



# Delegated Planning Decision Report

Development Management, Place Directorate

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<b>Application</b>	PA/21/00168/NC
<b>Site</b>	34 Westferry Circus, London, E14 8RR
<b>Proposal</b>	Alterations to the facade to include addition of new bi-folding glass doors to the 3rd floor in order to provide a terrace creating amenity space and minor alterations to the glass facade on the 4th floor in order to provide bi-folding doors.
<b>Recommendation</b>	Permit
<b>Case Officer</b>	Victoria Coelho
<b>Agreed By</b>	Jane Jin

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<b>Application Type</b>	Full Planning Permission	<b>Site Visit Date</b>	
<b>Statutory Class</b>	Other minor development	<b>Consultation Expiry Date</b>	
		<b>Report Date</b>	06/04/2021
		<b>Decision Target Date</b>	06/04/2021

## 1. Site and Surroundings

1.1 The application site is a four storey building located on Westferry Road, adjacent to Westferry Circus, the building also fronts the River Thames. The building is of a commercial use with the 3<sup>rd</sup> and 4<sup>th</sup> floors in use as a restaurant. The site is not listed or located within a conservation area.

## 2. Proposal

2.1 Planning permission is sought for the addition of bi-folding doors to 3<sup>rd</sup> floor level and alterations to the fenestration of the 4<sup>th</sup> floor to provide a terrace associated with the existing restaurant.

## 3. Relevant Planning History

3.1 PA/16/03395; Granted 23.02.2017 Change of use of third and fourth floor from A3

(restaurant) into two residential dwellings.

*The information submitted shows that the above-mentioned consent has not been implemented.*

#### **4. Publicity**

4.1 Nearby owners/occupiers were notified by post. No representations were received.

#### **5. Consultees**

5.1 LBTH Design; no comments

#### **6. Planning Policies and Documents**

6.1 The adopted development plan comprises: the London Plan (2021, LP) and the Tower Hamlets Local Plan 2031 (2020).

6.2 The key adopted development plan policies relevant to the determination of this proposal are:

Design - S.DH1

Amenity - D.DH8

6.3 Other relevant documents and guidance include the emerging development plan documents, the National Planning Policy Framework (2019), Planning Practice Guidance (updated 2019).

#### **7. Assessment**

7.1 The decisive issues are:

- i. Design
- ii. Amenity

##### Issue i

7.2 The proposals comprise the installation of bi-folding glazed doors at third floor level to the elevation that fronts the River Thames, currently the façade comprises partial glazing up to second floor level with the remaining areas having a masonry finish, and the top level being fully glazed. The glazing to the top level would be amended to allow for the introduction of doors, however would remain as existing in terms of materials.

7.3 To the north east and south west elevations, existing single pane windows at third floor level are to be replaced with larger three panel windows.

7.4 The introduction of additional glazing at third floor level would not detract from the existing architectural quality of the building and would reflect it's modern appearance. The alterations to the fenestration pattern have a limited impact on the overall building. The proposals would not result in harm to the character and appearance of the existing building, or surrounding area in compliance with the relevant policies.

##### Issue ii

7.5 The site forms part of a wider site containing hotel accommodation and leisure

facilities. The increase in the expanse of glazing at fourth floor level is to the elevation fronting the River Thames, as such would not result in increased overlooking or loss of privacy. The proposals would allow for the doors to be opened to in effect create a covered terrace for diners. Again, given the frontage to the Thames, this does not raise concerns in terms of noise and disturbance to surrounding occupiers.

- 7.6 To the north east and south west elevations, existing windows are to be enlarged. The north east elevation is sufficient distance from the adjoining building to prevent a material increase in overlooking, to the south east, the adjoining building is a low rise building accommodating a gym. Again, there would be no material increase in overlooking to the neighbouring building. In addition, given the fourth floor currently benefits from full height glazing, there is an existing degree of mutual overlooking between the site and surrounding buildings.
- 7.7 The proposals comply with the relevant amenity policies.

### **Recommendation**

- 8.1 Grant planning permission.