



Ms Giulia Acuto
Drawing and Planning Ltd
25-27 Mercham House
The Burroughs
Hendon
NW4 4AR
Application Number: PA/14/03489

Development & Renewal
Town Planning
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London
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11/02/2015

Process set out by Condition J.2 of Schedule 2 Part 3 Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362 and SI 2013 No. 1101)

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

Dear Sir/Madam,

Location [Ground Floor, Aegon House, 13 Lanark Square, London, E14 9QD](#)

:

Proposal [Application for Prior Approval under Part 3 Class J of the Town and Country Planning \(General Permitted Development Order\) 1995 \(as amended\) for the change of use from offices \(Use Class B1\(a\)\) to residential \(Use Class C3\) to provide 4 flats \(comprising 2 x 1 bed flats and 2 x 2 bed flats\)](#)

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The London Borough of Tower Hamlets, as local planning authority, hereby confirm that their **prior approval is given** for the proposed development at the address shown above, as described by the proposal shown above, and in accordance with the information that the developer provided to the local planning authority as described below.

Registered Number:	PA/14/03489
Information that the developer provided to the local planning authority:	LNRKS-L000 OS map LNRKS-E001 Existing front elevation LNRKS-E002 Existing rear elevation LNRKS-E003 Existing - side elevation 1 LNRKS-E004 Existing - side elevation 2 LNRKS-E101 Proposed front elevation LNRKS-E102 Proposed rear elevation LNRKS-E103 Proposed side elevation 1 LNRKS-E104 Proposed side elevation 2 LNRKS-L001 Existing site plan LNRKS-L101 Proposed site plan LNRKS-P001 Existing ground floor plan LNRKS-P002 Existing roof plan LNRKS-P101 Proposed ground floor plan

LNRKS-P102 Proposed roof plan
Planning Statement prepared by Drawing and Planning Ltd dated
December 2014
Photographs of site prepared by Drawing and Planning Ltd dated
December 2014

Conditions:

1 - No development shall take place until details of secure cycle storage for the development hereby approved have been submitted to and approved in writing by the local planning authority.

The scheme shall be implemented as approved prior to the first occupation of the development and retained thereafter.

Reason: To ensure the provision of adequate cycle parking facilities and to promote sustainable transport by reducing the need for car travel in accordance with the requirements of policies 6.9 of the London Plan (2011), SP09 of the Core Strategy (2010), as well as DM20 and DM22 of the Managing Development Document (2013).

2 - The development hereby permitted shall not be first occupied until a scheme to secure the occupation of the site as a car-free development has been submitted to and agreed in writing by the local planning authority. The scheme shall make explicit that all occupiers of the development (not being holders of a disabled person's badge issued pursuant to Section 21 of the Chronically Sick and Disabled Persons Act 1970 or similar legislation) including all such future occupiers, shall not apply for or hold an on-street parking permit to park a vehicle on public highway at any time within the administrative district of the local planning authority. Any permit that is issued to or held by any occupant of the development shall immediately be surrendered to the local planning authority. The restrictions and requirements of the scheme shall apply to and be communicated to all future occupiers of the development including successors in title as well as any person occupying the premises as a tenant or licensee. The scheme shall be in place prior to first occupation of the development and retained in force thereafter.

Reason: To promote sustainable transport by reducing the need for car travel, and to reduce pressure for on-street car-parking in accordance with the requirements of policy SP09(4) of the Tower Hamlets Core Strategy 2010.

It is important that you read and understand all of the following informatives.

Informatives:

This written notice indicates that the proposed development would comply with J.1 and conditions J.2 of Schedule 2 Part 3 Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No. 2362 and SI 2013 No. 1101).

It is a requirement of the above J.1 is that the use of the building falling within Class C3 (dwellinghouses) shall be begun prior to 30th May 2016 and that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

1 - Please note that this Prior Approval permission does not cover any external alterations to the buildings on site. Please apply for full planning permission for any external alterations.

- The proposed works require Building Regulations approval. Please contact the Building Control Duty Officer on 0207 364 5009.

- Please note that your development is liable for a charge under the Community Infrastructure Levy (CIL) Regulations (2010), as amended.

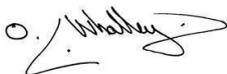
This charge is payable upon commencement of the chargeable development and is in respect of the London Mayoral Community Infrastructure Levy (CIL). The Greater London Authority and Transport for London are responsible for setting the London Mayoral CIL charge and the London Borough of Tower Hamlets is responsible for collecting money on their behalf. The calculation of the charge is based on an initial assessment of the floorspace information provided in the CIL Additional Information Requirement Form, alongside your planning application.

Prior to your development commencing, you are required to submit a Commencement Notice to the London Borough of Tower Hamlets stating the date when the development will commence. Development is to be treated as commencing on the earliest date on which any material operation begins to be carried out on the land within the meaning of section 56(4) of the Town and Country Planning Act 1990. Upon receipt of this the Council will then issue a Demand Notice with precise details of your payment arrangements, payable from the date development commences. If a valid Commencement Notice is not submitted before work starts, penalties will apply and payment will be due in full on the day the Council believes the development to have commenced. For the avoidance of doubt, site clearance and/or demolition **will** be considered as work having commenced.

A person intending to assume liability for the CIL payment identified in the Council's Liability Notice must submit an Assumption of Liability Notice before development is commenced in accordance with Regulation 31 of the CIL Regulations (2010) (as amended). A person is not able to assume liability to pay CIL after development is commenced. If the Notice is not served, then the Council can apply surcharges for its efforts in identifying the relevant owners and apportioning liability for CIL between them.

Should you have any enquiries, please do not hesitate to contact the CIL Project Officer at 0207 364 4778.

Yours sincerely,



Owen Whalley, Head of Planning and Building Control

