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Place Directorate  
Development Management  
Town Hall, Mulberry Place  
5 Clove Crescent  
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E14 2BG  
[www.towerhamlets.gov.uk](http://www.towerhamlets.gov.uk)

**Application Number:** PA/17/03216

**Enquiries to:** Julian Buckle  
**Tel:** 020 7364 6657  
**Fax:** 020 7364 5415

23/03/2018

Dear Sir/Madam,

### **Town and Country Planning Act 1990 (as amended)**

#### **CONDITIONAL PERMISSION FOR DEVELOPMENT**

In accordance with the Act and Order mentioned above, Tower Hamlets Council as Local Planning Authority hereby gives notice of its decision to grant permission for the development referred to in the schedule to this notice and as shown on the submitted plans and particulars subject to the conditions set out in the schedule.

You are advised that this permission does not modify or extinguish any covenants, easements or other restrictions applying to or affecting the land, or the rights affecting the land, or the rights of any other person entitled to the benefits thereof. You are also advised that this permission does not relieve you of the need to obtain any approval necessary under the Building Act 1984, Building Regulations 2000, or other related legislation. In this connection you should contact the Head of Building Control, Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG (020 7364 5241) for advice or guidance on the necessity for obtaining building regulation approval in this particular case.

Applicants are reminded of the need to comply with the provisions of Part II of the London Building Acts (Amendment) Act 1939 in order to obtain official geographical and postal addresses and to get any newly created streets and access-ways officially named. **In order to avoid delays at completion stage of the work the application should be made on commencement of the work or shortly thereafter.** Details of the development, including site, block and internal plans annotated with unique plot numbers and additional development information such as tenure, number of bedrooms etc. with completed application forms (available from the Street Naming and Numbering webpage on the Councils website) should be sent to Planning and Building Control, Street Naming and Numbering, Mulberry Place, 5 Clove Crescent, London, E14 2BG.

Your attention is drawn to the following statement of applicants' rights:-

#### **1) Appeals to the Secretary of State**

If you are aggrieved by this decision you may appeal to the Secretary of State for Communities & Local Government in accordance with Section 78 of the Town and Country Planning Act 1990. If you want to appeal from the date of your decision notice then you

must do so within six months, or 28 days, if the development in your application is the same or substantially the same as development that is currently or subsequently the subject of an enforcement notice. Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

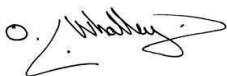
## **2) Purchase Notice**

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor can they render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Act 1990.

## **3) Compensation**

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990.

Yours sincerely,



**Owen Whalley, Divisional Director - Planning and Building Control**

## **SCHEDULE**

### **Full Planning Permission**

**Location:** 199 East Ferry Road, London, E14 3BB

**Proposal:** Demolition of 2 x existing semi-detached houses (use class C3) and erection of 4 x new 3 bedroom houses over 3 storeys inclusive of loft level.

**Date:** 23/03/2018

**Reference:** PA/17/03216

**Application Received on:** 20 December, 2017

**Application Registered on:** 21 December, 2017

**Documents and Drawings**

- 0001 REV 04
- 0010 REV 04
- 0100 REV 04
- 0101 REV04
- 0200 REV04
- 1000 REV12
- 1001 REV08
- 1002 REV08
- 1003 REV08
- 1010 REV06
- 1011 REV06
- 1100 REV08
- 1101 REV08
- 1103 REV08
- 1120 REV01
- 1120 REV02
- Arbtech AIA 01
- Arbtech TPP 01
- Arboricultural Method Statement
- Design and Access Statement
- FRA Version 1.1 QFRA: 189/943
- The Sequential Test QFRA: 790
- Bat Survey - Preliminary Roost Assessment

### **Statement of positive and proactive engagement**

The Local Planning Authority has worked with the applicant in a positive and proactive manner by making available a formal pre-application process, including free duty officer advice. The Local Planning Authority has also produced policies and provided written guidance, all of which are available on the Council's website and which has been followed in this instance.

### **Conditions and Reasons:**

1 - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 - The development hereby permitted shall be carried out in accordance with the approved plans listed in the Schedule to this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 - No development shall take place until samples and full particulars of the following parts of the development have been submitted to and approved in writing by the local planning authority.

- Bricks
- Windows
- Doors
- Roof slates
- Stone sill

The development shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with the requirements of policy SP10(4) of the Tower Hamlets Core Strategy 2010.

4 - A detailed drawing at scale 1:20 (including a section at scale 1:10) in respect of the following, shall be submitted to and approved by the Local Planning Authority prior to commencement of development.

- Window reveals

The development shall be carried out strictly in accordance with the details so approved and maintained as such thereafter.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with the requirements of policy SP10(4) of the Tower Hamlets Core Strategy 2010.

5 - No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the local planning authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- the parking of vehicles of site operatives and visitors

- loading and unloading of plant and materials
  - storage of plant and materials used in constructing the development
- 
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - wheel washing facilities
  - measures to control the emission of dust and dirt during construction
  - a scheme for recycling/disposing of waste resulting from demolition and construction works
  - all non-road mobile machinery, used in connection with the construction of the development hereby approved, (NRMM) must meet the minimum emission requirements set out in the Mayor of London's Control of Dust and Emissions during Construction and Demolition, Supplementary Planning Guidance 2014

Reason: In the interests of highway and pedestrian safety and to preserve the amenity of the area in accordance with the requirements of Tower Hamlets Core Strategy policy SP09 and SP10.

6 - Prior to the removal of any trees, hedgerows, shrubs, scrub or tall herbaceous vegetation between the months of March and October a survey shall be undertaken to establish the presence of nesting birds. If any nesting birds are present then the vegetation around the nest shall not be removed until an ecologist confirms that the birds have finished nesting. If no nesting birds are found the vegetation can be removed.

Details of the survey shall be submitted to and approved in writing by the Council prior to above ground structure works commencing.

The details hereby approved shall remain thereafter.

Reason: All wild birds, their nests and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).

7 - No development shall take place, including any works of demolition, shall take place until a Contaminated Land Scheme has been submitted to and approved in writing by the local planning authority.

Details of the scheme shall include:-

- I. A detailed 'desk study report'.
- II. A proposal to undertake an intrusive investigation at the site based on the findings of the desk study.
- III. A detailed 'site investigation report' to investigate and identify potential contamination (including water pollution potential).
- IV. Proposals for any necessary remedial works to contain treat or remove any contamination.
- V. A Monitoring Plan recording which areas of the site have been remediated.

The scheme and any identified remediation measures shall be implemented in full accordance within a timetable specified in the approved scheme.

Reason: To ensure development on previously contaminated land does not activate or spread contamination in accordance with the requirements of policy 5.21 of the London Plan

(2017).

8 - No development shall take place until a landscape plan for the site has been submitted to and approved in writing by the local planning authority. The plan must give full details of both the hard and soft landscape works planned, details of tree root protection zones and methods to protect trees and the full details of biodiversity enhancements including bird and bat boxes.

The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Reason: To ensure there are net gains in biodiversity in accordance with the requirements of policy SP04(2/3) of the Tower Hamlets Core Strategy 2010 and DM11 of the Managing Development Document (2013).

9 - Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or roof alterations shall be added to the proposed dwelling(s) or outbuildings erected within the curtilage unless planning permission has been obtained for them.

Reason: To ensure that the amenity of the neighbouring occupiers and the impact to the adjacent SINC is protected.