seek to ensure appropriate design within the Borough which respects the local context.

The proposed development would preserve the character of the Langdon Park Conservation Area This is in line with PPS5: Planning and the Historic Environment, DEV27 of the Unitary Development Plan 1998 policy CON2 of the Interim Planning Guidance 2007 and SP10 of the Core Strategy Submission Version December 2009. These policies seek to ensure that development preserves or enhances the setting of Conservation Areas.

### Amenity

Whilst Unit 8 has windows within the flank elevation of the dormer windows, which would face onto the proposed dormer windows. The proposed development seeks to provide no windows within the

flank elevation therefore it is not considered that the proposal will lead to any level of overlooking upon adjoining properties.

Given the scale of the proposed extensions, there is no impact upon adjoining residents with regard to loss of daylight and sunlight.

Given the small scale of the extension, it is not considered that the extension is overbearing when viewed from neighbouring properties.

The proposal is therefore considered to comply with saved policy DEV2 of the Unitary Development Plan 1998 and policy DEV1 of the Interim Planning Guidance 2007 and policy SP10 of the Core Strategy 2010 which seek to protect the residential amenity of existing and future residential occupiers.

#### Highways

The application site is highly constrained and is therefore not proposing the incorporation of any cycle parking as part of this planning application. Given the constrained nature of the site which has no front yard area and no communal amenity space to provide cycle storage, it is considered onerous to request the applicant to provide on site cycle parking provision at the application site.

There is no on-site car parking as existing. The site lies within an area which has excellent public transport accessibility (PTAL level 6), therefore a restriction preventing permits at the site will be imposed.

#### **RECOMMENDATION**

All other relevant policies and considerations have been taken into account. Planning permission should be **granted** for the reasons set out in the attached DRAFT DECISION NOTICE.

<b>Recommendation Agreed by:</b>	
<b>Date Agreed:</b>	01/08/2011