



Mr Naresh Sambanthamoorthy  
125, 420 London Road  
Croydon  
CR0 2NT

Place Directorate  
Development Management  
Town Hall, Mulberry Place  
5 Clove Crescent  
London  
E14 2BG

[www.towerhamlets.gov.uk](http://www.towerhamlets.gov.uk)

**Application Number:** PA/17/00811

**Enquiries to:** Brett McAllister

23/08/2017

**Tel:** 0207 364 2757

**Fax:** 020 7364 5415

Dear Sir/Madam,

**Planning (Listed Buildings and Conservation Areas) Act 1990**  
**Planning (Listed Buildings and Conservation Areas) Regulations 1992**

**LISTED BUILDING CONSENT (CONDITIONAL)**

In accordance with the Act and Regulations mentioned above, Tower Hamlets Council as the Local Planning Authority hereby gives notice of its decision to grant listed building consent for the works described in the schedule to this notice, and shown on the submitted plans and particulars subject to the conditions set out in the Schedule.

You are advised that this consent 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. In addition this consent 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 5009) for advice or guidance on the necessity for obtaining approval in this particular case.

Your attention is drawn to the following statement of applicants' rights arising from the refusal of listed building consent or grant of consent subject to conditions.

**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 listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, they may serve on the Council of the London Borough of Tower Hamlets a purchase notice requiring that Council to purchase their interest in the land in accordance with the provision of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3) Compensation: In certain circumstance, a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'O. Whalley', with a stylized flourish at the end.

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

## **SCHEDULE**

### **Listed Building Consent (S8 P&LBC 1990)**

**Location:** 803 Commercial Road, London, E14 7HG

**Proposal:** Listed building consent is sought for additional of three new skylights; replacement shop front, fascia sign and projecting signs; replacement of kitchen, shower and toilet fittings; removal of internal walls.

**Date:** 23/08/2017

**Reference:** PA/17/00811

**Application** 20 March, 2017

**Received on:**

**Application** 20 March, 2017

**Registered on:**

**Documents and Drawings** D101  
E100  
E101  
E102  
P101 Rev.G  
P102 Rev.G  
P103 Rev.H  
P104 Rev.G

### **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 works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this decision notice.

Reason: To comply with the requirements of Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) 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 part(s) of the development have been submitted to and approved in writing by the local planning authority.

All External Facing Materials

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.