



# PLANNING SUB - COMMITTEE

Monday, 5th June, 2017

at 6.30 pm

Committee Rooms 102/103,  
Hackney Town Hall, Mare Street,  
London E8 1EA

## Committee Members:

Cllr Will Brett, Cllr Barry Buitekant, Cllr Susan Fajana-Thomas, Cllr Katie Hanson, Cllr Ned Hercock, Cllr Christopher Kennedy, Cllr Michael Levy, Cllr Ian Sharer and Cllr Vincent Stops

Tim Shields  
Chief Executive

Emma Perry  
Governance Services Officer  
Tel: 020 8356 3338  
Email: [Emma.Perry@hackney.gov.uk](mailto:Emma.Perry@hackney.gov.uk)

The press and public are welcome to attend this meeting

# ACCESS AND INFORMATION

Contact for Information:

Emma Perry, Governance Services  
Tel: 020 8356 3338  
Email: [Emma.Perry@hackney.gov.uk](mailto:Emma.Perry@hackney.gov.uk)

Hackney Council website: [www.hackney.gov.uk](http://www.hackney.gov.uk)

The Council and Democracy section of the Hackney Council website contains full details about the democratic process at Hackney, including:

- Councillor contact details
- Agendas, reports and minutes from council meetings
- The council's constitution
- Overview and Scrutiny information
- Details and links to area forums and local consultations

There are public toilets available, with wheelchair access, on the ground floor of the Town Hall. Induction loop facilities are available in the Assembly Halls, rooms 101, 102 & 103 and the Council Chamber. Access for people with mobility difficulties can be obtained through the ramp on the side to the main Town Hall entrance.

# AGENDA

## Monday, 5th June, 2017

### ORDER OF BUSINESS

Title	Ward	Page No
1 Appointment of Chair for the 2017/18 Municipal Year		
2 Appointment of Vice-Chair for the 2017/18 Municipal Year		
3 Apologies for Absence		
4 Declarations of Interest		
5 Members to agree the order of business		
6 Minutes of the Previous Meetings		(Pages 1 - 44)
7 211-227 Hackney Road, London E2 8NA	Haggerston	(Pages 45 - 134)
8 Getters Tamud Torah, 84-86 Amhurst Park, London N16 5AH (Item WITHDRAWN)	Woodberry Down	(Pages 135 - 154)
9 Springfield Park, Springfield, London E5 9EF	Springfield	(Pages 155 - 208)
10 17 Stanway Street, London N1 6RS	Hoxton East & Shoreditch	(Pages 209 - 250)
11 Delegated Decisions - 24/04/17 - 25/05/17		(Pages 251 - 326)

# **How to have your say at the Planning Sub-Committee**

## ***Planning in Hackney***

If there are proposals to build a block of flats in your area or someone in your street wants an extension they will more than likely have to get planning permission from the council. Hackney, like all councils have to let you know if a planning application has been received and you live close by. Where a development will have an impact on more people, Hackney often consults widely. This gives as many residents as possible the chance to tell us what they think.

The majority of planning applications either for extensions to a home, new shop fronts, advertisements and similar minor development, are decided by Planning Officers.

The Planning Sub-Committee generally makes the decisions on larger planning applications that:

- may have a significant impact on the local community; and
- are recommended for approval by the Planning Officer.

Planning Sub-Committee members use these meetings to make sure they have all the information they need and hear both sides before making a decision. This leaflet explains how the Planning Sub-Committee works and how you can have your say.

## ***The Planning Sub-Committee***

The Sub-Committee is made up of Councillors from all political parties. One of the Councillors is the Sub-Committee Chair. When making decisions the Sub-Committee will always be:

- open about how they came to a decision,
- fair when making a decision,
- impartial by not favouring one side over another.

Meetings are held in public at Hackney Town Hall and they usually start at 6.30pm on the first Wednesday of the month. Agendas are available at [www.hackney.gov.uk](http://www.hackney.gov.uk) or from the Committee Officer a week before the meeting.

All Planning Sub-Committee members will keep an open mind on applications and it is advised that you don't contact any of the councillors before a meeting. The meetings are necessarily formal because the Chair and members want to listen to everyone and have the chance to ask questions so that they can fully understand the issues.

Those speaking, either for or against a proposal, are generally given five minutes to get their points across. If there is more than one person on each side you will be

asked to divide the five minutes between you or nominate a spokesperson. The Committee Officer will help groups speaking on the same item to coordinate presentations.

## ***How the Meeting Works***

The Sub-Committee will normally consider agenda items in turn. If there are a lot of people for an item they might bring it forward.

At the beginning of each meeting the Chair will explain how the meeting works and what can and can't be taken into account when making decisions. The meeting usually happens like this:

- The Chair introduces the item,
- The Planning Officer introduces their report to the Sub-Committee and informs them of any relevant additional information received after they publicised their report. The officer will also give their recommendations,
- Registered objectors speak for up to five minutes,
- Registered supporters speak for up to five minutes,
- Registered Ward Councillors get a separate five minutes,
- Sub-Committee members can ask questions and discuss the item. They will ask council officers for further clarification if they need it,
- The recommendation – including any supplementary conditions or recommendations proposed by the Sub-Committee - is put to the vote. If the vote is split the Chair has the casting vote,
- A final decision is announced.

The Sub-Committee has strict guidance for making decisions and they can only be based on:

- National planning policies set out by Government,
- Regional strategy, the London Plan, set out by the Greater London Authority,
- Development plan documents, such as the Core Strategy, Development Management Local Plan etc,
- Other 'material considerations' such as the planning history of a site.

## ***Having Your Say***

If you have something to say about a planning application there are three ways to do it:

### **Write to us**

You can write to the Council by making what are known as written representations.

This is where you have the opportunity to:

- tell us in detail what impacts the development will have in your community,
- let us know why you support or object to a planning application.

To make sure your representations are considered and included on the agenda they should be submitted within the time period specified in the notice informing you of the application.

Where you have made representation or have asked to be notified, we will let you know the date of the Sub-Committee meeting relevant to that application.

Whether you are speaking at the meeting or would just like to come along, please arrive at least 15 minutes before the start as the agenda can sometimes change.

### **Speak at a meeting**

If you made a written representation you can register to speak at a meeting. Just contact the Committee Officer by phone on 020 8356 3338 or email [governance@hackney.gov.uk](mailto:governance@hackney.gov.uk) by 4.00pm on the working day before the meeting.

Please note that new representations cannot usually be presented at the meeting. Only in exceptional cases will the Sub-Committee consider additional representations submitted after the agenda and reports have been published. If any significant new information comes to light after the statutory consultation period, please let the Planning Officer know and they may refer to it in their presentation to the Sub-Committee. If you wish to present such information or photographs or illustrative material at the meeting the consent of the Chair and all parties will be required. Please contact Governance Services for more information.

### **Contact your local councillor**

As long as they are not sitting as a member of the Planning Sub-Committee they may agree to speak for you at a meeting (five additional minutes may be allowed when a Councillor speaks). Please contact the Members' Support Team on 020 8356 3350 to find out how to contact your local councillor.

## ***How to Contact Us***

For more information you can contact the Committee Officer by:

**Phone:** 0208 356 3338

**Email:** [governance@hackney.gov.uk](mailto:governance@hackney.gov.uk)

**Write:**

Governance Services

Hackney Council

Hackney Town Hall

Mare Street

London E8 1EA

**On-Line:** [www.hackney.gov.uk/council-democracy](http://www.hackney.gov.uk/council-democracy)

## ***Other Information***

Leaflet 1 – How to Have Your Say on Planning Applications

Leaflet 3 – Planning Service Charter

Leaflet 4 – Pre-Application Advice for Planning Applications

Produced by Hackney Design, Communications & Print • Nov 2008 • PJ36321

## RIGHTS OF PRESS AND PUBLIC TO REPORT ON MEETINGS

Where a meeting of the Council and its committees are open to the public, the press and public are welcome to report on meetings of the Council and its committees, through any audio, visual or written methods and may use digital and social media providing they do not disturb the conduct of the meeting and providing that the person reporting or providing the commentary is present at the meeting.

Those wishing to film, photograph or audio record a meeting are asked to notify the Council's Monitoring Officer by noon on the day of the meeting, if possible, or any time prior to the start of the meeting or notify the Chair at the start of the meeting.

The Monitoring Officer, or the Chair of the meeting, may designate a set area from which all recording must take place at a meeting.

The Council will endeavour to provide reasonable space and seating to view, hear and record the meeting. If those intending to record a meeting require any other reasonable facilities, notice should be given to the Monitoring Officer in advance of the meeting and will only be provided if practicable to do so.

The Chair shall have discretion to regulate the behaviour of all those present recording a meeting in the interests of the efficient conduct of the meeting. Anyone acting in a disruptive manner may be required by the Chair to cease recording or may be excluded from the meeting. Disruptive behaviour may include: moving from any designated recording area; causing excessive noise; intrusive lighting; interrupting the meeting; or filming members of the public who have asked not to be filmed.

All those visually recording a meeting are requested to only focus on recording councillors, officers and the public who are directly involved in the conduct of the meeting. The Chair of the meeting will ask any members of the public present if they have objections to being visually recorded. Those visually recording a meeting are asked to respect the wishes of those who do not wish to be filmed or photographed. Failure by someone recording a meeting to respect the wishes of those who do not wish to be filmed and photographed may result in the Chair instructing them to cease recording or in their exclusion from the meeting.

If a meeting passes a motion to exclude the press and public then in order to consider confidential or exempt information, all recording must cease and all recording equipment must be removed from the meeting room. The press and public are not permitted to use any means which might enable them to see or hear the proceedings whilst they are excluded from a meeting and confidential or exempt information is under consideration.

Providing oral commentary during a meeting is not permitted.

# ADVICE TO MEMBERS ON DECLARING INTERESTS

Hackney Council's Code of Conduct applies to **all** Members of the Council, the Mayor and co-opted Members.

This note is intended to provide general guidance for Members on declaring interests. However, you may need to obtain specific advice on whether you have an interest in a particular matter. If you need advice, you can contact:

- Deputy Monitoring Officer;
- The Legal Adviser to the committee; or
- Governance Services.

If at all possible, you should try to identify any potential interest you may have before the meeting so that you and the person you ask for advice can fully consider all the circumstances before reaching a conclusion on what action you should take.

## 1. Do you have a disclosable pecuniary interest in any matter on the agenda or which is being considered at the meeting?

You will have a disclosable pecuniary interest in a matter if it:

- relates to an interest that you have already registered in Parts A and C of the Register of Pecuniary Interests of you or your spouse/civil partner, or anyone living with you as if they were your spouse/civil partner;
- relates to an interest that should be registered in Parts A and C of the Register of Pecuniary Interests of your spouse/civil partner, or anyone living with you as if they were your spouse/civil partner, but you have not yet done so; or
- affects your well-being or financial position or that of your spouse/civil partner, or anyone living with you as if they were your spouse/civil partner.

## 2. If you have a disclosable pecuniary interest in an item on the agenda you must:

- Declare the existence and nature of the interest (in relation to the relevant agenda item) as soon as it becomes apparent to you (subject to the rules regarding sensitive interests).
- You must leave the room when the item in which you have an interest is being discussed. You cannot stay in the meeting room or public gallery whilst discussion of the item takes place and you cannot vote on the matter. In addition, you must not seek to improperly influence the decision.
- If you have, however, obtained dispensation from the Monitoring Officer or Standards Committee you may remain in the room and participate in the meeting. If dispensation has been granted it will stipulate the extent of your involvement, such as whether you can only be present to make representations, provide evidence or whether you are able



to fully participate and vote on the matter in which you have a pecuniary interest.

### 3. Do you have any other non-pecuniary interest on any matter on the agenda which is being considered at the meeting?

You will have 'other non-pecuniary interest' in a matter if:

- i. It relates to an external body that you have been appointed to as a Member or in another capacity; or
- ii. It relates to an organisation or individual which you have actively engaged in supporting.

### 4. If you have other non-pecuniary interest in an item on the agenda you must:

- i. Declare the existence and nature of the interest (in relation to the relevant agenda item) as soon as it becomes apparent to you.
- ii. You may remain in the room, participate in any discussion or vote provided that contractual, financial, consent, permission or licence matters are not under consideration relating to the item in which you have an interest.
- iii. If you have an interest in a contractual, financial, consent, permission or licence matter under consideration, you must leave the room unless you have obtained a dispensation from the Monitoring Officer or Standards Committee. You cannot stay in the room or public gallery whilst discussion of the item takes place and you cannot vote on the matter. In addition, you must not seek to improperly influence the decision. Where members of the public are allowed to make representations, or to give evidence or answer questions about the matter you may, with the permission of the meeting, speak on a matter then leave the room. Once you have finished making your representation, you must leave the room whilst the matter is being discussed.
- iv. If you have been granted dispensation, in accordance with the Council's dispensation procedure you may remain in the room. If dispensation has been granted it will stipulate the extent of your involvement, such as whether you can only be present to make representations, provide evidence or whether you are able to fully participate and vote on the matter in which you have a non pecuniary interest.

### Further Information

Advice can be obtained from Patricia Narebor, Deputy Monitoring Officer, on 020 8356 2029 or email [patricia.narebor@hackney.gov.uk](mailto:patricia.narebor@hackney.gov.uk)



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## MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY, 8TH MARCH, 2017

**Councillors Present:** Councillor Vincent Stops in the Chair  
Cllr Michael Levy, Cllr Katie Hanson (Vice-Chair),  
Cllr Christopher Kennedy, Cllr Will Brett and  
Cllr M Can Ozsen

**Apologies:** Cllr Barry Buitekant, Cllr Ian Sharer and  
Cllr Susan Fajana-Thomas

**Officers in Attendance**

### 1 Apologies for Absence

Apologies were received from Councillors Fajana-Thomas, Buitekant and Sharer.

### 2 Declarations of Interest

The Chair of the Committee declared an interest in relation to Audrey Street Park Depot as his wife was a Governor at the School.

Councillor Ozsen declared that he also had an interest in relation to Audrey Street Park Depot as he lived nearby.

Both Members advised the committee that they would remove their self from the meeting when the item to be heard.

### 3 Members to agree the order of business

Members agreed the order of the business.

### 4 54-54a Clapton Common, London E5 9AL

Members were informed that the application proposed the demolition of existing residential building and erection of a 6 story plus basement building to accommodate 19 self-contained residential units, associated landscaping cycle and refuse storage. The application was referred to the planning sub-committee as the scale of the development fell outside of the scheme of delegation. Members may recall that this development was presented to the Sub-Committee on 06/07/2016 when it was agreed to grant permission subject to a legal agreement. Since then representatives of the neighbours who objected to the scheme alleged that the Committee's decision was based on inaccurate information, and in carrying out an investigation of the allegations it became clear that the impact on the neighbours' amenity had not be thoroughly assessed. A thorough assessment had been undertaken and this had led to revisions to the scheme to reduce its impact.

Steve Hinsley was welcomed to the committee to make his statement of objection the following points were raised;

- 9 of the flats fell short of GLA flat size standards
- The housing density was in excess of the London Plan level of 200-450 hab rooms per hectare
- The proposal included a rear wall 10.3m high within 13.5m of 1-3 Overlea Road that would result in overshadowing
- Windows and balconies at all levels of the building would overlook the rear gardens of 1-3 Overlea Road
- The proposal would result in a loss of light to the flank wall windows of 52a Clapton Common
- The proposal makes no significant improvement on the previous scheme and would still result in unacceptable overlooking, overshadowing and loss of light to the neighbouring properties
- Members of the committee were also invited for a site visit.

Eli Pick was welcomed to the committee to make his statement of support;

- The scheme had been revised by level access.
- Privacy screen had been incorporated and the building had been moved forward by 2.5m
- Members were informed that the applicant had many meetings with the planning department.
- Overlooking had been minimized.

Councillor Kennedy asked for clarification in relation to the distance of the property to the development and its effect on the existing resident's daylight. The Planning Case Officer confirmed that the distance was 13.5m and at a 40 degree angle, Members were informed that this development was very similar to the Ilan Square development which was nearby.

It was requested that the application would be brought back to the committee for approval of its landscaping and materials.

(Councillor Levy abstained from the vote)

**RESOLVED that -**

Recommendation A

8.1 That planning permission be GRANTED, subject to the following conditions:

8.1.1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 as amended.

8.1.2 The Development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

- 8.1.3 Details, including samples, of external materials to be used on the building, boundary walls and ground surfaces shall be submitted to and approved by the Local Planning Authority in writing before the development proceeds beyond ground level. The details shall include balcony treatments, rainwater goods and obscure glazing, where appropriate. 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 and does not detract from the character and visual amenity of the area.

- 8.1.4 Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before the development proceeds beyond ground level. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) Detailed drawings of windows and doors, including sections and reveals
- b) Detailed drawings of boundary treatments
- c) Detailed drawings of balcony and roof terrace screening including manufactures details and a sample of the screening

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area and provides adequate and suitable cycle and refuse storage.

- 8.1.5 No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the north elevation of the building other than as shown on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

- 8.1.6 No roof plant, including all external enclosures, machinery and other installations shall be placed upon or attached to the roof or other external surfaces of the building, other than as shown on the approved drawings.

REASON: To safeguard the character and amenity of the building and the area.

- 8.1.7 Except on days of collection, all refuse and waste shall be stored in sealed containers in the refuse area shown on the plans hereby approved.

REASON: To safeguard the character and appearance of the area and in the interests of neighbouring amenity and highway safety.

- 8.1.8 A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work proceeds beyond roof level, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; All landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of two years, such maintenance to include the

replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

- 8.1.9 Prior to occupation of any part of the development, details of external lighting to the building shall be submitted to and agreed by the local planning authority. The lighting shall be implemented and maintained thereafter prior to the occupation of the development.

Reason: In order to prevent unnecessary light pollution to the surrounding area, to safeguard amenity, highway safety and biodiversity (in particular to prevent disturbance to bats).

- 8.1.10 Full details of a green roof, to include a detailed maintenance plan, shall be submitted to and approved by the Local Planning Authority, in writing, before the construction of the approved development commences. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage, and to enhance the performance and efficiency of the proposed building.

- 8.1.11 Construction and Demolition Management Logistics Plans specifying hours of working, construction traffic routing, measures to prevent dust pollution and contact arrangements between residents and contractors shall be submitted and agreed by the Local Planning Authority Prior to the commencement of demolition and the construction of the new development respectively. The construction logistics plan shall also include the following details for the demolition and construction phases:
- (a) loading and unloading of plant and materials;
  - (b) storage of plant and materials;
  - (c) programme of works (including measures for traffic management);
  - (d) provision of boundary hoarding behind any visibility zones;
  - (e) wheel cleaning provision on site;
  - (f) suitable measures to minimise the production of dust;
  - (g) hours of construction activity.

The construction shall thereafter take place in accordance with the measures identified within the CLP.

REASON: In order to ensure that the development does not prejudice the amenity of adjoining occupiers. The condition is required to be discharged prior to the commencement of development as uncontrolled demolition and development could be prejudicial to highway safety.

- 8.1.12 Only Non Road Mobile Machinery which complies with 'chapter 7 of the Cleaner Construction Machinery for London: A Low Emission Zone for Non-Road Mobile Machinery' will be present on or used at the development site during the demolition and construction process. All NRMM must be entered on

the Non Road Mobile Machinery online register at <https://nrmm.london/user-nrmm/register> before being operated. Where Non-Road Mobile Machinery, which does not comply with 'chapter 7 of the Cleaner Construction Machinery for London: A Low Emission Zone for Non-Road Mobile Machinery', is present on site all development work will stop until it has been removed from site.

REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedences of National Air Quality Objectives.

- 8.1.13 All space and hot water fossil fuel (or equivalent hydrocarbon based fuel) boilers must achieve dry NOx emission levels equivalent to or less than 40 mg/kWh.

REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedences of National Air Quality Objectives.

- 8.1.14 The development shall not be occupied until details of the following matters have been submitted to, and approved by the Local Planning Authority in writing, and the development has been completed in accordance with the details so approved.

- a) SAP calculations confirming that the final design of the development will achieve a 19% reduction in baseline carbon emissions against Part L 2013.
- b) A detailed, to scale drawing setting out the location of the proposed PV array to the roof of the development and a full specification of the proposed panels, confirming that an array with a capacity of at least 24kWp will be installed.

REASON: To ensure the development achieves the stated energy efficiency targets.

- 8.1.15 The development hereby permitted shall not be commenced until a scheme for the removal and appropriate disposal of Invasive Non-Native Species at the site has been submitted to, and approved in writing by, the local planning authority. The Invasive Non-Native Species shall be removed in accordance with the approved details.

REASON: To ensure that the Invasive Non-Native Species are properly removed from the site and to prevent their spread. The condition is required to be discharged prior to commencement of development to ensure that the Invasive Non-Native Species are removed prior to the commencement of building operations.

- 8.1.16 The development hereby permitted shall not be occupied until details of bird and bat boxes to be installed on the building have been submitted to, and approved in writing by, the local planning authority, and the approved boxes

have been installed. The bird boxes shall include boxes suitable for, as a minimum, starlings, house sparrows and swifts, and shall be retained.

REASON: To enhance the character and ecology of the development and to provide undisturbed refuges for wildlife.

- 8.1.17 No vegetation at the site shall be cleared during the bird nesting season (March to September) unless under the supervision of a suitably qualified ornithologist and no nesting birds or their nests shall be disturbed.

REASON: To safeguard any nesting birds and to comply with the Wildlife and Countryside Act 1981.

- 8.1.18 Full particulars of a Sustainable Urban Drainage System (SuDS), including the following, shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the approved development. The development shall not be carried out otherwise than in accordance with the details thus approved.

a) Details of a SuDS that achieves a 50% betterment in surface water run-off rates compared to the existing run-off rates.

a) A detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site;

b) A strategy which demonstrates how any SuDS and/or attenuation features will be suitably maintained for the lifetime of the development

REASON: To ensure that the development will provide a sustainable drainage system. The condition is required to be discharged prior to the commencement of development to ensure that sustainable drainage is provided.

- 8.1.19 The development hereby permitted shall not be occupied until a site travel welcome pack, which encourages the use of alternative modes of transport from the private car, has been submitted to, and approved in writing by, the local planning authority. The Welcome Pack shall be given to all initial occupiers of the development and made available to future occupiers on demand.

REASON: In order to promote sustainable modes of transport.

- 8.1.20 At least 2 of the flats hereby approved shall be constructed to be suitable for occupation by wheelchair users and shall comply with the relevant HABINTEG standards.

Reason: To ensure the standard of accommodation is acceptable.

- 8.1.21 The lower panes of the following windows on the rear elevation of the building shall be fitted with obscured glazing and sealed shut and shall be permanently maintained as such:

At first floor level living room window to flat 6, and 2 bedroom windows to flat 8;

At second floor level 2 bedroom windows to flat 11;

At third floor level 2 living room windows to flat 12, and bedroom window to flat



14;  
At fourth floor level bedroom window to flat 17;  
At fifth floor level bedroom window to flat 19.

Reason: To protect the visual privacy of the occupiers of the houses to the rear of the site.

8.1.22 The rear facing side of the balconies on the rear elevation of the proposed building at first second and third floor levels shall be fitted with a 1.8m high obscured glass screen, and shall be permanently maintained as such. The 1.1m high glass balustrade to the roof terraces at rear fourth and fifth floor levels shall be fitted with obscured glass and permanently maintained as such.

Reason: To protect the visual privacy of the occupiers of the houses to the rear of the site.

8.1.23 The cycle storage and refuse/recycling storage areas shown on the approved plans shall be provided prior to the occupation of the building and shall be permanently maintained thereafter.

Reason: To ensure the cycle storage and refuse/recycling storage facilities are adequate.

8.1.24 The housing mix of the development hereby approved shall be 2 x 1 bed, 8 x 2 bed and 9 x 3 bed flats, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the housing mix is acceptable.

8.1.25 An Air Quality Impact Assessment shall be submitted to and approved by the local planning authority to demonstrate that the impact of the development at occupation stage would not result in any harm to local air quality. The Assessment shall be submitted prior to the commencement of the development, and any measures set out in the Assessment shall be implemented.

Reason: To ensure that the environmental impact of the development is satisfactory.

8.1.26 The extent, design and construction details of the basement lightwell at the Southern corner of the building close to the sycamore tree in the front garden of 52a Clapton Common shall not be otherwise than as shall have been submitted to and approved by the local planning authority prior to the commencement of excavation, and the approved details shall be implemented.

Reason: To ensure that the lightwell and its construction does not result in any significant harm to the root system of this important tree, which is protected by a Tree Protection Order.

8.1.27 No works of demolition or construction shall take place until a detailed scheme for the protection of the sycamore tree in the front garden of 52a Clapton Common has been submitted to and approved by the local planning authority, and the approved protection details shall be implemented prior to any demolition or construction works on site and maintained for the duration of the

works.

Reason: To ensure that the carrying out of the approved development does not result in any significant harm to this tree.

8.1.28 The provision of any hard surface or car parking spaces in the front garden shall not be carried out until a detailed analysis of the location of the roots of the sycamore tree in the neighbouring front garden at 52a Clapton Common has been carried out by a qualified Arboriculturalist. The results of the analysis shall be submitted to and approved by the local planning authority prior to the commencement of the relevant part of the works. The detailed design and construction methodology for the hard surface and car parking spaces (including details of markings to designate the car spaces) shall be submitted to the local planning authority at the same time or following the submission of the analysis of the tree roots, and the relevant part of the works shall not be commenced until the local planning authority has approved the detailed design and construction methodology.

Reason: To ensure the development does not result in any significant harm to this tree. It should be noted that it is possible that the provision of the car parking spaces cannot be made in a practical manner that is satisfactory in terms of highway safety and tree protection.

#### Recommendation B

8.2 That the above recommendation be subject to the applicant, the landowners and their mortgagees entering into a deed of planning obligation by means of a Legal Agreement in order to secure the following matters to the satisfaction of the Assistant Director of Planning and Regulatory Services and the Assistant Director of Legal Services:

Provision of five shared ownership flats as affordable housing (1 x 1B, 3 x 2B, 1 x 3B) with a plan to be submitted to identify the flats;  
Contribution for Open Space, Children's Play and Recreation Facilities in the area of £63,807;  
Contribution for Employment and Training of £7,840 during the construction phase;  
Completion of a S278 agreement if the car parking spaces are to be provided and therefore a new crossover needs to be formed;  
Payment of a carbon off-setting payment if carbon emission targets are not met;  
Payment of a monitoring fee of £5,190.35 for the Legal Agreement;  
Payment of the Council's costs in securing and preparing the Agreement.

#### Recommendation C

8.3 *That the Sub-Committee grants delegated authority to the Assistant Director Planning and Regulatory Services and Head of Planning (or in their absence either the Growth Team Manager or DM and Enforcement Manger) to make any minor alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).*

#### 7. INFORMATIVES

It is recommended that the following informatives should be added:

SI.1 Building Control

- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provision
- SI.27 Fire Precautions Act
- SI.28 Refuse Storage and Disposal Arrangements
- SI.32 Consultation with Thames Water
- SI.34 Landscaping
- SI.45 The Construction (Design & Management) Regulations 1994
- NSI The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority. It is an offence to obstruct the highway under Section 137 of the Highway Act 1980 without lawful authority.
- NSI The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.
- NSI The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders (Highways Act 1980 Sections 131, 148, 149).
- NSI The applicant is advised that as part of the detailed design of the highway works required by the above conditions, the Highway Authorities may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
- NSI It is current policy for the Council's contractor to construct new vehicular accesses and to reinstate the footway across redundant accesses. The developer is to contact the Council's Highways team prior to the commencement of construction, to arrange for any such work (by giving ample notice) to be done at the appropriate time.
- NSI A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).
- NSI Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- SI.50 s106
- SI.57 CIL  
NPPF

**5 225 City Road, London EC1V 1JT**

7.10pm Councillor Brett arrived.

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The Case Officer introduced the report to members. The proposal was the erection of a part 22 storey, part 7 storey over basement building comprising fitness centre use at basement level (D2), flexible retail uses at ground floor level (A1/A3/A4), office use at ground to sixth floor level (B1) and 100 Private Rented Sector residential units on the upper floors (C3); provision of communal terrace and gardens at sixth and seventh floor level; provision of ancillary services and residential facilities and plant, cycle parking and associated works. The application is being brought before members due to the size and nature of the application and due to the substantial public interest that has been generated.

Post-Submission amendments included minor amendments to facades and amendment to affordable workspace offer. Members were recommended to approve conditional planning permission subject to legal agreement and referral to the GLA.

In addition to the site and press notices, 230 notification letters had been sent to nearby occupiers notifying them of the application. In response to the consultation outlined above a total of 51 responses had been received from nearby occupiers/interested parties. Of these responses, 50 were objections and 1 was in support.

The objecting residents (Alex O'Brien and Jill Barrett) and Councillor Maxwell's objections to the development were welcomed to the committee the following points were raised:

- Impact of new buildings upon the character and appearance of the conservation area
- Excessive scale and massing in relation to surroundings
- Impact upon the daylight/sunlight of surrounding residential uses
- Impact upon the daylight/sunlight of surrounding commercial uses
- Impact upon the privacy of neighbouring residential occupiers
- Increased sense of enclosure to neighbouring residential buildings
- Noise/disruption/environmental impacts during construction
- Lack of public realm improvements
- Lack of affordable housing
- Lack of policy compliant housing mix
- Potential for pedestrian/cyclist conflict as cyclists enter the development on Shepherdess Walk
- Noise impact of Shepherdess Walk entrances
- Noise/disturbance impacts from ground floor retail and restaurants.
- Noise/disturbance impacts from sui generis space and roof terraces
- Light pollution impacts of the development
- Impacts of increased traffic levels on Wellesley Terrace (noise/pedestrian safety)
- Destruction of Victorian wall should be resisted
- Distance between proposed development and The Factory should be widened
- Images do not show works to Wellesley Terrace
- No landscaping is provided
- Affordable Housing should be provided on-site
- The financial viability assessment should be disclosed in full
- Objectors were not given 10 days' notice of the committee meeting
- Objectors were given insufficient time to assess the financial viability assessment
- Objectors asked for the meeting to be deferred.
- A number of additional conditions were sought in relation to privacy and noise/disturbance

The applicant's agent was invited to make a statement of support to the committee, the following points were made to the committee:

- Employment opportunities – 1450 Jobs
- Affordable housing offer
- Scale reduced, the development had been vigorously tested.
- The applicant had spent almost 3 years working with Hackney Planning Officers on the creation of the development.

The Chair of the Committee stated that he and other members attended a site visit at 225 City Road before the committee began.

Cllr Kennedy asked for further explanation as to the proposed Private Rented Sector model and how this was supposed to bring diversity to housing stock within the borough. Officers advised that the proposed development would be the first large build-to-rent scheme in the borough and set out the differences between build-to-rent and conventional build-for-sale.

The size of the Affordable Housing contribution was queried with Cllr Hanson asking how the figure of £6.25m achieved compared to other similar developments in the area. Officers advised that the figure achieved compared favourably to other similar applications in the area and represented the maximum reasonable amount that could be secured as part of the development. Cllr Brett queried whether it would be preferable to have a smaller number of Affordable Housing Units on-site rather than the higher number of units which Officers state could be provided off-site with the contribution in lieu. Officers advised that due to the significantly higher proportion of units that could be provided off-site and the fact that a large proportion of such units would be family sized, the provision of off-site Affordable Housing was considered preferable in this case.

The principle of a tall building at the site was discussed with the Chair and members querying if the proposal would set a precedent for other tall buildings on City Road. Officers stated that a rigorous assessment of the surrounding townscape had been undertaken and that the principle of a tall building in this location was considered justified. Any future applications for tall buildings in the area would be assessed on their own merits but other sites between the two clusters of tall buildings on City Road were considered less likely to accommodate a building of this height. There were further questions from members in relation to the form, architecture and materiality of the building including discussion of the various views included in the Officer's presentation. Officers stated that the proposed building was considered to integrate well into its surroundings including the Underwood Street Conservation Area to the east.

There was some discussion as to the proximity of the proposed development to the adjacent building at 227 City Road with Cllr Hanson querying the distance between the two developments. Officers stated that the existing distance between the boundary wall of the application site and the side elevation of 227 City Road was approx. 5 metres and that this would be increased to 9 metres as part of the proposal through the widening of Wellesley Terrace. Officers also mentioned that historically there had been buildings built right up to the western boundary of the proposal site and that the quality of public realm along Wellesley Terrace would be improved as part of the proposal.

The daylight/sunlight impacts of the development were discussed, with the Chair querying in particular the impact upon The Factory building on Shepherdess Walk and 227 City Road. Officers advised that it was accepted that a number of units within adjacent buildings would be adversely affected by the proposal in terms of loss of daylight/sunlight but that, overall, the benefits of the scheme were considered to outweigh any harm caused. With regard to the Factory building, Officers stated that there were a number of mitigating factors which contributed to the overall effect on this building being within acceptable limits. In relation to 227 City Road, Officers advised that, of all the units affected, all but three had a dual aspect, and that the building represented what was known in daylight/sunlight assessment as a "bad

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neighbour” with an overdependence on light from a cleared site in very close proximity to the affected building. Officers also discussed the methodology used in the assessment and referred to floorplans which aided the assessment while stressing that the assessment was principally based on the data set out in the daylight/sunlight report which was complete.

In response to objectors’ concerns that they had been given insufficient time to prepare for the Planning Sub-Committee meeting, members were informed by the Head of Planning that the agenda was published on the 27<sup>th</sup> February which was 10 days before the Planning Sub-Committee meeting and notification letters sent 7 days before the meeting, which is standard for all applications heard at committee. In relation to the publication of viability information, the Head of Planning stated that this information was put online in advance of the meeting as soon as a report was provided where any details redacted had been sufficiently justified. It was also stated that officers had been in dialogue with residents in relation to both matters in the run up to the meeting.

The Chair queried the contribution of £100,000 towards changes to Old Street roundabout given that the council had made a formal objection to TfL as part of the consultation on these works. The Chair also queried the £190,000 towards cycle hire given the report said there was multiple cycle hire stations nearby and the £138,000 contribution towards works at the junction of City Road and Shepherdess Walk given that these works had presumably already been consulted on and budgeted. The Chair suggested these funds be allocated to Hackney Council to be spent on sustainable transport. Officers explained why the proposed contributions were considered justified. The applicant and officers agreed that a mechanism could be included within the legal agreement whereby the council would hold the money where it would be drawn down by TfL in order to allow the Council to retain some control as to how it is spent.

Councillor Kennedy asked for reassurance that the historic boundary wall of the site would be retained or re-used. Officers advised that a condition was included requiring the applicant to submit a plan setting out how historic features on the wall could be re-used within the development.

Members queried the range of uses on the ground floor of the development. Officers advised that there would be 3 premises which would have flexible retail uses (A1/A3/A4). Councillor Kennedy queried if there would be an east to west access route through the development. Officers explained that it was not felt necessary to require the applicant to have an access route through the building although a clause was recommended in the legal agreement where best endeavours to provide such a link must be made in the event of the comprehensive redevelopment of the council owned land to the west.

The Chair queried how the carbon off setting contribution would be spent and asked if the money could be used to improve sustainability on the proposal building instead. It was agreed that the clause within the s106 agreement would be worded so that the contribution would go towards the carbon off-setting fund unless officers believed it could be better spent on the building. The Chair queried officers’ position in relation to grey water recycling noting that this was to be provided as part of the proposal despite officers previously indicating that the council did not support grey water recycling. It was agreed that the condition in relation to grey water harvesting would be brought back to committee so that this matter could be clarified.

The Chair also asked that the condition in relation to detailed design and materials be brought back to committee. It was also asked that the reason in the cycle storage condition be amended to include “and in order to safeguard the amenity of neighbouring occupiers” so that the noise implications of the cycle storage entrance could be assessed as part of this condition.

Members voted unanimously to approve the application.

**Erratum**

The officer's report and subsequent discussion at the planning sub-committee meeting in relation to the effect of the proposed development upon the daylight/sunlight of 227 City Road erroneously stated that only three of the effected units within this development had a single aspect. There are in fact five units with a single aspect facing the proposal site. The two units miscategorised in the analysis would suffer significant reductions in Vertical Sky Component (VSC) but in both cases all windows would retain VSC levels in excess of 14 which is considered acceptable in an inner urban area. The two units would also suffer significant reductions in No Sky Line (NSL) but in both cases would retain acceptable NSL levels for an inner urban area. As with the other effected units in this block, the single aspect units in question experience unusually high daylight levels for an inner urban area given that they face a cleared site. On this basis, it is not considered that the outcome of the officer's assessment or the decision of members would have been any different had the correct number of single aspect rooms been identified.

**RESOLVED that -**

Recommendation A

8.1.1 That Full Planning Permission for application 2016/10 be approved subject to the following conditions:

8.1.2 SCB0 – Development in accordance with plans

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

8.1.3 SCB1 - Commencement within three years

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

8.1.4 Details to be approved

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) Detailed information (sections drawings in scale 1:5, 1:10, 1:20) for all external walls, showing in detail windows and doors and their interface and joints with walls and slabs, balconies, etc.
- b) 1:1 mock-up of typical elevation bay;
- c) Material samples for all external materials and items on façade are submitted for approval, including:
  - i. Brickwork
  - ii. Glazed brickwork
  - iii. Precast concrete / Reconstituted stone
  - iv. Anodised aluminium framed glazed doors

- v. Curved Sliding Entrance Doors
- vi. Metal service bay Door
- vii. Anodized metal screen to louvered doors to substation
- viii. Anodised aluminium windows
- ix. Anodised aluminium ventilation panel
- x. Glass balustrade
- xi. Anodised aluminium curtain walling
- xii. Anodised aluminium panel
- xiii. Glazed louvres to atrium
- xiv. Glazed roof light
- xv. Profiled precast concrete plant screen

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and appearance of the conservation area.

#### 8.1.4 Façade Cleaning

Façade cleaning strategy Details of a cleaning strategy setting out how the glazing and cladding shall be maintained including any details of associated cradles or other equipment shall be submitted to and approved by the Local Planning Authority, in writing, before commencement of works above grade. The development shall be maintained in otherwise in accordance with the details thus approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the external appearance of the building is satisfactory.

#### 8.1.5 Heritage Retention and Interpretation Scheme

A Heritage Retention and Interpretation Scheme shall be submitted to and approved by the Local Planning Authority, in writing, before above grade works commence on site. The scheme shall detail which heritage elements on the site are to be retained and re-erected and give details (through suitable text and drawings) of their proposed re-erection, location and interpretation (with the text and illustrations of any interpretative panel or similar element). The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To conserve, retain and interpret the heritage assets existing on the site.

#### 8.1.6 BREEAM

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority within six months of the occupation of the commercial elements of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- A full post construction BREEAM assessment confirming that the development has achieved a BREEAM Excellent rating with at least 72 points.

REASON: In the interests of the promotion of sustainable forms of development and construction.

#### 8.1.7 Energy and Sustainability – pre-commencement



Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- Full design details setting out the location of the operable windows in the residential units and also the proposed shading measures to be incorporated into the bedroom windows to reduce summertime overheating.
- Full design details of the proposed heat recovery system that will be installed in the main switching room to provide heating to the gym located within the building.
- Full design details of the proposed rainwater recovery and grey water recovery systems that will be incorporated to the development to reduce the use of potable water.

REASON: In the interests of the promotion of sustainable forms of development and construction.

#### 8.1.8 Energy and Sustainability – pre-occupation

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- Full air permeability test certification confirming that the development achieved an average air permeability of 3/m<sup>3</sup>/h/m<sup>2</sup>@50pa
- Confirmation that the proposed main cooling plant to be installed is registered on the Governments Energy Technology List. If the proposed system is not registered, the applicant will be required to carry out a full energy assessment confirming that the installed systems meet or exceed the Carbon savings set out in the originally submitted energy strategy

REASON: In the interests of the promotion of sustainable forms of development and construction.

#### 8.1.9 No new pipes and plumbing

No new plumbing, pipes, soil stacks, flues, vents grilles, security alarms or ductwork shall be fixed on the external faces of the building unless as otherwise shown on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

#### 8.1.10 Contaminated Land: Risk Assessment

No development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if

replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include: a survey of the extent, scale and nature of contamination; the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; ground waters and surface waters; ecological systems; and archaeological sites and ancient monuments.

REASON: To protect human health, water resources, property and the wider environment from harm and pollution resulting from land contamination.

#### 8.1.11 Contaminated Land: Remediation Scheme

No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

#### 8.1.12 Contaminated Land: Implementation of Remediation Scheme

The approved remediation scheme shall be carried out [and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority] before the development [or relevant phase of development] is occupied.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

#### 8.1.13 Reporting unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the site investigation, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of the approved remediation scheme.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with the implementation of the remediation scheme.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

#### 8.1.14 Environmental Management Plan

No development shall take place until a site specific Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Council's Community Safety Team.
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:
- 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Annex F, Noise and Vibration Control on Construction and Open Sites shall be used to estimate LAeq levels and minimise noise disturbance from construction works.
- Details as to how the measures outlined in the AECOM Air Quality Impact Assessment dated April 2016 to mitigate potential air quality impacts from the construction phase and non-road mobile machinery (NRMM) will be adhered to.
- Procedures for emergency deviation of the agreed working hours.
- Hackney City Council encourages all contractors to be 'Considerate Contractors' when working in the city by being aware of the needs of neighbours and the environment.

REASON: In the interests of the amenities of surrounding occupiers and to mitigate potential air quality impacts from the construction phase

#### 8.1.15 Air Quality – Operational Phase

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the relevant parts of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) Details of low NO<sub>x</sub> emitting CHP and emergency generator plant (here on referred to as plant) to be installed at the development.
- b) Performance related data including emission standards and technical data for each piece of plant will be provided to the Planning Authority. The performance related data must demonstrate that the plant to be installed is Low NO<sub>x</sub> in relation to air quality standards and other similar plant available on the market. The plant installed shall meet, or improve upon, the agreed emissions standards and technical details.
- c) Details of the plant installed (including measured emissions information for the units) and the details of any emissions mitigation equipment installed.

REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

#### 8.1.16 Air Quality – Operational Phase

The details set out in the approved document entitled AECOM Air Quality Impact Assessment dated April 2016 in relation to the positions of inlets and vents associated with air conditioning or ventilation for the residential receptors will be implemented in full and retained thereafter unless otherwise agreed in writing by the local planning authority.

REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

#### 8.1.17 Extraction Equipment

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any primary cooking associated with the A3 or A4 uses hereby approved. The development shall not be carried out otherwise than in accordance with the details thus approved

- Details of extraction equipment including a plan for cleaning and maintenance and detail of measures to mitigate noise and vibration impacts.

REASON: To ensure that the development will not have an adverse impact upon the amenity of nearby residential uses and residential uses within the development by reason of smell/odour or noise.

#### 8.1.18 Restriction of noise from plant and equipment

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the pre-existing background level as determined by BS4142 -"Method of rating industrial noise affecting mixed residential and industrial areas".

REASON: To safeguard the amenity of nearby premises and the area generally

#### 8.1.19 Operational Management Plan – A3/A4 Uses

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the A3 or A4 uses hereby approved. The development shall not be carried out otherwise than in accordance with the details thus approved

- An operational management plan including details of servicing and waste management, measures to mitigate the potential amenity impacts of the use and details of hours of operation.

REASON: To ensure that the development will not have an adverse impact upon the amenity of nearby residential uses and residential uses within the development by reason of noise or disturbance.

#### 8.1.20 Operational Management Plan – Roof Terraces and Sui Generis Space

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the A3 or A4 uses hereby approved. The development shall not be carried out otherwise than in accordance with the details thus approved

- An operational management plan including details of management measures to mitigate the potential amenity impacts of the use and details of hours of use.

REASON: To ensure that the development will not have an adverse impact upon the amenity of nearby residential uses and residential uses within the development by reason of noise or disturbance.

#### 8.1.21 A4 Use

No more than one of the units hereby approved within the use class A1/A3/A4 shall be occupied in the A4 use class unless otherwise agreed in writing by the local planning authority.

REASON: In order to prevent an over-proliferation of A4 uses on the site and in the local area and to ensure that the development will not have an adverse impact upon the amenity of nearby residential uses and residential uses within the development by reason of noise or disturbance.

#### 8.1.22 Details of Hard and Soft Landscaping

A hard and soft landscaping scheme, illustrated on detailed drawings, shall be submitted to and approved by the Local Planning Authority, in writing, prior to above grade works. Details shall include:

- Planting showing location, species, type of stock, numbers of trees/plants, all areas to be seeded or turfed and tree pits and all external lighting showing location and type of lighting.
- Details of planting to mitigate the microclimate impacts identified in the Pedestrian Level Wind Microclimate Assessment dated April 5<sup>th</sup> 2016.
- Details of planting to mitigate overlooking of nearby residential uses from the terraces at sixth and seventh floor level.
- Details of play space and play equipment.
- Details of public realm lighting strategy.

All landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and

shall be maintained to the satisfaction of the Local Planning Authority for a period of five years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area. To ensure that the development will have a microclimate that is suitable for pedestrian use. To ensure that the development will not have an adverse privacy impact upon the amenity of nearby residential uses.

#### 8.1.23 Obscured Glazing

The windows from first to sixth floor level on the western elevation of the development hereby approved shall be obscured glazed up to a height of 1.8m unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the development will not have an adverse privacy impact upon the amenity of nearby residential uses.

#### 8.1.24 Tree Protection

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved. The development shall not be carried out otherwise than in accordance with the details thus approved

- A detailed arboricultural method statement for all phases of the development up to completion.
- Best endeavours to undertake the following; Existing retaining wall between tree and site to be retained within the RPA (12 x DBH), but broken out by hand up to 750mm depth if possible without disturbing the TPO plane tree's roots; remaining wall to be perforated by at 5 holes psqm, holes to be minimum 150mm diameter (to allow free passage of moisture and roots) through the wall unless otherwise specifically agreed in writing with the LPA; area beyond the existing retaining wall but within the RPA (12 x DBH) to be backfilled with sub-soil suitable for healthy growth of the TPO plane tree (any paving in this area to be suspended on Silva Cells or equal), top 300mm soil to be top soil suitable for healthy growth of the TPO plane tree.

REASON: To ensure that the development will not have an adverse privacy impact upon the amenity of nearby residential uses.

#### 8.1.25 Demolition and Construction Management Plan

No development shall take place until a detailed Demolition and Construction Management Plan covering the matters set out below has been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details and measures approved as part of the demolition and construction management plan, which shall be maintained throughout the entire construction period.

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- a) A demolition and construction method statement covering all phases of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition and construction phase);
- b) A demolition and construction waste management plan setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to, details of dust mitigation measures during site clearance and construction works (including any works of demolition of existing buildings or breaking out or crushing of concrete), the location of any mobile plant machinery, details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means
- c) Details of the location where deliveries will be undertaken; the size and number of lorries expected to access the site daily; the access arrangements (including turning provision if applicable); construction traffic routing; details of parking suspensions (if required) and the duration of construction

REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity.

#### 8.1.26 Delivery and Servicing Plan

The development hereby approved shall not be occupied until a detailed Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. Delivery and Servicing to the site shall only be carried out in accordance with the details thus approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity.

#### 8.1.27 Cycle Parking

Notwithstanding the details shown on the approved plans, full details of secure cycle parking for 405 cycles serving the development site and 42 additional visitor cycle space shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development unless otherwise agreed in writing.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.

#### 8.1.28 Ecology and Biodiversity

The development hereby approved shall be implemented in full accordance with the recommendations set out in the submitted Preliminary Ecological Appraisal dated April 2016 to include the proposed ecological enhancement recommendations, which shall be implemented in full prior to the first occupation of the development.

REASON: In order improve the ecology and biodiversity of the site.

#### 8.1.29 Secure by Design

The proposed development, hereby approved shall achieve Secure by Design accreditation, prior to occupation of the residential units.

REASON: To ensure satisfactory living standards and safeguard against potential crime and anti-social behaviour.

#### 8.1.30 Sustainable Urban Drainage

The proposed development hereby approved shall be carried out in accordance with the approved document entitled Ground Drainage Ground Floor Strategy (Ref: 2150077-D5000 Rev. P2) which will be used to form the basis of the drainage strategy at the detailed design stage with the proposed site peak discharge rate limited to 50% of the existing 1 in 1 year discharge rate achieve Secure by Design accreditation, prior to occupation of the residential units. Prior to the commencement of the development, details and specifications of the proposed SuDS and a site-specific SuDS maintenance plan including green roof, underground attenuation system, rainwater harvesting and the flow control system shall be submitted to and approved by the Local Planning Authority. The details thus approved shall be implemented and maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure satisfactory living standards and safeguard against potential crime and anti-social behaviour.

#### 8.1.31 Waste Strategy

Prior to occupation of the development hereby approved, a refuse strategy shall be submitted to and approved in writing by the Local Planning Authority. Refuse collection shall only be carried out in accordance with the details thus approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the development is satisfactorily served in terms of refuse collection and safeguard against the build-up of pollution.

#### 8.1.32 Thames Water Piling Method Statement

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

#### 8.1.33 Thames Water Drainage Strategy

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed”



REASON: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

#### 8.1.34 London Underground Safeguarding

The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- provide details on all structures
- accommodate the location of the existing London Underground structures and tunnels
- accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

REASON: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and Land for Industry and Transport Supplementary Planning Guidance 2012

#### 8.1.35 Roof plant

No roof plant (including all external enclosures, machinery and other installations) other than any shown on the drawings hereby approved shall be placed upon or attached to the roof unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

#### 8.1.36 Soil stacks and flues

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the building other than as shown on the drawings hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

#### 8.1.37 Obstruction of footways

No doors or gates shall be erected in a way that enables them to be opened over or across the adjoining footways, carriageways and rights of way.

REASON: In the interests of public safety and to prevent obstruction of the public highway.

8.1.38 Accessibility (Part M4(2))

All dwellings within the development hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (2) 'accessible and adaptable dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter.

REASON: To ensure that the proposed development is adequately accessible for future occupiers.

8.1.39 Accessibility (Part M4(3))

At least 10% of all dwellings across all tenure types within the development hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (3) 'wheelchair user dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the proposed development is adequately accessible for future occupiers.

8.1.40 Written Scheme of Investigation

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

- a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.
- b) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To safeguard and protect archaeological remains.

8.2. Recommendation B

- 8.2.1 That the above recommendations be subject to the applicant, the landowners and their mortgagees enter into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure the following matters to the satisfaction of Assistant Director of Planning & Regulatory Services and the Assistant Director of Legal Services

### Highways and Transportation

- Car-Free Agreement – to restrict residents of the development from obtaining parking permits to park in the surrounding CPZ bays.
- The owner shall be required to enter into agreement under Section 278 of the Highways Act to pay the Council to undertake highway works to be confirmed through negotiation with the Council, the Developer and TfL
- Contribution towards Public Realm improvements on Nile Street (£110,970)
- Contribution towards Public Realm improvements on the corner of Shepherdess Walk and City Road (£130,000)
- Contribution towards Public Realm improvements at Old Street Roundabout (£100,000).
- Contribution towards the Mayor of London's Cycle hire scheme (£190,000)
- Travel Plan
- Best endeavours to provide east-west link
- Payment of Crossrail Levy (£2,712,298).

### Ways into Work Contribution

- A ways into work contribution of £683,768 payable prior to the implementation of the development.

### Employment, Skills and Construction

- Employment and Skills Plan to be submitted and approved prior to implementation;
- Active programme for recruiting and retaining apprentices and as a minimum take on at least one apprentice per £2 million of construction contract value and provide the Council with written information documenting that programme within seven days of a written request from the Council;
- Commitment to the Council's local labour and construction initiatives (30% on site employment and 30% local labour for first five years of operational phase) in compliance with an Employment and Skills Plan.
- Quarterly Labour returns through 5 year period
- A support fee of £1,500 per apprentice placement in order to cover; pre-employment, recruitment process, post-employment mentoring and support; and
- If the length of the build/project does not allow for an apprenticeship placement, and it can be demonstrated that all reasonable endeavours have been undertaken to deliver the apprenticeship, a £7,000 fee per apprentice will be payable to allow for the creation of alternative training opportunities elsewhere in the borough.
- Considerate Contractor Scheme – the applicant to carry out all works in keeping with the National Considerate Contractor Scheme.

### Affordable Workspace

- 10% of the commercial floorspace in the development be provided as affordable workspace at 80% of market rents.

### PRS

- Covenanted requiring the residential units to be held as PRS for 15 years
- Obligation to submit management plan for approval

- Obligation to offer lease period for up to three years with defined formula linked rent increases

#### Affordable Housing

- Payment of 6.25m to be put towards the provision of off-site affordable housing
- Claw back mechanism to capture any overage in relation to the affordable housing contribution if the development is not built within 2 years
- Claw back mechanism following a final figure for right to light compensation to capture overage
- Claw back mechanism to ensure that affordable housing contribution that would have been achieved had the development been private market sale would be obtained if any of the PRS units are disposed of before the end of the covenanted period.

#### Carbon Offsetting

- Contribution towards the Council's Carbon Offsetting Fund (£79,744)

#### Costs

- Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Section 106 Agreement, payable prior to completion of the s106.
- S106 Monitoring costs payable prior to completion of the development.

### 8.2. Recommendation C

- 8.3.1 Sub-Committee grants delegated authority to the Growth Team Manager or Major Applications Team Leader to make any minor alterations, additions or deletions to the recommended conditions as set out in this report provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

## 9 INFORMATIVES

A reason for approval is required quoting all the Core Strategy, and London Plan policies listed at sections 5 of this report. In addition the following informatives should be added:

- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act
- SI.28 Refuse Storage and Disposal Arrangements
- SI.34 Landscaping
- SI.45 The Construction (Design & Management) Regulations 1994
- SI.48 Soundproofing

NSI Prior consent for construction from the Local Authority.

NSI A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and

may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent.

Applications should be made at

<http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200..

NSI With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

NSI We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."

NSI It is therefore recommended that flood resilience and/or resistance constructions are used for the basement to reduce the risk of groundwater ingress. Refer to the guidance document 'Improving the Flood Performance of New Buildings Flood Resilient Construction, 2007' by Department for Communities and Local Government for further guidance

NSI The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; and construction methods.

Councillor Ozen and Councillor Stops left the committee due to their declarations of interest that they had in relation to Audrey Street Park Depot. The Vice Chair continued to Chair the Committee.

Members of the committee were informed that during the consideration of the original application in November 2016 members requested that applications to discharge the above conditions were reported to the planning committee to allow further consideration by the committee members. The proposal was a submission of details of works to highway to the North of the site (condition 3), school management plan (condition 6), travel plan (condition 13 - partial discharge only), and amended landscaping scheme (condition 14), pursuant to conditions attached to the planning permission granted on 30/01/2017 (ref: 2016/2600) for the erection of a temporary school building.

Nick Rosen was welcomed to the committee to make his statement of objection the following issues were raised;

- It was claimed that no consultation had taken place.
- The decision notice had not been dated or published online.
- This was a special area of nature's interest it was requested that there was no commercial use at weekends and holidays.

Councillor Munn was also welcomed to the committee to make her statement of objection.

- That the school should be open for operation between 7am – 6.30pm and 8am – 5.30pm on weekends only.
- Lighting should not to be left on when not needed during evenings and weekends.
- That pupils use the park when accessing the school rather than the outside route around the street.
- No commercial use.

Mike Coleman the agent was welcomed to the committee to make his statement of support.

- There was no proposal for commercial use.
- There was a Saturday's school from 9am – 1pm with 20 pupil which would be accruing another 20 per year.

Members were advised that no statutory consultation was required for this type of application. However given the public interest in the development, 58 Neighbouring properties had been consulted on this discharge of condition application as they commented on the original planning application (ref: 2016/2600). No additional responses had been received in relation to this discharge of condition application at this stage.

Nick Rosen requested that all lights were switched off when not needed. The applicant confirmed that they would look into sensor lighting, it was added that the applicant would not intent to leave lights on when not required.

Members voted unanimously

**RESOLVED that –**

Recommendation A

8.3.1 Discharge conditions 3, 6 and 14, and part discharge condition 13 of planning permission 2016/2600.

**Wednesday, 8th March, 2017**

8.3.2 Informative 1: *"You are advised that a School Travel Plan to cover the period September 2020 to July 2022 is required to be submitted by September 2020 in order to fully satisfy the requirements of condition 13.*

**7 Delegated Decisions - 23/02/17 - 08/03/17**

Members of the committee noted the delegated decisions.

**Duration of the meeting: 6.30 - 9.35 pm**

**Contact:**

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## MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY, 5TH APRIL, 2017

**Councillors Present:** Councillor Vincent Stops in the Chair

Cllr Michael Levy, Cllr Susan Fajana-Thomas,  
Cllr Will Brett and Cllr M Can Ozsen

### Apologies:

#### 1 Apologies for Absence

1.1 There were no apologies for absence.

#### 2 Declarations of Interest

Councillor Ozen declared he had an interest in relation to 211-227 Hackney Road London as he lived near by.

#### 3 211-227 Hackney Road London E2 8NA

Councillor Ozsen left the meeting as he had declared an interest in relation to 211-227 Hackney Road London.

Members of the planning committee were informed that the application site comprised an L-shaped site of 0.23 hectares in size with its principal frontage on Hackney Road and a return frontage on Scawfell Street. The proposal is to demolish the existing building on site and to erect a part 5, part 10-storey over basement building with associated amenity space. The proposal would provide 961sqm of B1 floorspace at part ground floor level and 83 units of residential accommodation on part ground and first to ninth floor level along with associated amenity, landscaping and cycle/waste storage space.

The Objector and Councillor Munn were welcomed to the committee to make a statement, the following issues were raised:

- The existing building is historically and culturally significant and its demolition should be resisted
- Bingo use had a community function and its loss should be resisted
- Community or Leisure use is more appropriate for the site.
- Replacement buildings are of a poor quality and are of a scale and massing that is out of keeping with the surrounding area.
- Proposal would have an adverse impact upon the conservation area and the setting of nearby listed buildings.
- Loss of daylight/sunlight to neighbouring properties
- Loss of privacy to neighbouring properties
- Impact upon outlook of neighbouring residential properties
- Impact of increased traffic related to the proposal

- Impact upon existing amenities and infrastructure
- Impact upon local parking
- Lack of sufficient number of affordable homes
- Impact upon local highways during construction
- Impact upon daylight/sunlight of Haggerston School.
- Standard of accommodation within proposed development will be poor

The applicants were welcomed to the committee to make their supporting statement, the following points were raised

- The premise ceased operation in June 2015 and was purchased by the applicant in December 2015.
- Since then the applicant had met with officers several times and held 2 workshops and a public consultation in relation to the application.
- The application would bring a redundant building back into use.
- It was explained that the design of the development had evolved since first submission and now included set-backs to each elevation.

Members of the Committee queried the design approach to the podium and its materials as well as the relationship of the building to nearby heritage assets. The applicant advised that the podium would be clad with Corten steel and that the massing of the podium was a response to the varying building heights along Hackney Road as a whole; the building would also stand as a landmark in the area, similar to the building being replaced.

Councillor Fajana-Thomas queried the extent affordable housing. Officers clarified that 20.5% of units within the development would be provided as affordable housing (24% per habitable room). It was added the proposal initially provided 10% of units as affordable housing and that this has been increased following a detailed scrutiny of the scheme's viability.

Councillor Buitekant questioned if there was evidence of a gradual decline in the number of users at Mecca Bingo. The Case Officer explained that a letter had been received from Mecca Bingo stating that there was a steady decline in the use of the premises and that the business was no longer viable. It was added that there was no defined need in the area for a D2 use of premises although, should members consider it appropriate, a contribution could be made towards a community use in the area; the officer suggested that this could be made to the Fellows Court Community Hall near the site and could be of the sum of £50,000.

Councillor Stops asked for further information in relation to the neighbour representation which stated that an application had been made to Historic England to list the building. The Conservation and Design Officer advised the committee of the process for applications for listing and stated that, in his opinion, it was unlikely the building would be listed. Members were advised that an application to list a building does not preclude the granting of permission to demolish that building. Members were reminded that Historic England had been consulted on the proposal and had raised no objection to the demolition of the building.

The Committee requested that the application be deferred. Members felt they were not able to make a decision on the application because the design and detail was not well enough resolved given concerns about the massing and its relationship with nearby listed buildings. The applicant was asked to do further work on the details of the elevations and finishes and concerns regarding the height of the plinth.

## **DECISION**

The application was deferred.

**4 9 Land at rear of Navarino Grove, London, E8 1AJ**

The application was deferred to the next meeting.

**5 89 Ridley Road London E8 2NH**

Members were advised that the proposed development comprises the erection of a part single storey, part three storey, part four storey side extension (east elevation) at ground to third floor levels, a single storey roof extension (including external amenity space) at fourth floor level, a single storey rear extension (east elevation) at ground floor level, and five storey lift riser rear extension (east elevation) together with introduction of balconies to second and third floors of rear elevation (east elevation).

The planning permission was GRANTED, subject to the following conditions:

- 8.1.1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended).

- 8.1.2 The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

- 8.1.3 Details, including samples, of external materials to be used on the building, boundary walls and ground surfaces shall be submitted to and approved by the Local Planning Authority in writing before the development proceeds beyond ground level. The details shall include structural glazing above the existing lightwells, balustrades to the balconies and roof top terraces (which shall include obscure glazing of a minimum height of 1.8m above finished floor level to the north and east elevations of the terraces at third and roof levels), and rainwater goods. 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 and does not detract from the character and visual amenity of the area or the setting of the St Marks Conservation Area and to safeguard the residential amenity of the occupiers of neighbouring properties.

- 8.1.4 (d) Architectural detailing (deletion). This condition is required in order for the proposal to comply with policy DM1 (High Quality Design) all n of the Hackney Development Management Local Plan 2015, which requires that proposals “reinforce and complement local distinctiveness and vernacular to create a positive sense of place”, “retain, enhance and/or create ... characteristic rooflines and other townscape features which make a positive contribution to the character of an area” and “optimize the distinctive character of (the) existing buildings.” The concerns raised by consultees and local residents in respect of the retention of architectural details reflects the necessity for the condition. Given that the applicant has stated in writing that the key architectural features of the building are to be retained, it is unclear why objection is raised to this element of the proposed condition.

- 8.1.5 No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the south, east or west elevations of the building other than as shown on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area and the setting of the St Marks Conservation Area.

- 8.1.6 No roof plant, including external enclosures, machinery and other installations, shall be placed upon or attached to the roof or other external surfaces of the building, other than as shown on the approved drawings.

REASON: To safeguard the character and amenity of the building and the area and the setting of the St Marks Conservation Area.

- 8.1.7 The windows to the eastern elevation of the part single storey, part three storey, part four storey side extension hereby approved shall be obscured glazed and fixed shut up to a height of 1.8m and maintained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To safeguard the residential amenity of the occupiers of neighbouring properties.

- 8.1.8 Notwithstanding the approved plans, prior to occupation of the development hereby permitted, an amended scheme for the provision of no more than three disabled vehicle parking spaces and 68 on site bicycle storage spaces (of which no less than 41 should be secure and covered) and soft landscaping within the rear of the site, illustrated on detailed drawings, shall be submitted to and approved by the Local Planning Authority, in writing, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed;

All landscaping in accordance with the scheme, when approved, shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of two years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

- 8.1.9 Prior to occupation of any part of the development, details of external lighting to the building shall be submitted to and agreed by the local planning authority. The lighting shall be implemented and maintained thereafter prior to the occupation of the development.

Reason: In order to prevent unnecessary light pollution to the surrounding area, to safeguard amenity, highway safety and biodiversity.

- 8.1.10 Full details of a biodiverse, substrate-based extensive green/brown roof (of variable depth between 80mm and 150mm), including a detailed maintenance plan, as shown on drawing number RID-PR-5.7D, shall be submitted to and approved by the Local Planning Authority, in writing, before the construction of the single storey rear extension commences. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage, and to enhance the performance and efficiency of the proposed development.

- 8.1.11 Low NOx boilers (deletion). The Building Control Team have confirmed that boiler emissions are not regulated under the Building Regulations, and that this matter is best dealt with by way of condition.

REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedences of National Air Quality Objectives.

- 8.1.12 Prior to commencement of the development details of rainwater harvesting shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to occupation of the development and shall be retained and maintained thereafter.

REASON: To ensure that the proposals demonstrate adequate response to climate change and efficient use of resources.

- 8.1.13 Full particulars of a Sustainable Urban Drainage System (SuDS), including the following, shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the approved development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) Details of a SuDS that achieves a 50% betterment in surface water run-off rates compared to the existing run-off rates.
- b) ) A detailed scheme for the ownership and maintenance for every element of the surface water drainage system proposed on the site;
- c) A strategy which demonstrates how any SuDS and/or attenuation features will be suitably maintained for the lifetime of the development.

REASON: To ensure that the development will provide a sustainable drainage system. The condition is required to be discharged prior to the of the risks posed by any contamination shall have commencement of development to ensure that sustainable drainage is provided.

- 8.1.14 Prior to commencement of the development hereby approved, an energy statement demonstrating how the proposal will achieve the 35% reduction in CO2

emissions shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the proposals demonstrate adequate response to climate change and efficient use of renewable energy sources

8.1.15 The site has been identified as potentially contaminated land, and as ground will be broken as part of the implementation of any permission granted, thereby potentially resulting in on and off site exposure of pollutants to sensitive receptors, which is required to be properly managed. The proposed conditions are therefore considered to be reasonable and necessary in the circumstances of this case.

8.1.16 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the site investigation, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and Planning Sub-Committee – 08/03/2017 approved in writing by the Local Planning Authority in accordance with the requirements of the approved remediation scheme. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with the implementation of the remediation scheme.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

8.1.17 At least one dwelling within the development hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (3) 'wheelchair user dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter, whilst all others shall be completed in compliance with Building Regulations Optional Requirement Part M4 (2) 'accessible and adaptable dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter.

REASON: To ensure that the proposed development is adequately accessible for future occupiers.

8.1.18 The development hereby permitted shall not be occupied until a site travel welcome pack, which encourages the use of alternative modes of transport from the private car, has been submitted to, and approved in writing by, the local planning authority. The Welcome Pack shall be given to all initial occupiers of the development and made available to future occupiers on demand.

REASON: In order to promote sustainable modes of transport.

8.1.19 Full particulars of a soundproofing scheme for insulation between the

B1/D1 floorspace and C3 accommodation hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the approved development. The approved soundproofing scheme shall be installed before occupation of the residential units hereby permitted and permanently retained and maintained thereafter.

Before occupation of the development hereby permitted a test shall be carried out to demonstrate that the standard of sound insulation required (as set out in the table below) shall be met and the results submitted to the Local Planning Authority for approval within 3 months of first residential occupation of the development.

Activity	Location	07.00 to 23.00	23.00 to 07.00
Resting	Living room	35 dB LAeq	None
Dining	Dining room/area	40 dB LAeq	None
Sleeping (resting)	Bedroom	35 dB LAeq	30 dB LAeq

REASON: To ensure that occupiers of residential properties achieve a satisfactory quality of amenity.

8.1.20 The proposal will result in new commercial accommodation, and it is a requirement of policy DM15 (New Employment Floorspace) that all new floorspace is of a high quality. In the absence of supporting information to this end, the condition is considered reasonable and necessary, however the trigger should be amended to be "prior to occupation of the residential accommodation" rather than prior to commencement of works.

8.1.21 The refuse/recycling storage areas shown on the approved plans shall be provided prior to the occupation of the development and shall be permanently maintained thereafter.

Reason: To ensure the refuse/recycling storage facilities are adequate.

8.1.22 Except on days of collection, all refuse and waste shall be stored in sealed containers in the refuse area shown on the plans hereby approved.

REASON: To safeguard the character and appearance of the area and in the interests of neighbouring amenity and highway safety.

8.1.23 The housing mix of the development hereby approved shall be 4 x 1 bed, 5 x 2 bed and 4 x 3 bed flats, unless otherwise agreed otherwise in writing by the local planning authority.

Reason: To ensure the housing mix is acceptable and meets the needs of Hackney residents.

8.1.24 This is a policy requirement for all major developments.

Reason: To ensure that the environmental impact of the development is satisfactory.

8.1.25 The current use operates under the scope of the planning permission granted under SOUTH/325/99/FP, which has conditions attached restricting the use to the named party and hours of operation. No evidence, such as a Certificate of

Lawfulness, has been provided to demonstrate that the use is no longer bound by these restrictive conditions, and given that (for the reasons set out in the report) they are considered to be reasonable and appropriate to be carried forward in order to make the proposal acceptable in planning terms, they remain on the recommendation.

- 8.1.26 The D1 use shall operate for the benefit of the Alevi Cultural Centre only and shall not enure for the benefit of the land or of any other person for the time being having an interest therein.

REASON: The proposal is acceptable as restricted to the use by the current occupier only.

- 8.1.27 The D1 use shall operate between the hours of 0900 and 2100 only Mondays to Saturdays, between the hours of 0930 and 2130 hours only on Sundays and between the hours of 0930 and 1700 only on Public and Bank Holidays.

REASON: To safeguard the residential occupiers of existing residential properties and those of the residential units hereby permitted.

- 8.1.28 There shall be no playing of amplified music on the premises except as background music.

REASON: To safeguard the residential occupiers of existing residential properties and those of the residential units hereby permitted.

- 8.1.29 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

## **6 Hertford and Napier House, 1-2 Cranwood Street, EC1V 9PE**

Members were advised that the proposal sought the refurbishment and extension of Hertford House to create additional B1 floor space, with extension on the eastern facade, replacement of the existing roof extension at third floor level and additional fourth floor level. Demolition of Napier House and erection of eight storey plus lower ground building to provide B1 floor space with cycle parking provision and associated works.

Members were satisfied that the 10% affordable workspace had been achieved.

The planning permission was granted, subject to the following conditions.



8.1.1 - Development in accordance with plans

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

8.1.2 - Commencement within three years

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

8.1.3 - No Brick Slip Systems

No panelised brick slip systems requiring vertical or horizontal expansion joints shall be used on any of the building facades

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

8.1.4 – Structural Method Statement

A Structural Method Statement shall be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The statement shall be prepared by a suitably qualified and experienced structural engineer and shall address how the 1886 building shell currently stands, how it will be supported during the proposed works and how it will be supported when the works are complete. The statement shall include engineer's sketch drawings and calculations as appropriate and a statement that retention of the existing 1886 building shell is possible and will take place using the proposed methods. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the special architectural and historic interest of this building is safeguarded.

8.1.5 - Materials

Full particulars, including a specification and physical samples of the proposed development, showing the matters set out below, must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

- The blue, red and yellow bricks for the east extension
- The recessed grey stone banding for the east extension
- The stone coping to the parapet of the east extension
- The roof covering/balcony surface of the east extension
- The bronze coloured metal cladding to the north and south entrances
- The paving to the building surrounds
- The louvred plant screen cladding to the fifth floor/rooftop
- The roof covering to the fifth floor/rooftop
- The curtain walling to the fourth floor extension
- The modern format yellow brick to the third floor

REASON: To ensure that the special architectural and historic interest of this building is safeguarded and that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

8.1.6 Retention of Ornamental Features

All existing external ornamental features including decorative brickwork, stone banding, plaques and bas relief panels and other historic external ornamental elements shall remain undisturbed in their existing position and shall be fully protected during the course of works on site, unless specifically authorised otherwise on the drawings hereby approved. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that those features which contribute to the special architectural and historic interest of the building are retained.

#### 8.1.7 Design Details

Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved- New timber windows to Hertford House. The detail provided shall include building elevations with the windows identified by number and letter, 1:20 scale elevation drawings of each new window type, with the glazing pattern shown and 1:5 section drawings showing the top, bottom, side and meeting rails and the location, dimensions and fixing method of the glazing, together with 1:5 elevations of window horns (if any).

- New windows, doors and glazed curtain walling associated with north and south entrances to Hertford House. The detail provided shall include 1:20 scale elevation drawings of each new window and door type, with the glazing pattern shown and 1:5 section drawings showing the top, bottom, side and meeting frames and the location, dimensions and fixing method of the glazing.

- The brick bond and pointing method to the Hertford House east extension and brickwork changes at roof level and to the third floor roof extension. The required detail is specification of the brick bonding pattern and pointing method, with 1:10 elevation drawings of a typical area of brickwork to the east extension and to the roof extension.

REASON: To ensure that the special architectural and historic interest of this building is safeguarded and that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

#### 8.1.8 Roof Plant

No roof plant (including all external enclosures, machinery and other installations) shall be placed upon or attached to the roof or other external surfaces of the building.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

#### 8.1.9- Living roof

Biodiverse, substrate-based extensive green/brown roof (80mm minimum depth) should be established on the roofs of the proposal, as shown on the approved plans. Full details thereof shall be submitted and approved in writing by the local planning authority, prior to occupation. The development shall not be carried out occupied other than in accordance with the details thus approved.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage and to enhance the performance and efficiency of the proposed building.

#### 8.1.10 - No new pipes and plumbing

No new plumbing, pipes, soil stacks, flues, vents grilles, security alarms or ductwork shall be fixed on the external faces of the building unless as otherwise shown on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

#### 8.1.11 - Remediation Strategy

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:

- All previous uses
- Potential contaminants associated with those uses
- A conceptual model of the site indicating sources, pathways and receptors

2. Potentially unacceptable risks arising from contamination at the site. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure public safety from contaminants and protect controlled waters.

#### 8.1.12- Reporting Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the site investigation, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of the approved remediation scheme. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with the implementation of the remediation scheme.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

#### 8.1.13 - Delivery Servicing Plan

Prior to the occupation of the development a Delivery Servicing Plan shall be submitted to and approved by the Local Planning Authority, in consultation with Transport for London.

Thereafter deliveries and servicing shall be carried out in accordance with the approved plan.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s).

#### 8.1.14 - Secure Bicycle Parking

Prior to the commencement of works on the development hereby approved, full details illustrating the provision of 158 cycle spaces within the development, shall be submitted to and approved in writing by the local planning authority. Internal lockable space shall be made available within the building for the secure parking of 144 bicycles, before the first occupation of the development.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.

#### 8.1.15 - Demolition Construction Management Plan

No development shall take place until a detailed demolition construction management plan has been submitted to and approved by the Local Planning Authority. Thereafter construction logistics shall be carried out in accordance with the approved plan. The demolition construction management plan should incorporate Table 21 'Mitigation of Construction Activities' of the submitted Ardent Air Quality Assessment (report ref: 162320.01, dated September 2016).

REASON: To mitigate against adverse amenity and highway impacts

#### 8.1.16 - Sustainable Urban Drainage

Prior to the commencement of works excluding demolition, on the development hereby approved a strategy which demonstrates how any SuDS and/or attenuation features will be suitable maintained for the lifetime of the development has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To safeguard against flooding and pollution

#### 8.1.17 - Thames Water Piling

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure.

#### 8.1.18 - Plant Noise

Noise levels from any plant or machinery shall at all times be at least 5dB(A) below background levels when measured at any nearby residential window.

REASON: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery.

#### 8.1.19 - BREEAM

Within 12 weeks of occupation of the development hereby approved, a full BREEAM Post Construction assessment confirming that Napier House has achieved a BREEAM New Construction Excellent rating and Hertford House has achieved a BREEAM Refurbishment rating of Very Good, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development meets adopted sustainability objectives.

#### 8.1.20 - Air Permeability

Prior to occupation of the development hereby approved, a full air permeability test report confirming the new build element of the development at Napier House has achieved an average air permeability of 5/m<sup>3</sup>/h/m<sup>2</sup>@50pa shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development meets adopted sustainability objectives.

#### 8.1.21 - Cooling Plant

Prior to commencement of works of the development hereby approved, details of the proposed cooling plant, including proposed efficiency and confirmation that the plant is registered on the Governments Energy Technology List, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development meets adopted sustainability objectives.

#### 8.1.22 Solar PV Energy Delivery

Prior to occupation of the development hereby approved, full commissioning certificates, carried out by an MCS certified installer, confirming the installation of a 20.75kWp solar PV array to the roof of the development shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the development meets adopted sustainability objectives

#### 8.1.23 Refuse Strategy

Prior to occupation of the development hereby approved, a refuse strategy for the bin stores shall be submitted to and approved in writing by the Local Planning

Authority. Refuse collection shall only be carried out in accordance with the details thus approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the development is satisfactorily served in terms of refuse collection and safeguard against the build-up of pollution.

#### 8.1.24 Tree Protection Method Statement

Prior to commencement of the development, a tree protection method statement shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard biodiversity and visual amenity

#### 8.1.25 Landscaping

Prior to the commencement of development, a hard and soft landscaping scheme for the front of the development, illustrated on detailed drawings, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: all trees and other planting showing location, species, numbers of trees/plants, and areas to be seeded or turfed. All landscaping in accordance with the scheme, when approved, shall be carried out within a period of six months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development and maintained in perpetuity.

REASON: To enhance the character, appearance and ecology of the development and contribution to green infrastructure.

#### 8.1.26 Replacement Tree

Prior to the commencement of works, details of the proposed replacement tree shall be submitted to and approved in writing by the Local Planning Authority. The replacement tree should be well established, have a 70-80cm girth and ideally be Liquid Ambar (species).

REASON: To enhance the character, appearance and ecology of the development and contribution to green infrastructure.

## 7 Delegated Decisions -

7.1 The report was noted.

**Duration of the meeting: 6.30 - 8.30 pm**

**Signed**

.....  
**Chair of Planning Sub-Committee**

**Contact:**

Emma Perry

0208 3563338

emma.perry@hackney.gov.uk

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<b>ADDRESSES:</b> 211-227 Hackney Road London E2 8NA	
<b>WARD:</b> Haggerston	<b>REPORT AUTHOR:</b> Barry Coughlan
<b>APPLICATION NUMBER:</b> 2016/3602	<b>VALID DATE:</b> 13/10/2016
<p><b>DRAWING NUMBERS:</b></p> <p>HKR-HBA-A1-XX-DR-A-PL_301 00            HKR-HBA-A1-XX-DR-A-PL_302 00            HKR-HBA-A1-00-DR-A-PL_401 00            HKR-HBA-A1-00-DR-A-PL_402 00            HKR-HBA-A1-XX-DR-A-PL_420 00            HKR-HBA-A1-XX-DR-A-PL_421 00            HKR-HBA-A1-XX-DR-A-PL_422 00            HKR-HBA-A1-XX-DR-A-PL_423 00</p> <p>HKR-HBA-A1-B1-DR-A-PL_200 02            HKR-HBA-A1-B1-DR-A-PL_201 07            HKR-HBA-A1-B1-DR-A-PL_202 07            HKR-HBA-A1-B1-DR-A-PL_203 05            HKR-HBA-A1-B1-DR-A-PL_204 05            HKR-HBA-A1-B1-DR-A-PL_205 05            HKR-HBA-A1-B1-DR-A-PL_206 04            HKR-HBA-A1-B1-DR-A-PL_207 04            HKR-HBA-A1-B1-DR-A-PL_208 02            HKR-HBA-A1-B1-DR-A-PL_209 02            HKR-HBA-A1-B1-DR-A-PL_210 01            HKR-HBA-A1-B1-DR-A-PL_211 01            HKR-HBA-A1-B1-DR-A-PL_212 01            HKR-HBA-A1-XX-DR-A-PL_220 06            HKR-HBA-A1-XX-DR-A-PL_221 05            HKR-HBA-A1-XX-DR-A-PL_222 03            HKR-HBA-A1-XX-DR-A-PL_223 06            HKR-HBA-A1-XX-DR-A-PL_240 04            HKR-HBA-A1-XX-DR-A-PL_241 03            HKR-HBA-A1-XX-DR-A-PL_242 03            HKR-HBA-A1-XX-DR-A-PL_243 03            HKR-HBA-A1-XX-DR-A-PL_303 01            HKR-HBA-A1-XX-DR-A-PL_424 00            HKR-HBA-A1-XX-DR-A-PL_425 03            HKR-HBA-A1-XX-DR-A-PL_426 03            HKR-HBA-A1-XX-DR-A-PL_560 03            HKR-HBA-A1-XX-DR-A-PL_561 02            HKR-HBA-A1-XX-DR-A-PL_562 02</p>	

<b>APPLICANT:</b>  C/O Agent	<b>AGENT:</b>  DP9 Ltd
<b>PROPOSAL:</b>  Erection of a 5 to 10 storey building (above partial basement) comprising 83 dwellings (38 x 1 bed, 36 x 2 bed and 9 x 3 bed flats) and 961m <sup>2</sup> B1a (Office) floorspace, with associated cycle parking and landscaping, following demolition of existing buildings.	
<b>RECOMMENDATION SUMMARY:</b>  Approve conditional planning permission subject to legal agreement and referral to the GLA.	
<b>POST-SUBMISSION AMENDMENTS:</b>  Amendments to façades and massing at fourth floor level, amendment to unit mix.	
<b>NOTE TO MEMBERS:</b>  The application is being brought before members due to the size and nature of the application and due to the substantial public interest that has been generated.  The application was brought to the April 2017 Planning Sub-Committee but a decision was deferred by members due to concerns surrounding design.	

**ANALYSIS INFORMATION**

ZONING DESIGNATION:	(Yes)	(No)
CPZ	X	
Conservation Area	X	
Listed Building (Statutory)		X
Listed Building (Local)		X
PEA		X
CAZ		X

**EXISTING LAND USE DETAILS**

LAND USE	USE DESCRIPTION	GIA (SQM)
D2	Bingo Hall	2,028
<b>TOTAL</b>		<b>2,028</b>

**PROPOSED AMENDED LAND USE DETAILS FOR THE MAIN APPLICATION**

USE (SQM)	USE DESCRIPTION	GIA (SQM)
B1	Office	961
C3	Residential	7,716
<b>TOTAL</b>		<b>8,677</b>



**RESIDENTIAL MIX:**

Unit Type	Private	Shared Ownership	Social Rent	Overall provision (%)
Studio	8	0	0	9.6%
1 Bed	21	9	0	36.1%
2 Bed	34	2	0	43.4%
3 Bed	4	0	5	10.8%
<b>Total</b>	<b>66</b>	<b>11</b>	<b>5</b>	<b>100%</b>

**PARKING DETAILS:**

	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
<b>Existing</b>	0	0	0
<b>Proposed</b>	0	0	212

**CASE OFFICER'S REPORT**

**1. SITE AND CONTEXT**

- 1.1 The application site is 0.23 hectares in size and L-shaped with its principal frontage on Hackney Road and a return frontage on Scawfell Street. A building the equivalent of 4-6 storeys in height currently stands on the site. The building was constructed as a cinema in the 1930s as part of the Odeon Cinema chain. It is currently vacant but was most recently used as a Bingo Hall.
- 1.2 The site is situated on the northern side of Hackney Road with frontages onto Dawson Street to the west and Scawfell Street to the east. There is a car parking area on the eastern part of the site with access from Scawfell Street. The main pedestrian access is from Hackney Road. To the north, the site is bounded by St Matthew's House, a six storey office building, and Ashwell House, a four storey building in use as a student's residence.
- 1.3 The surrounding area is mixed in nature. To the immediate north of the site are a part 3, part 4-storey residential block on Dawson Street and a row of three storey terraces on Scawfell Street. On the eastern side of Scawfell Street are predominantly residential uses with some commercial uses closer to the junction with Hackney Road. On the western side of Dawson Street is a 4-storey residential block along with a Motorcycle Club House and the eastern elevation of the Premises Studios, a commercial music recording studio. To the north are residential uses on Dunloe Street and Haggerston School. To the east on Hackney Road are a row of four storey terraced buildings in residential use and to the west is a row of three story terraced buildings with retail/restaurant uses at ground floor level and residential or commercial on the floors above. To the south on the opposite side of Hackney Road is five storey housing estate within the London Borough of Tower Hamlets. Notable taller buildings in the immediate vicinity of the site include the 15-storey residential tower Fellows Court on Hackney Road and the pair of 12 storey residential towers at George Loveless House and James Hammet House.
- 1.4 There are no trees within the site boundary but there is a row of three London Plane trees located immediately to the south of the site on the public footway. There are also a relatively young tree adjacent to the site's eastern boundary on Scawfell Street.
- 1.5 The site is located in the Hackney Road Conservation Area and is designated as part of the commercial core of the city fringe within the GLA's City Fringe Opportunity Area Framework.
- 1.6 In terms of accessibility, the Site has a Public Transport Accessibility Level (PTAL) rating of 5, with 6a being the highest possible rating. It is within 500 metres walking distance of Hoxton Overground station. The Site is also well served by bus routes (routes 26, 48, 55, N26 and N55).

**2. CONSERVATION IMPLICATIONS**

- 2.1 The site is located within the Hackney Road Conservation Area. To the east, 229-235 Hackney Road are Grade II listed as well as 237-243 Hackney Road (including the front garden wall). Haggerston School to the north is also Grade II listed as are St Chad's Church and Rectory to the north west. The terraced buildings on the southern end of Queensbridge Road to the east are also Grade 2 listed. To the west, 197-203 Hackney Road are Locally Listed and 205-209 Hackney Road are designated as Buildings of Townscape Merit in the Hackney Road Conservation Area Appraisal. The site is also adjacent the Hackney Road Conservation Area and the Jesus Hospital Estate Conservation Area within the London Borough of Tower Hamlets.

**3. HISTORY**

- 3.1 A number of minor applications have been considered by the Local Planning Authority in relation to the site including advertising consents and various minor alterations related to the bingo use.

**4. CONSULTATIONS**

- 4.1 Date Statutory Initial Consultation Period Started: 30/09/2016

- 4.2 Date Statutory Initial Consultation Period Ended: 07/11/2016

- 4.3 Date Second Round of Consultation Started: 15/05/2017

- 4.4 Site Notice: Yes

- 4.5 Press Advert: Yes

**4.6 Neighbours**

- 4.5.1 In addition to site and press notices, 286 notification letters have been sent to nearby occupiers notifying them of the application.

- 4.5.2 In response to the consultation outlined above a total of 125 responses have been received from nearby occupiers/interested parties. Of these responses, 123 are objections and 2 are supports.

- 4.5.3 The grounds of objection and concerns can be summarised as follows:

- The existing building is historically and culturally significant and its demolition should be resisted
- Bingo use had a community function and its loss should be resisted
- Community or Leisure use is more appropriate for the site.
- Replacement buildings are of a poor quality and are of a scale and massing that is out of keeping with the surrounding area.
- Proposal would have an adverse impact upon the conservation area and the setting of nearby listed buildings.

- Loss of daylight/sunlight to neighbouring properties
- Loss of privacy to neighbouring properties
- Impact upon outlook of neighbouring residential properties
- Impact of increased traffic related to the proposal
- Impact upon existing amenities and infrastructure
- Impact upon local parking
- Lack of sufficient number of affordable homes
- Impact upon local highways during construction
- Impact upon property prices – OFFICER NOTE: This is not a material planning consideration
- Impact upon nearby trees
- Noise impacts of residential use – OFFICE NOTE: The noise that may arise from the proposed residential use is considered unlikely to give rise to an adverse impact upon neighbouring amenity.
- Environmental effects of proposal including impact upon surface water drainage
- Impact upon daylight/sunlight of Haggerston School.
- Standard of accommodation within proposed development will be poor
- Impact upon surrounding microclimate
- Impact of residential use upon existing nearby businesses – OFFICER NOTE: It is considered unlikely that the proposed residential uses would have an adverse impact upon neighbouring businesses.
- Lack of affordable workspace
- The link to application documents has not been working. OFFICER COMMENT: Application documents have been available to view online with the most recent revision being put online on 20/03/2017.
- The link to “add comments” has not been working. OFFICER COMMENT: Comments could still be received by emailing the planning department or the case officer or by post.
- An Overshadowing analysis has not been submitted. OFFICER COMMENT: An Overshadowing Assessment has been submitted and has been available to view online.
- A revised version of the Financial Viability Assessment has not been made available to the public. OFFICER COMMENT: A revised ‘public version’ of the FVA has been submitted and is now available to view online. Copies of this document will also be available to view at the planning sub-committee meeting.
- Objectors have been given insufficient notice of the planning sub-committee meeting. OFFICER COMMENT: Interested parties were notified 1 week before the meeting which is standard for all applications heard before committee.
- A formal application has been submitted to Historic England to list the building. The application should not be determined until this application has been decided. OFFICER COMMENT: Historic England have advised that the application to list the building has been rejected. It is noted that Historic England were originally consulted on the scheme (prior to the application to list) and raised no objection to the demolition of the building. It is also noted that an application to list a building does not preclude the granting of planning permission.

- Photographs of the building's interior are not included in the report. OFFICER COMMENT: Photographs of the interior and a site inspection were part of officer's assessment of the application.
- Proposal will result in the loss of mature trees. OFFICER COMMENT: The trees would not be lost but some damage is acknowledged in the report.
- The visualisation showing the impact upon Haggerston School is inadequate to assess the impact upon this listed building. OFFICER COMMENT: Officers believe that the information submitted, along with officer site assessment, is sufficient to assess the impact upon this building.
- Windows at 17 Scawfell Street were not assessed in the daylight/sunlight assessment. OFFICER COMMENT: While it would appear that two roof lights were omitted from the assessment, given that the other affected windows further down the west elevation of the building would experience a greater reduction and given that the reductions to these windows were considered to be within acceptable limits, it is considered that the impact of the proposal upon the daylight/sunlight of this unit would be acceptable.
- The calculation within the daylight/sunlight assessment of daylight distribution at 17 Scawfell Street was flawed. OFFICER COMMENT: While full floorplans of this building were not obtained, in such cases it is industry practice to estimate floor plans. It is considered that the assumptions made are reasonable and are likely to represent the general layout of rooms in the development.

The principles raised in the objections above are considered to have been addressed within the main body of the report unless otherwise noted above.

4.5.4 In addition to the above, an online petition has been submitted which has obtained 354 signatures. An additional paper petition has been submitted which has obtained 25 signatures. The matters raised in both petitions are as follows:

- The building ignores the rules that should apply in the Hackney Road conservation area: its height, bulk, colour and materials are out of keeping with everything around it.
- It will block light from neighbouring properties, due to the added bulk.
- The Bingo Hall is being lost yet the scheme contains no new community space. This is contrary to Hackney's policy of protecting social and community space, particularly for older members of the community in this case.
- 5 social rented flats out of 83 (including) 12 shared ownership is well below the requirement for a major development of this type with the lack of genuinely affordable housing pushing people further out of London. Hackney's house prices have risen by 700% in 20 years.
- There cannot be a realistic appraisal of the figures used to justify this level of social housing provision, as the viability appraisal is confidential.
- Many people are against the demolition of the Bingo Hall, part of local memory and which has the potential to provide a new arts venue. It opened in 1938 as the 1,920 seat Odeon cinema and in 1961 was the first purpose-built cinema in the country to be transformed into a bingo hall.

The matters raised above are considered to have been addressed report below.

A number of additional comments have been submitted with the petition which reiterate the points made above or those already summarised above.

4.5.5 The grounds of support can be summarised as follows:

- Will improve appearance of derelict site.

The principles raised in the support above are considered to have been addressed within the main body of the report unless otherwise noted above.

#### **4.7 Local Groups / Other Consultees**

##### Hackney Society

4.6.1 Erection of a 5 to 11 storey building (above partial basement) comprising 83 dwellings (38 x 1 bed, 36 x 2 bed and 9 x 3 bed flats) and 970m<sup>2</sup> B1a (Office) floorspace, with associated cycle parking and landscaping, following demolition of existing buildings. The Hackney Society Planning Group makes the following observations:

The project team for this development presented their pre-application proposals to the Hackney Society Planning Group (HSPG) in June. At the time, we considered the height and stepped form of the proposals to be at odds with the context on Hackney Road therefore are encouraged that the submitted proposals show a reduced height and more controlled architecture. There are still areas of concern within the proposals, however, which we wish to outline as follows.

We have already questioned the case for this site providing a landmark building on Hackney Road, although we can concede that the building will sit centrally within some chosen long views, we do not consider that this necessarily justifies height in the location: buildings of height in the area are set well back from the street edge, a block behind Hackney Road. The single "lantern" set back is more responsive to this point than the original proposal, however without the benefit of a generous and landscaped curtilage, we are concerned about the impact of the tower element on Hackney Road and particularly on the side streets. We do not believe the influence of the tower has been sufficiently defended within the submission documents and therefore consider the height of this element to be excessive. In terms of the case for a strong plinth element on Hackney Road, based on the existing examples (also highlighted in the Design & access Statement) we consider five storeys to be overbearing, a 4 storey plinth would be more appropriate.

The elevation studies demonstrate a controlled and detailed approach to how the architecture might sit well within the varied context. Concern over the use of Corten has previously been expressed by the HSPG, particularly in relation to how the material ages and the effect this will have on potentially overbearing character of the scheme. We suggest a specific study into how the building might change in appearance over time should be submitted to justify this material choice.

The group are encouraged that the ground floor has been arranged so that

servicing occurs to the side streets, enabling a fully active frontage however we have concerns that the entirely open ground floor appears overtly corporate, failing to recognise the inherent character of Hackney Road: subdividing the shopfront and/or uses to provide greater variety of activity should therefore be considered.

Whilst we are encouraged at the publication of a Financial Viability Appraisal we caveat our comments by pointing out that it is a so-called "public version", implying there is an alternative version which we have not seen. Clearly we are disadvantaged in making any comments and fully participating in consultation whilst there remains material not released to inform our comments. Notwithstanding that omission, we remain unconvinced that the scheme cannot be made policy compliant.

Although 100% affordable workspace is welcomed and might allow some offset against meeting policy on residential, the discount of 20% has a modest impact on the scheme inputs, where less than 10% of the GDV is said to be from the commercial uses. Furthermore, no justification is made for the assumed 19.6% profit in the residual calculation save that this is "in line with established industry standard". This is a bogus comparison and the developer profit must be assessed in accordance with the scheme specifics as 20% is exceptionally high. Additionally no attempt has been made to present evidence of a benchmark land value that is comparable, nor to value the site against a policy compliant scheme. This puts in to doubt the land value assumptions. Notwithstanding that it is alleged that the delivery of offsite affordable housing might deliver more than would on-site, without an appropriate off-site scheme identified, such a proposal would be contrary to the promotion of mixed communities. The appraisal would benefit from sensitivity analysis to ensure the maximum amount of affordable housing is achieved.

#### Shoreditch CAAC

- 4.6.2 No response received.

#### Cinema Theatre Association

- 4.6.3 As the Cinema Theatre Association, we object strongly to this application for demolition of this fine former Odeon cinema. My colleague Dr Eva Branscome has already written to Timothy Walder on 16<sup>th</sup> June 2016 highlighting the threat to this building.

#### *Our Remit*

The Cinema Theatre Association is the national body for the study and protection of cinema heritage buildings. Our specialist expertise is sought by the Ancient Monuments Society, the Theatres Trust, the Twentieth Century Society, the Victorian Society, and SAVE Britain's Heritage, as well as by many local authorities on planning applications regarding alterations to or demolitions of cinemas.

The Cinema Theatre Association acted as adviser to English Heritage for their Thematic Survey of cinema buildings, and their successor, Historic England, increasingly recognises cinemas as important to the nation's social and architectural heritage. *Picture Palaces* was published as part of the public consultation on this building type.

Cinemas are important as part of our architectural and social heritage, and should be conserved in a way which is economically sustainable. They contribute to the well-being of communities, and the loss of a historic cinema has a corresponding negative effect. Where they continue to show films, a historic cinema significantly enhances the film-going experience.

#### *History of the Odeon Cinema, Hackney Road*

The Hackney Odeon was opened on 27<sup>th</sup> July 1938, as part of the major expansion of the Odeon chain in the late 1930's.

It was the major cinema in the area, and being over a mile from Hackney town centre, its main competitors were smaller cinemas in Hoxton and Bethnal Green. It provided 1,926 seats: 1,260 in the stalls, and 666 in the circle.

It was designed by the important practice of Andrew Mather, as one of about a dozen projects for the Odeon chain that they undertook during 1938. Despite Mather's death in November 1938 the schemes were completed by his partner Leonard Allen.

The cinema ran for 23 years until its closure on 20<sup>th</sup> May 1961. It was then converted to a Top Rank bingo club, one of the first such conversions in the London area. The bingo club ran for 54 years with a loyal local following until the building was sold to a developer for £5.5m in December 2014.

The bingo club then closed on 16<sup>th</sup> June 2015, to the dismay of hundreds of loyal, often elderly, local members. Mecca promised some transport to their clubs in Stratford and Camden Town, but these are some distance away.

#### *Architectural Significance*

Andrew Mather designed the Odeon's exterior in an unusually modern, minimalist style, as a square block with a single slim fin. The façade was covered with horizontal bands of shiny yellow-cream 'vitriolite', with the 'Odeon' name in a shadowed gap at cornice level.

Inside the auditorium was quite wide, designed in a bold streamlined style with a shallow arched ceiling descending in steps to the screen. The walls are decorated with horizontal metal bands which conceal ventilation grilles, while other bands lead up to light boxes on the ceiling.

From photographs, it looks as though all these features remain, although the ceiling light boxes have been lost. But overall the cinema auditorium remains in good condition, and could easily be converted for new community uses.



*Policy Context*

- Statutory and local listing.

The cinema is not statutorily listed.

It is also not included on Hackney's Local List, which was last added to and revised in 2012. It should definitely be added in the next revision.

- Conservation Area

The Odeon faces Hackney Road, and is a prominent landmark in the Hackney Road Conservation Area. Its significance is discussed on page 31 of the 2009 Conservation Area Appraisal.

- Asset of Community Value status

Hackney currently has ten designated Assets of Community Value, several of which are pubs. We believe the cinema should be included as well, but this would need to be promoted by a group within the Borough.

There are good precedents for regarding the social aspects of bingo as a 'community use' for an ACV. The former Towers cinema in Hornchurch operated as a very popular bingo club from 1973 to November 2015, and June this year Havering Council designated it as an ACV, on the basis that its recent bingo use was an ongoing benefit to the community.

- Local Development Framework: Social, Community, Leisure and Entertainment

Hackney's LDF Development Management Plan published in July 2013 emphasises in sections 3.6 and 3.7 how important these facilities are to Hackney's residents. The Odeon lies close to some large estates, such as the Kingsland estate of 480 homes which is being regenerated by London & Quadrant Housing Trust.

- Social and Community Facilities

Sections 3.6.1 to 3.6.11 demonstrate the need to retain these facilities in locations which are accessible by walking and public transport. Policy DM5 states that: "The Council will protect existing social and community facilities including places of worship and public houses by resisting their loss . . . evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use."

- Arts, Culture, and Entertainment Facilities

Similarly sections 3.7.1 to 3.7.4 make the point that existing spaces and facilities must be retained to ensure a vibrant contribution by the arts and entertainment

to the community. Policy DM6 states that: “The Council will protect arts, culture, and entertainment facilities by resisting their loss, unless a replacement facility is provided”.

The cinema’s auditorium and foyer spaces are clearly large spaces of great potential benefit to the community, and so are covered by these policies.

#### *Current Proposals*

The scheme proposed would build 83 apartments and some office floorspace within two main blocks:

- A five-storey block facing Hackney Road
- A large tower of five more storeys set back to the north

The applicants’ Visual Impact Study by Montagu Evans seeks to show that this would have minimal visual impact, but in fact the height and horizontal emphasis of the scheme is completely detrimental to the predominantly low-rise, Victorian character of the Conservation Area.

The scheme would also offer no public space or benefit to the community.

#### *Cinema Theatre Association Objections*

The CTA therefore objects strongly to the proposed scheme and the demolition of the Odeon cinema (recently Mecca bingo) on the grounds that:

1. The cinema has considerable architectural significance as an unaltered example of the streamlined ‘Odeon’ style, and should be included on Hackney’s Local List of heritage buildings.
2. Visually and in terms of socio-historic interest it makes an important contribution to the streetscape and interest of the Hackney Road Conservation Area.
3. The proposed development of apartments is far too large and overbearing, would cause significant harm to the Conservation Area, and offers no community benefits.
4. Having been used as a valued social space by local people, the cinema’s auditorium and foyer spaces constitute an important asset which could potentially be used for a variety of cultural or community purposes.
5. Loss of the cinema would contradict Hackney Council’s adopted policies to protect social, community, leisure, and entertainment facilities. A community needs assessment should be undertaken before any permission is granted for demolition or change of use.

6. The cinema should be designated an Asset of Community Value for the benefit of local people, in particular the residents of the large estates being regenerated.

Twentieth Century Society

- 4.6.4 We are concerned that the proposed development will have a harmful impact on the Grade II listed Haggerston School, designed by the important post-war architect Erno Goldfinger. Goldfinger is best known for his designs of the Balfron and Trellick Towers in London (Grade II and II\*) and his own house 2 Willow Road (Grade II\*), but much of his work has now been nationally designated.

The Society does not consider that the information provided in the application as it stands sufficiently demonstrates the extent of the impact, as is recommended by the NPPF paragraph 128. This states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

In light of this, we would request that further information regarding the extent of impact is provided in the form of verified visuals which fully illustrate the relationship between the listed school and the proposed development from a range of long and close viewpoints, so that a fully informed judgement can be made.

OFFICER COMMENT: Officers have assessed the impact of the development upon the Grade II listed Haggerston School and consider the relationship between it and the proposed development to be acceptable. It is not considered necessary to request further visualisations on top of those already submitted in the Heritage, Townscape and Visual Impact Assessment.

#### **4.8 Statutory Consultees**

Historic England (Historic Buildings and Historic Areas)

- 4.7.1 Thank you for your letter of 7 October 2016 notifying us of the application for planning permission relating to the above site. We do not wish to comment in detail, but offer the following general observations.

*Historic England Advice*

Whilst I accept that this part of Hackney Road and its surrounding hinterland is mixed in character and appearance including some variety in building heights,

the neighbouring listed and unlisted terraces are of a lower scale and more intimate character. The height, scale and bulk of the proposals is far greater than that of the existing terraces and sits forward of the established building line. This serves to further emphasise its presence in the streetscene and cause some harm to the setting of the neighbouring grade II listed terraces as well as those which are unlisted within the conservation area.

In my view, the proposals would benefit a reduction in height and being set back to the established building line in order to better preserve and enhance the conservation area.

*Recommendation*

We would urge you to address the above issues, and recommend that the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

Please note that this response relates to historic building and historic area matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

London Borough of Tower Hamlets

- 4.7.2 Raise concerns in relation to the scale, height and architectural detailing of the proposal and its impact upon the streetscape and character and appearance of the Hackney Road Conservation Areas within Tower Hamlets and Hackney. Believe the loss of the existing building should be resisted and would be detrimental to the character of the conservation area. State that scale and design of the proposal are at odds with the character of the local area.

Transport for London (TfL)

- 4.7.3 No objection subject to conditions. Further detail included in the GLA's response below.

**4.9 Council Departments**

Environmental Services

- 4.8.1 No objection subject to conditions.

Traffic and Transportation

- 4.8.2 No objection subject to conditions and the securing of contributions/obligations by way of legal agreement (detailed further below).

Waste Management:

- 4.8.3 No objection subject to conditions requiring details of waste storage.

Private Sector Housing

- 4.8.4 No response.

Crime Prevention Design Advisor

- 4.8.5 No objection but recommend a raft of design measures to reduce potential for crime on site. Suggest a number of conditions including a requirement for the development to achieve secure by design standards.

Drainage

- 4.8.6 No objections subject to conditions.

**4.10 Design Review Panel**

- 4.9.1 1st DRP 14th September 2016

*Massing and form within context*

The Panel understand the overall principle of designing a building with a podium massing in line with the wider context existing parapet on Hackney Road and a ten-storey element positioned behind this massing. The panel accept this is coherent with the existing character of Hackney Road and setting of the conservation area, defined by: the low-mid-rise shoulder of the historic terraced houses, warehouses and recent developments; screens/clumps of mature trees on the street; and by episodic point-blocks positioned behind them.

However, the Panel consider that the proposed podium form within the five-storey envelope has not been successfully resolved and the proposed corner set-back toward the listed terrace is not adequately integrated within the podium's overall form and nor is it substantial enough to mitigate its impact and create a legible transition with adjacent heritage asset.

Whilst the Panel understand the approach of designing an intermediate floor between the podium and the four storey lantern, they consider that its set-back from floors above should be better pronounced on all sides.

*Architecture*

Whilst the Panel do not object the use of weathering steel, they feel that the proposed corten-steel grid on the facade fails to read as a substantial, brutal and structural element of the scheme, and appears as a repetitive set of applied fins. The Panel consider this aspect of the scheme at odds with the overall design concept of an expressive, weighty and structural exoskeleton of a building plinth,

enriched by light infill panels. The panel recommends further design development on the façade design including the weathering-steel elements size and thickness.

The panel consider that there are too many variations of rhythm on the proposed steel grid on façade and that the overall approach to the building façade should be simplified.

The Panel strongly suggest that the overall scheme concept should be reinforced and simplified, with a clearly legible set-back at the intermediate floor with no corten-steel and the ground floor has a larger more open and generous expression that clearly identifies the 4 components – Base, Podium, set back intermediate floor and lantern.

### *Layout*

The Panel raised concerns of having dedicated B1 use at ground floor and consider that retail A1-A2-A3 uses (in addition to the option for B1) would be a more appropriate and create a more active frontage to the generous public realm on Hackney Road. Especially in the light of recent successfully trading just to the east.

A number of poor quality podium residential units are generated by the high-density approach to the site, particularly those designed beneath the tall element and facing the south eastern corner of the site and the courtyard, where a three bedroom unit has been designed with a narrow façade on Hackney Road and a two-bedroom unit with a long L-shaped corridor and limited living/dining area.

The Panel encourage a design approach that limits the number of units per floor to 4 in the tall element of the scheme, as this will be beneficial to the creation of a well-proportioned element which would not appear too bulky in comparison to the podium beneath.

### *Landscape*

The maintained mature trees should be central to the design of welcoming open space for the commercial activities and the public and consideration should be given to integrating into the design or moving or removing the telephone box and communal refuse bins.

The Panel regret the lack of information on the appearance of the north facing courtyard and consider that this space should be further investigated and better detailed.

### *Conclusion*

The panel understand the overall approach to the scheme in terms of massing within this historic context of the Hackney Road conservation area. However, the Panel feel that the architecture and detailing of the scheme is still to be optimised and would need further design development, particularly on the podium, which should be better proportioned and detailed.

4.9.2 2nd DRP 23RD November 2016

*Massing and form within context*

Consistent with previous DRP comments, the Panel consider the overall envelop of the proposal an adequate response to the site's immediate and wider context of Hackney Road and to the varied character and setting of the conservation area.

The Panel appreciated the increased corner-setbacks on the podium top-floor as an improvement in its relationship of the scheme with the neighbouring historic Grade II listed terraces to the east. However the design, support and relationship of this set back and balconies below, needs to be further integrated within the façade design so as not to appear 'bolt-on' or 'flimsy' with-in the heavily detail podium element.

*Appearance*

Whilst the Panel understand the intent of designing an architecture with a united and legible character across its parts, they consider that the lantern should stand out from the scheme as an expressive, lighter element. This could be achieved by providing a more solid treatment on the podium infill panels, and a lighter finish with a higher proportion of clear glazing for the lantern, where the glazed panels with fabric interlining (as proposed) and full height windows would deliver an element with a marked lighter and luminous appearance.

The design of the base on ground and transitional element on the fifth floor should be addressed: transparent and light finish (with structure setback or external) is encouraged to achieve floating plinth and lantern. In this concept, the corten exoskeleton grid would be better if not taken to ground.

The eastern podium elevation on Scawfell Street and transition with the maisonettes wing of the scheme is not architectural resolved at ground level or vertically between the two elements. The elevation should be articulated to separate the change of uses at ground level; the individual dwellings are not clearly legible and façade has a commercial appearance rather than domestic; the entrances could be more domestic in detail; the access stair affords an opportunity to create a distinctive vertical break in the design; all of which can be in keeping with the character of the proposal.

*Layout*

The Panel are disappointed that the proposed residential units look to be, in a number of cases, dictated uniquely by GLA minimum standards and lack spatial quality they deserve. The Panel feel that the applicants haven't quite grasped the opportunity this site offers to incorporate more high quality family units in the key locations that the design offers – such as at the intermediate set back floor adjacent to the roof terrace.

*Landscape*

Further development should be given to the landscaping on Hackney Road as this offers great opportunities to improve the public realm. The proposed landscape design should go beyond ownership line with a strong proposal so as LBTH can endorse the scheme as the landscape relates to the wider area and ground floor uses.

#### *Conclusion*

Generally, the Panel feel that at this post-application stage the scheme concept has been clearly defined in terms of form of massing. However, the Panel express serious concerns on the lack of design development of the architecture to each of the components of the massing. This is a prominent building and it needs a clearly defined quality piece of architecture. Therefore the panel strongly recommends further design development of the scheme's elevations, its proportions and materiality, paying particular attention to the interrelationship of lantern and podium, void floors, and transition floors.

#### 4.9.3 Meeting with Chair of Design Review Panel 23/05/2017

The chair of the Design Review Panel was briefed on the development of the design since the proposal was last reviewed. The Chair was supportive of the amendments negotiated between officers and the applicant team since the last planning sub-committee to mitigate the impact of the scale of the podium and noted that many aspects of the scheme have improved, including the elevation to Scawfell Street, the setback of the 4<sup>th</sup> floor, the looser density and rhythm of the facade grid which gives it a more residential feel and better relates to the domesticity of the adjacent listed terraces, the horizontal emphasis that reads better with the scale of the adjacent terraces, and the use of corten as a primary material.

The Chair considered that the scheme had progressed to an acceptable level of design development, but identified some outstanding design details which he recommended be resolved with officers before planning sub-committee or as conditions: getting the proportions of the facia to the 5<sup>th</sup> floor to work in elevation terms and resolving the detailing around to the Dawson Street elevation; finessing the top of the lantern; and detailing and materiality of the inserts (balconies and panels) to the podium grid.

#### **4.10 Greater London Authority**

##### **Context**



On 27 September 2016 the Mayor of London received documents from Hackney Council notifying him of a planning application of potential strategic importance to develop the above site for the above uses. Under the provisions of The Town & Country Planning (Mayor of London) Order 2008 the Mayor has to provide the Council with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. The Mayor may also provide other comments. This report sets out information for the Mayor's use in deciding what decision to make.

The application is referable under Category 1C of the Schedule to the Order 2008: *“Development which comprises or includes the erection of a building more than thirty metres high and outside the City of London”*.

Once Hackney Council has resolved to determine the application, it is required to refer it back to the Mayor for his decision as to whether to direct refusal; take it over for his own determination; or allow the Council to determine it itself.

The Mayor of London's statement on this case will be made available on the GLA website [www.london.gov.uk](http://www.london.gov.uk).

### **Site description**

The application site measures 0.22 hectares in area and sits on the northern side of Hackney Road, which is the borough boundary between Hackney and Tower Hamlets. The site is also bounded by Dawson Street, Dunloe Street and Scawfell Street and is within the inner core growth area of the City Fringe Opportunity Area, where demand for employment space is currently highest. The site is also within the Hackney Road Conservation Area and there are several other Conservation Areas within the wider setting.

The site itself consists of a vacant four storey bingo hall (Use class D2) and ancillary car park which together occupy approximately 50% of the urban block. The remainder of the block consists of some modern three and four storey residential dwellings, some three storey Victorian residential dwellings and some one and two storey buildings that appear to be in commercial use. The block is flanked to the east and west by similar sized urban blocks. The block to the west contains a mix of Victorian and modern residential dwellings of between three and four storeys, with some small cafes and a launderette fronting Hackney Road. The “Premises Studios” recording facility is in this block, directly across Dawson Street from the application site. The block to the east consists of four storey Georgian residential buildings which are Grade II listed and have gardens fronting on to Hackney Road. The Grade II listed Haggerston Girls School is approximately 30 metres to the north of the site. There are other listed buildings in the wider area, most notable the Grade I listed Church of St. Chad and the Geffrye Museum, 125 and 330 metres to the east respectively. To the south, across Hackney Road, the site faces some five story post-war social housing set behind a small open space and some mature trees.

The site is located on Hackney Road, a borough highway. Approximately 700 metres to the east of the site, Hackney Road links with the A10 Shoreditch High Street which forms part of the Transport for London Road Network (TLRN). The site

is well served by buses with a total of three routes available from stops adjacent to the application site providing frequent access to the City and West End. A further five bus routes are available from stops within 500 metres of the site on stops location on the A10 Kingsland Road. Hoxton Overground Station is located approximately 400 metres to the east of the site providing regular services between Highbury & Islington and south London via Shoreditch and Whitechapel with interchange to London Underground, National Rail and other London Overground services at a number of stations on the line. The site has a Public Transport Accessibility Level (PTAL) of 5, on a scale of 1-6 where 6 is the highest.

### **Details of the proposal**

Erection of a 5 to 11 storey building (above partial basement) comprising 83 dwellings (38 x 1 bed, 36 x 2 bed and 9 x 3 bed flats) and 970m<sup>2</sup> B1a (Office) floorspace, with associated cycle parking and landscaping, following demolition of existing buildings.

The proposed development comprises a single U-shaped building, around a central courtyard. The building includes:

Basement level: For plant, cycle storage, refuse and ancillary storage space;

Ground floor: Commercial space, the main residential entrance and five town houses along Scawfell Street

Levels one to five: Residential floorspace above the ground floor

Levels six to ten: Five additional stories of residential floorspace arranged in a taller element set back from Hackney Road.

The main ground floor residential access would be located on Hackney Road. This would include a concierge and post room as well as a lift core providing access to some of the residential units on Hackney Road and all of those on Dawson Street, including in the taller element. There is a separate residential entrance and core on Scawfell Street providing access, via a deck, to the residential units in the upper levels on Scawfell Street and some of those on Hackney Road. The five town houses on Scawfell Street have their own entrances.

All commercial floorspace is provided at ground level, with entrances on Hackney Road either side of the main residential entrance. A goods entrance and servicing bay would be located on Dawson Street. A communal amenity space is provided for residents at podium level. A goods entrance and servicing bay would be located on Dawson Street.

### **Case history**

A pre-application meeting was held with the applicant on 1 April 2016 to discuss a broadly similar, albeit taller scheme which included a 19 storey tower on the south-western corner of the block, on Hackney Road. GLA officers supported the principle of a residential-led mixed use development, including significant level of significant office. The applicant was encouraged to include a small café/ retail space on Hackney Road.

GLA officers had concerns about the proposed height and density of the scheme and assessed that the residential unit size mix should be revised to include more larger units in line with local need.

### **Principle of development**

London Plan policy 3.16 seeks to protect and enhance London's social infrastructure provision. The policy states that proposals which result in a loss of social infrastructure in areas of defined need for that type of social infrastructure should be resisted in the absence of realistic proposals for re-provision.

London Plan Policy 2.13 'Opportunity Areas' (OAs) states that development proposals within the OAs should:

Support the strategic policy directions for OAs;

Seek to optimise residential and non-residential densities and where appropriate contain a mix of uses;

Contribute towards meeting (or where appropriate, exceeding) the minimum guidelines for housing and/or employment capacity; and

Support wider regeneration (including in particular improvements to environmental quality) and integrate development proposals to the surrounding areas.

The City Fringe Opportunity Area Planning Framework (OAPF) identifies development capacity for 53,000 new jobs and 15,000 new homes. The site is within the 'inner core growth area' of the City Fringe, where demand for employment floorspace is currently highest and this is expected to continue. As such this is where proposals for employment floorspace will be encouraged and supported.

The site's existing use is as a Mecca Bingo Hall, which is D2 in the Use Classes Order. This type of use is considered to be social infrastructure under the definitions set out in paragraph 3.86 of the London Plan, therefore London Plan policy 3.16 applies. The building is currently vacant, however, and it is the applicant's contention that there is no ongoing demand for this use.

Page 13 of the planning statement submitted in support of the application states that Mecca Bingo have made considerable efforts to retain the bingo use on the site, but have been unable to make a commercial case to do so. As a result the site has been vacant for 18 months. The applicant contends that re-provision of community uses within the new application would not constitute optimal use of the site, given the pressing need for housing and employment space in this area.

Communication with Hackney Council officers confirms that the council accepts that there is no viable way of providing the bingo use, and that residential and office use would be preferable in this location in line with local and strategic need. GLA officers do not therefore seek to protect the existing use on site or seek re-provision elsewhere.

In light of this and the need for housing and additional office accommodation to support the anticipated levels of economic growth associated with the expanding Tech City cluster, the replacement of D2 floorspace with a residential –led mixed-use development, which includes significant B1 office floorspace is welcomed.

### **Employment use**

The London Plan contains various policies (in particular 2.10, 2.11, 4.2 and 4.3) which aim to sustain and develop London’s business function and ensure sufficient capacity to meet business needs. As mentioned above, this is also a key aim of the CFOAPF and the delivery of office space on this site is welcomed. Within the City Fringe, much of the anticipated growth associated with Tech City will depend upon the areas continued ability to support start-ups, micro and small enterprises. The proposed building is considered ideally suited to providing suitable accommodation to support this growth.

The existing building contains 2,028 sq.m. of D2 floorspace, with the potential to support 10 jobs in its current use. The proposed development would replace this with 970 sq.m. of B1a office floor space capable of supporting 75 jobs. The loss of D2 floorspace is acceptable and its replacement with modern office floorspace capable of supporting more jobs welcomed. All floorspace is proposed within the ground floor, fronting onto Hackney Road. Whilst the applicant anticipates that a single occupier will rent the space, two separate entrances and sub-divisions have been included in the design. This flexible approach is welcomed and will ensure that the office floorspace can accommodate a range of occupiers should a single occupier not come forward as envisaged. Notwithstanding this, the applicant is encouraged to reconsider expanding the basement to maximise the level of B1 office space provided. This is discussed in more detail in the design section.

Small businesses and start-ups are important to the development of the Tech City cluster and a continuing supply of affordable space within the inner core of the City Fringe is therefore beneficial to the overall growth prospects of the cluster. The applicant is also proposing that all of the office space be offered at ‘affordable’ levels for the first ten years post construction. This is strongly welcomed, in line with the City Fringe OAPF, and should be secured by section 106 legal agreement.

### **Housing**

#### Housing supply

London Plan Policy 3.3 confirms the pressing need for more homes in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford. The City Fringe OAPF identifies the potential for 15,000 new homes to be delivered throughout the OA over the next 10 years. The proposed delivery of 83 homes would provide approximately 5% of Hackney’s annual housing target, and as such is welcomed.

Affordable housing

London Plan Policy 3.12 seeks to secure the maximum reasonable amount of affordable housing when negotiating on mixed-use schemes, and the Hackney Core Strategy establishes a borough-wide affordable housing target of 50%, with 60% provided for social rented and 40% intermediate (by unit). London Plan policy 3.11 states that 60% of affordable housing should be for social and affordable rent, with priority given to family housing.

The applicant has made an initial affordable housing offer of 10 units, all provided within the intermediate tenure, although no indication has been given as to which units these will be. In addition, the applicant is proposing a payment in lieu (PIL) for off-site provision. The applicant contends that a better overall offer could be possible in terms of level of provision, unit sizes, affordability and delivery timetable should Hackney Council consider off-site provision through its Hackney Homes programme, enabled by the PIL.

The London Plan prioritises on site affordable housing, however, recognises that there may be circumstances where a PIL is more appropriate. A PIL for off-site affordable housing could be accepted in this instance, if it could demonstrably enable provision of larger affordable housing units via the Hackney Homes programme.

Using a notional cost of £250,000 per unit provided by Hackney Homes, the applicant states that the current offer of on-site intermediate units plus a £1.25m would represent 12% by habitable room, although a breakdown has not been provided to confirm this.

It is also noted that the affordable workspace being delivered will impact upon the level of affordable housing this scheme can provide. The applicant should provide an alternative FVA, which assumes no affordable workspace is provided, so that the impact of this can be accurately assessed.

Details of the PIL and on-site provision are the subject of ongoing discussions between the applicant, GLA officers and Hackney Council. In line with the principles of London Plan Policy 3.12, the financial viability assessment (FVA) submitted in support of the application will undergo an independent viability review. All key appraisal inputs will be robustly scrutinised as part of the independent review, including: benchmark land value; developer profit margin (relative to scheme risk); build costs; and, sales values. At this stage, mindful of the Hackney borough-wide 50% target; the strategic requirement to provide the maximum reasonable amount of affordable housing; and the fact that the conclusions of the applicant's viability review have not yet been independently reviewed, the proposed level of affordable housing provision cannot be considered acceptable.

Affordability

The Mayor is keen on understanding how any proposed affordable housing relates to the income levels of local people. With regards to the current on-site affordable housing offer, the applicant is proposing the following:

<b>Intermediate (Discount Market Sale)</b>	
Studio	Gross household income of £40,000 pa or less
One-bedroom	Gross household income of £55,000 pa or less
Two-bedroom	Gross household income of £75,000 pa or less

It is acknowledged, however, that affordability levels will be subject to further discussion as part of the viability review process. GLA officers will update the Mayor with the conclusions of the viability review and of subsequent affordable housing discussions/negotiations at the decision making stage.

Unit size mix

The proposed development would deliver a unit size mix as set out in the table below.

<b>Unit type</b>	<b>Units</b>	<b>Percentage</b>
One-bedroom	38	46%
Two- Bedroom	36	43%
Three-bedroom	9	11%

The Housing SPG identifies London’s particular need for meeting the housing requirements of families, particularly within the social/ affordable rent and intermediate tenures. The current mix proposes 11% family accommodation, with 89% of units being two bed or smaller. It is acknowledged, however, that the central location, the constraints of the site and the need to provide office accommodation would make it less suitable for family accommodation. Furthermore, given the preference for larger units to be delivered within the affordable rented tenures, it is likely that more family units could be provided off-site via the proposed PIL. Given this context, the proposed mix is acceptable, subject to satisfactory conclusion of the viability review and affordable housing discussions, mentioned above.

Child play space

The proposals include 298 sq.m. of communal amenity space within the first floor courtyard, and 427 sq.m. on the fifth floor roof garden. The five duplex units along Scawfell Street have their own private gardens and the scheme proposes that the fifth floor roof garden will include formal play space for children aged 0-5. The applicant contends that older children can use off-site provision using existing facilities at Haggerston Park 320 metres from the site.

Even allowing for a significant change in the level of affordable housing over that currently proposed, it would seem likely that the need generated by the scheme (currently assessed at 70 sq.m.) can be accommodated within the fifth floor garden. A further review of children's play space requirements will be undertaken once the final affordable housing quantum is agreed to ensure that the proposal accords with London Plan policy.

## **Urban design**

### Density

London Plan Policy 3.4 seeks to optimise housing output taking into account local context and character, the design principles in chapter 7 and public transport capacity. Given the central location and PTAL 5 the London Plan provides an indicative density range of 650-1,100 habitable rooms per hectare. The proposed development provides a residential density of 1,156 habitable rooms per hectare. The supporting text of London Plan Policy 3.4, however, confirms that the density matrix should not be applied mechanistically and higher densities can be appropriate if the development responds to local context, provides open space and play space, and does not adversely impact upon transport capacity. The principle of a high-density proposal in an Opportunity Area is supported. Nevertheless the applicant should address all concerns relating to design before the density proposed can be accepted.

### Height and massing:

The scheme is conceived as a massing of two contrasting elements- a podium and 'lantern' tower above. The podium element forms the base of the building and is ground plus four storeys along Hackney Road, stepping down slightly towards the existing terraces along Scawfell Street. The additional five storey 'lantern' tower element is positioned on the western side of the scheme above the plinth, set back 12 metres from Hackney Road. A small courtyard is envisaged at the first floor level, containing a communal garden and lightwell for the office accommodation at ground floor.

At the pre-application stage the applicant proposed a similar design, but with a taller 'lantern' element, making the scheme ground plus 18 stories at it's tallest point. GLA officers considered that this height was unjustified and there was concern regarding the potential impact on the setting of nearby listed buildings and conservation areas.

The tower was at that stage located to the south on Hackney Road, and it was thought that this could overshadow the proposed residential units and their respective amenity spaces.

The overall revision in height is welcomed, and the podium responds well to contextual heights. The reduction and set back of the taller element are also welcomed as this will significantly reduce any impact on proposed residential units and amenity spaces.

Townscape and Historic environment

As set out in the site description, the site sits within the Hackney Road conservation area and the proposed development would have the potential to impact upon the settings of other nearby conservation areas and listed buildings. The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the tests for dealing with heritage assets in planning decisions. In relation to listed buildings, all planning decisions should 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses' and that this should be given significant or special weight in the balance of making planning decisions. The NPPF identifies that the extent and importance of the significance of the heritage asset is integral to assessing the potential impact, and therefore the acceptability. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development will lead to less than substantial harm, the harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. These aims are transposed in London Plan Policy 7.8 which requires the identification, conservation, restoration and re-use of heritage assets.

The applicant has submitted a detailed Heritage, Townscape and Visual Impact Assessment (HTVIA) which considers the impact of the proposals on the surrounding heritage assets. The main impacts are summarised as follows:

- The Grade I Listed Geffrye Museum. This is located 330 metres to the west of the site and the proposals would not be visible in any of the views considered. The application proposals would have no impact on the setting.
- The Grade I Listed Church of St. Chad. This is located 125 metres to the west of the site and has a setting dominated by nearby large modern residential development. The proposals would be slightly visible in views tested from the west of the church, albeit partially screened by modern residential development closer to the church. This view is already dominated by a large imposing residential development immediately to the south of the church. The impact is minor.
- Grade II Listed Haggerston School. The taller element of the proposals would be visible in a view 100 metres to the north of the site, looking back at Haggerston School, albeit above the roofline of interposing development and screened by mature trees. This view is already dominated by the buildings of Fellows Court and the Dorset Estate that sit between the site and the school. The proposed building is of a higher architectural quality than these buildings and would represent an improvement to the setting, when visible.
- The Jesus Green Hospital estate Conservation Area. The applicant has tested views from the corner of Quilter Street and Barnet Grove, looking northwest towards the site. The taller element would be visible in the distance, breaking the roofline of nearby buildings within the conservation area. This impact is minor, however, with the building appearing as clearly



outside of the conservation area and part of the established wider context of later development of varying scales and form.

- The proposals would be most visible in views from Hackney Road, where the taller element is particularly visible. This is understandable given that the proposals are taller than the existing building. The setting back of the taller element does, however, mean that it is read in a way that reflects the wider townscape pattern, of taller buildings set back from main frontages. This is particularly true in views from the east of the site.
- Some other views are tested from within the Hackney Road Conservation Area. These show that the taller element is particularly visible, although it does not detract from the character of the conservation area and is in keeping with the surrounding dense, inner East London urban environment where tall buildings are already visible within the same views.

The existing building is of limited historical or architectural merit and the proposed building would relate better to the surrounding buildings of the Conservation Area. The applicant has provided an analysis of how the new building would impact the townscape and sensitive views within the nearby area. Several of the views tested show that the new building would have an impact on the existing townscape, however, this change would represent an improvement over existing views and not represent harm to townscape or the setting of nearby heritage assets.

#### Public realm

The applicant has sought to limit inactive uses within the streetscape and the ground floor plan includes a high proportion of residential and commercial active frontage, each with legible entrances, which is welcomed. It is proposed that the mature trees and generous existing pavement width are retained, and planters and seating introduced- although this is to be agreed with Hackney Council as highway authority. The generous use of glazing at ground floor level is supported as it ensures that overlooking is maximised.

#### Residential Quality

All dwellings will meet or exceed the minimum space standards established by London Plan Policy 3.5 (Table 3.3). This is welcomed, and Hackney Council should use planning conditions to secure Building Regulations standards M4(2) and M4(3) as per London Plan Policy 3.8.

The applicant has provided detailed layouts demonstrating a very high level of residential quality across the scheme, which is strongly supported. The floorplates are limited to no more than seven units on each floor, providing a high proportion of dual aspect units and this is welcomed. The deck access arrangement of the podium units is also welcomed and will ensure a higher proportion of dual aspect units.

At the pre-application stage, the proposals included an internalised lift core to provide access to the upper floors of the tower element. GLA officers were concerned about this, as the common circulation area would not benefit from natural

daylight or ventilation. The applicant has revised this and relocated the lift core so that it is now on the eastern flank of the tower element, with windows on each floor providing natural light and ventilation to the lift bank and stair well, and this is welcomed.

#### Design of proposed commercial space

The proposed office space has been designed flexibly and this is supported. The provision of two commercial entrances at ground floor, either side of the residential entrance, also increases the width of the active frontage onto Hackney Road. The ground floor would have glazing on three sides which, with the light well within the level one courtyard, will ensure a good level of natural light penetration to all parts of the office space.

At pre-application stage the applicant proposed additional office floorspace at the basement level, however, this is not part of the current submission. Although it is accepted that such accommodation can be challenging with regards to ensuring natural light and ventilation, this can be overcome through good design. At the pre-application stage lightwells were proposed to overcome this issue. Given the need for office space in this area and the fact that a partial basement level is already proposed, the applicant is encouraged to reconsider the provision of additional office accommodation at the basement level.

#### **Climate change**

##### Be lean

The applicant has proposed a range of passive design features and demand reduction measures to reduce the carbon emissions of the proposed development.

The demand for cooling will be minimised through adequate glazing specifications, overhangs or windows set back from the external surface of the building and manually-operated internal blinds and/or curtains in the residential units. A mixed mode ventilation strategy for the dwellings will combine the benefits of mechanical ventilation with heat recovery in winter, natural ventilation in mid-season and mechanical ventilation with cooling in summer.

An Overheating Analysis using thermal dynamic modelling has been undertaken to assess the overheating risk within the conditioned areas of the building; its results demonstrate that there is risk of overheating in two of the modelled apartments. The applicant has considered all measures in line with the Cooling Hierarchy and is therefore proposing cooling to further help mitigate the risk of overheating. The average domestic cooling demand as well as the notional / actual's building demand have been provided.

Be clean

The applicant has carried out an investigation and there are no existing or planned district heating networks within the vicinity of the proposed development. According to the London Heat Map the development is just outside a number of district heating opportunity areas and in close proximity to a proposed heating network. The applicant should therefore contact the local borough energy officer to determine the current situation of this opportunity area and the operator of the potential network to acquire information on the network's timeframes; evidence of correspondence should be provided to demonstrate that these opportunities have been fully investigated.

The applicant should also provide a commitment to ensuring that the development is designed to allow future connection to a district heating network should one become available.

The applicant is proposing to install a site heat network. This is supported, however, the applicant should confirm that all apartments and non-domestic building uses will be connected to the site heat network. A drawing showing the route of the heat network linking all buildings on the site should be provided.

The site heat network will be supplied from a single energy centre and this will be located at basement level. Further information on the floor area and internal layout of the energy centre should be provided.

The applicant is proposing to install a 25.6 kWth gas fired CHP unit as the lead heat source for the site heat network, sized to provide the domestic hot water load, as well as a proportion of the space heating for the residential units.

Further information on the CHP should be provided including the electrical output of the engine proposed (kWe), the total space heating and domestic hot water (DHW) demand of the development (MWh annually) and the proportion of heat met by the CHP. The plant efficiencies used when modelling carbon savings should be based on the gross fuel input for gas rather than the net values often provided by manufacturers.

The applicant should demonstrate that the operation of the CHP has been optimised by maximising its contribution to the heating load of both domestic and commercial elements.

The applicant should also provide information on the management arrangements proposed for the system, including anticipated costs, given that the management and operation of small CHP systems can significantly impact their long term financial viability.

Be green

The applicant has investigated the feasibility of a range of renewable energy technologies and is proposing to install a 14.4 kWp Photovoltaic array. The applicant should provide the estimated net area of the proposed array as a diagram showing where this would be installed.

### Overall

Based on the information provided, the development would achieve a reduction of 46 tonnes of carbon dioxide per year in regulated emissions compared to a 2013 Building Regulations compliant development, equivalent to an overall saving of 41%. These savings exceed the target set out in London Plan Policy 5.2. The applicant should address the comments above so that this can be verified.

The applicant has broadly followed the energy hierarchy and sufficient information has been provided to understand the proposals as a whole. Further information, however, is required before the carbon dioxide savings verified and proposals can be considered acceptable in terms of London Plan climate change policy. Full BRUKL and sample DER and TER worksheets should be provided as part of this assessment.

### **Transport**

#### Car/ Blue Badge Parking

No on-site car parking has been proposed as part of the application. In addition, the applicant indicates that future residents will not be able to apply for permits in the surrounding CPZ. This is welcomed and should be secured by section 106 legal agreement.

London Plan policy 6.13 seeks to provide a blue badge space per accessible unit. Two on-street blue badge spaces have been proposed. In light of the site context and the likely impracticality of providing off-street spaces at this location, the shortfall in blue badge spaces acceptable. It is recommend, however, that an additional regular on-street space created by the scheme is converted to a blue badge space in light of the shortfall.

#### Car Clubs

In order to further support the sustainable travel aspirations of the development, the use of car clubs in the immediate area should be strongly encouraged. The supporting information indicates that there are numerous car club spaces located nearby. The applicant is encouraged to provide a minimum of three years free membership to all residential units as a means to reduce the reliance on private vehicles and support the car free development.

#### Cycle Parking & Access

The applicant states that 139 long stay and 6 short stay cycle spaces will be provided as part of the application. The spaces have been spread out across the application site and will provide convenient access to cycle parking for residents, staff and visitors. The cycle parking arrangements are in accordance with London Plan's minimum standards and should be secured by planning condition.

#### Construction Logistics

The applicant has provided a draft Travel Plan in support of the application. The final Travel Plan and all agreed measures therein should be secured, enforced, monitored and reviewed as part of any section 106 agreement. A Delivery and Servicing Plan (DSP) and a Construction Logistics Plan (CLP) should also be secured by condition.

### Summary

The application is broadly compliant with London Plan transport policies. In order to ensure full compliance, the applicant should commit to providing an additional blue badge parking space, car club memberships for future residents and a section 106 obligation preventing residents from obtaining local parking permits.

### **Community Infrastructure Levy**

In accordance with London Plan policy 8.3, Community Infrastructure Levy, the Mayor commenced CIL charging for developments permitted on or after 1 April 2012. It is noted that the proposed development is within the London Borough of Hackney, where the Mayoral charge is £35 per square metre Gross Internal Area (GIA). Additionally, the mechanism for contributions to be made payable towards Crossrail has been set out in the Mayor's Supplementary Planning Guidance (SPG) 'Use of planning obligations in the funding of Crossrail and the Mayoral Community Infrastructure Levy' (April 2013) and London Plan policies 6.5 and 8.3.

The required CIL should be confirmed by the applicant and Council once the components of the development or phase thereof have themselves been finalised.

### **Local planning authority's position**

It is understood that Hackney Council officers accept the loss of the existing use and are broadly comfortable with the proposals in land-use terms. At pre-application stage Hackney Council officers raised concerns about the height and massing and the potential impact on nearby heritage assets. The height has since been reduced significantly and Hackney Council's Design Review Panel is to consider the current design in late November/ early December 2016.

### **Legal considerations**

Under the arrangements set out in Article 4 of the Town and Country Planning (Mayor of London) Order 2008 the Mayor is required to provide the local planning authority with a statement setting out whether he considers that the application complies with the London Plan, and his reasons for taking that view. Unless notified otherwise by the Mayor, the Council must consult the Mayor again under Article 5 of the Order if it subsequently resolves to make a draft decision on the application, in order that the Mayor may decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 of the Order to refuse the application, or issue a direction under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application and any connected application. There is no obligation at this present stage for the Mayor to indicate his intentions regarding a possible direction, and no such decision should be inferred from the Mayor's statement and comments.

### **Financial considerations**

There are no financial considerations at this stage.

### **Conclusion**

London Plan policies on Opportunity Areas, social infrastructure, employment, housing, urban design, climate change and transport are relevant to this application. The application complies with some of these policies but not with others, for the following reasons:

**Principle of development:** The loss of the bingo hall and its replacement with high density residential-led mixed use redevelopment, including a significant level of office provision is supported in line with London Plan policies 3.16, 2.13 and the City Fringe OAPF.

**Employment:** The provision of 970 sq.m. of new, flexible office space at affordable rented levels is strongly welcomed in line with London Plan policies 2.10, 2.11, 4.2 and 4.3 and the City Fringe OAPF. The applicant should reconsider providing additional office accommodation at basement level.

**Housing:** Whilst the proposed increase in general housing supply is supported, the current affordable housing offer is unacceptable. The viability of the scheme must be robustly scrutinised to secure the maximum reasonable amount of affordable housing in line with London Plan Policy 3.12.

**Urban design:** Whilst the proposed design broadly accords with London Plan Policy 7.1, the applicant should address detailed matters in the urban design section of this report.

**Climate change:** Whilst the proposed energy strategy broadly accords with London Plan Policy 5.2, the applicant should address detailed matters in the climate change section of this report.

**Transport:** Whilst the scheme is broadly acceptable in strategic transport terms, the applicant should address detailed matters in the transport section of this report.

The outstanding issues above require resolution prior to the Mayor's decision making stage.

**Hackney Local Development Framework (LDF)**

**Core Strategy (2010)**

- CSP6 - Transport and Land Use
- CSP12 - Health and Environment
- CSP16 - Employment Opportunities
- CSP17 - Economic Development
- CSP18 - Promoting Employment Land
- CSP19 - Housing Growth
- CSP20 - Affordable Housing
- CSP22 - Housing Density
- CSP24 - Design
- CSP25 - Historic Environment
- CSP26 - Open Space Network
- CSP27 - Biodiversity
- CSP29 - Resource Efficiency and Reducing Carbon Dioxide Emissions
- CSP30 - Low Carbon Energy, Renewable Technologies and District Heating
- CSP31 - Flood risk
- CSP32 - Waste
- CSP33 - Promoting Sustainable Development

**Development Management Local Plan (2015)**

- DM1 - High Quality Design
- DM2 - Development and Amenity
- DM4 - Communities Infrastructure Levy and Planning Contributions
- DM5 - Protection and Delivery of Social and Community Facilities and Places of Worship
- DM6 - Arts, Culture and Entertainment Facilities
- DM14 - Retention of Employment Land and Floorspace
- DM15 - New Business Floorspace
- DM16 - Affordable Workspace
- DM17 - Development Proposals in Priority Employment Areas
- DM19 - General Approach to New Housing Development
- DM21 - Affordable Housing Delivery
- DM22 - Homes of Different Sizes
- DM28 - Managing the Historic Environment
- DM31 - Open Spaces and Living Roofs
- DM33 - Protection and Enhancement of existing Open Space and the Lee Valley Regional Park
- DM34 - Sites of Nature Conservation and/or Geodiversity Value, Walthamstow Reservoirs Special Protection Area and Walthamstow Marshes Site Special Scientific Interest
- DM35 - Landscaping and Tree Management
- DM37 - Sustainability Standards for Residential Development
- DM38 - Sustainability Standards for Non-Residential Development
- DM39 - Offsetting
- DM40 - Heating and Cooling
- DM41 - Contaminated Land

- DM42 - Pollution and Water and Air Quality
- DM43 - Flooding and Flood Risk
- DM44 - Movement Hierarchy
- DM45 - Development and Transport
- DM46 - Walking and Cycling
- DM47 - Parking and Car Free and Car Capped Development

Planning Contributions Supplementary Planning Document (2015)

Sustainable design and construction supplementary planning document (2016)

Affordable Housing SPD (2005)

Public realm SPD (2012)

## **5.1 London Plan (2015)**

- 2.1 - London in its global, European and United Kingdom context
- 2.3 - Growth areas and co-ordination corridors
- 2.5 - Sub-regions
- 2.9 - Inner London
- 2.13 - Opportunity Areas and Intensification Areas
- 2.18 - Green Infrastructure: The Network of Open Spaces
- 3.1 - Ensuring equal life chances for all
- 3.2 - Improving health and addressing health inequalities
- 3.6 - Children and young people's play and informal recreation facilities
- 3.7 - Large residential developments
- 3.8 - Housing choice
- 3.9 - Mixed and balanced communities
- 3.10 - Definition of affordable housing
- 3.11 - Affordable housing targets
- 3.12 - Negotiating affordable housing on residential and mixed use schemes
- 3.13 - Affordable housing thresholds
- 3.16 - Protection and Enhancement of Social Infrastructure
- 4.1 - Developing London's economy
- 4.2 - Offices
- 4.3 - Mixed use development and offices
- 4.6 - Support for and enhancement of arts, culture, sport and entertainment
- 4.10 - New and emerging economic sectors
- 4.11 - Encouraging a connected economy
- 4.12 - Improving opportunities for all
- 5.1 - Climate change mitigation
- 5.2 - Minimising carbon dioxide emissions
- 5.3 - Sustainable design and construction
- 5.4A - Electricity and Gas Supply
- 5.5 - Decentralised energy networks
- 5.6 - Decentralised energy in development proposals
- 5.7 - Renewable energy
- 5.8 - Innovative energy technologies
- 5.9 - Overheating and cooling



- 5.10 - Urban greening
- 5.11 - Green roofs and development site environs
- 5.12 - Flood risk management
- 5.13 - Sustainable drainage
- 5.14 - Water quality and wastewater infrastructure
- 5.15 - Water use and supplies
- 5.16 - Waste net self-sufficiency
- 5.17 - Waste capacity
- 5.18 - Construction, excavation and demolition waste
- 5.20 - Aggregates
- 5.21 - Contaminated land
- 6.1 - Strategic approach
- 6.2 - Providing public transport capacity and safeguarding land for transport
- 6.3 - Assessing effects of development on transport
- 6.4 - Enhancing London's transport connectivity
- 6.5 - Funding crossrail and other strategic transport infrastructure
- 6.6 - Aviation
- 6.7 - Better streets and surface transport
- 6.9 - Cycling
- 6.10 - Walking
- 6.11 - Smoothing traffic flow and tackling congestion
- 6.12 - Road network capacity
- 6.13 - Parking
- 7.1 - Lifetime neighbourhoods
- 7.2 - An inclusive environment
- 7.3 - Designing out crime
- 7.4 - Local character
- 7.5 - Public realm
- 7.6 - Architecture
- 7.7 - Location and design of tall and large buildings
- 7.8 - Heritage assets and archaeology
- 7.11 - London view management framework
- 7.13 - Safety, security and resilience to emergency
- 7.14 - Improving air quality
- 7.15 - Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
- 7.18 - Protecting open space and addressing deficiency
- 7.19 - Biodiversity and access to nature
- 7.21 - Trees and Woodlands
- 8.2 - Planning obligations
- 8.3 - Community infrastructure levy

## **5.2 Strategic Policy Guidance**

Accessible London: achieving an inclusive environment SPG

The Control of Dust and Emissions during Construction

Character and Context

Use of Planning Obligations in the funding of Crossrail and the Mayoral Infrastructure Levy

Play and Informal Recreation SPG

Planning for Equality and Diversity in London  
Central Activities Zone SPG  
Housing SPG  
Housing Strategy  
Affordable Housing and Viability SPG  
Social Infrastructure SPG  
London View Management Framework  
City Fringe Opportunity Area Planning Framework  
The Mayor's Transport Strategy  
Planning and Access for Disabled People: a good practice guide (ODPM)  
Sustainable Design and Construction SPG  
Mayor's Climate Change Adaptation Strategy  
Mayor's Climate Change Mitigation and Energy Strategy  
Mayor's Water Strategy

### **5.3 National Policy**

National Planning Policy Framework (NPPF)

**5. COMMENT**

The proposal is to demolish the existing building on site and to erect a part 5, part 10-storey over basement building with associated amenity space. The 5 storey podium element would be arranged in a U-shape around a central courtyard at first floor level. The podium would step down slightly in height on Scawfell Street to form a terrace of maisonettes with additional units above at set back third and fourth floor level. A five storey “lantern” element would be located on the eastern part of the podium, set back from each elevation.

The proposal would provide 961sqm of B1 floorspace at part ground floor level and 83 units of residential accommodation on part ground and first to ninth floor level. Communal amenity space for the proposed residential use would be provided at first and fifth floor level along with a small communal pavilion upon the fifth floor roof terrace. Private amenity space would be provided to each unit including rear gardens to the maisonettes. A gym ancillary to the residential use would be provided at basement level along with cycle and waste storage. Further cycle storage would be provided at ground floor level.

Access to the commercial space would primarily be from Hackney Road with a secondary entrance on Scawfell Street. The residential units would be accessed from two cores, one on the western side of the floorplan which is accessed from Dawson Street and the other on the eastern side of the floorplan accessed from Scawfell Street. The five Maisonettes on Scawfell Street have street access. Access to separate waste and cycle storage spaces would be provided on the Dawson Street and Scawfell Street elevations respectively.

The proposal is an amended version of a scheme that was brought before planning sub-committee in April 2017. Members asked that the item be deferred so that further work could be done to refine the design and improve the relationship of the building with nearby heritage assets. The amendments, which have been arrived at following a number of design workshops with the scheme’s architects and a meeting with the chair of the Design Review Panel, comprise the following:

- Set back at fourth floor level along entirety of southern elevation.
- Set back at fourth floor level to part of eastern elevation.
- Amendment to core on eastern elevation
- Chamfering of massing on rear of north east corner of building at second, third and fourth floor level
- Amendments to podium design to create a wider grid

The design amendments above have not resulted in any loss of units at the scheme but has reduced the overall residential floorspace by 81sqm. The effect is a revised mix of unit sizes where one 2 bed 4 person unit becomes a 1 bed 1 person unit and another 2 bed 4 person unit becomes a 2 bed 3 person unit. This has had an effect on the viability of the scheme with the number of shared ownership units reduced by 1 (1 x 2 bed 4 person unit). The per habitable room percentage of the scheme has therefore reduced from 24% to 22%

## **Considerations**

The principal material planning considerations relevant to this application are as follows:

- 6.1 Principle of Land Use;
- 6.2 Design, Appearance and impact upon Heritage Assets;
- 6.3 Standard of Accommodation;
- 6.4 Traffic and Transportation;
- 6.5 Energy and Carbon Emissions;
- 6.6 Amenity of Nearby Occupiers;
- 6.7 Trees, Landscape and Biodiversity;
- 6.8 Other Planning Matters;
- 6.9 Community Infrastructure Levy/Section 106 Agreement

Each of these considerations is discussed in turn below.

### **6.1 The Principle of the Use**

#### Loss of Existing D2 Use

- 6.1.1 The existing use of the site is as a Bingo Hall which falls within the D2 use class (entertainment and leisure). Paragraph 3.6.1 of the DMLP and paragraph 3.86 of the London Plan identify sports and leisure uses as Social and Community Facilities. DMLP policy DM5 states that the Council will protect such facilities by resisting their loss, unless the facility is no longer required in its current use, or that all reasonable efforts have been made to retain the facility. London Plan policy 3.1 states that development proposals should protect and enhance facilities and services that meet the needs of particular groups and communities and that proposals involving loss of these facilities without adequate justification or provision for replacement should be resisted.
- 6.1.2 The applicant has submitted a letter from the former operator of the use, Mecca Bingo, which states that the Hackney Road Bingo Hall had been in continuous decline in visits and admissions over a prolonged period and that the “commercial case for closure was clear and inarguable”. It is noted that this is part of a wider decline in Bingo Halls nationally caused partly through increases in the popularity of online gambling as well as changes to taxation on winnings.
- 6.1.3 Whilst it is recognised that the use of the site as a Bingo Hall had social significance within the local community, particularly for older people, it is considered to have been demonstrated that the facility has suffered a significant decline in attendance over the last number of years and no longer appears viable. As such, the facility is not considered to be “required” in its current use. The gradual nature of the decline is also considered sufficient to demonstrate that reasonable efforts have been made to retain the facility.
- 6.1.4 However, in order to offset the loss of a community facility in the area, it is recommended that a contribution of £50,000 be secured towards an alternative local community facility. The nearby Fellow’s Court Community Hall is the nearest

such facility and is considered the most appropriate to mitigate the loss of the bingo hall given that a number of its existing programmes cater for elderly members of the community. The contribution would be put towards maintenance, improvements and/or refurbishment. Subject to such a contribution, and based on the evidence submitted to demonstrate the decline in use of the facility, the loss of the D2 use is considered justified and in accordance with DMLP and London Plan policy.

- 6.1.5 The application has also been considered in light of the Public Sector Equality Duty (PSED), as required by section 149 of the Equalities Act, given that the D2 use was a social facility for a number of older members of the local community who would share a protected characteristic within the definition set out in part 7 of the Act. Due regard has been had to the act and, as set out above, it is considered that the loss of the social facility has been justified in this case.

#### Employment Use

- 6.1.6 Core Strategy Policies 16, 17 and 18 and DMLP policies DM14 and DM17 seek to protect employment land and floorspace, as well as promote employment opportunities within the Borough. DM15 requires development proposals which include the provision of new B1 floorspace to provide well designed, high quality floorspace incorporating a range of unit sizes and types that are flexible, with good natural light, suitable for sub-division and configuration for new uses and activities, including for occupation by small or independent commercial enterprises.
- 6.1.7 The application site is located within a Core Growth Area within the City Fringe Opportunity Area Framework (OAPF). The area provides particular scope to support London's critical mass of financial and business services and clusters of other economic activity, such as the creative industries with the Borough at the 'forefront' of the Government's 'Tech City' initiative.
- 6.1.8 The proposal would provide an uplift in office floorspace of 961sqm compared to the existing arrangement which is supported given the site's designation within the OAPF and the emerging cluster of B1 uses on this part of Hackney Road. The floorspace would be flexible in nature and geared towards businesses working in the Tech City Cluster which is in line with the council's Regeneration Team's aspirations for the area and the objectives of the City Fringe OAPF.
- 6.1.9 Given that the development would not provide more than 1,000sqm of office floorspace, the requirement for 10% of office floorspace being provided as Affordable Workspace as set out in DMLP policy DM16 would not be triggered. It is noted that the developer initially offered to provide the entirety of the B1 floorspace as affordable for 10 years but, given that this would have resulted in a reduction in the extent of affordable housing within the development, and given that the site is not located within a PEA, affordable housing was considered of greater preference at this site.

Residential Use

- 6.1.10 London Plan policy 3.3 and Core Strategy policy CS19 support housing growth. DMLP policy DM19 states that there should be a general presumption in favour of housing, particularly affordable housing (including social/affordable rented and intermediate housing) to meet identified housing need, in the borough. London Plan policy 3.3 sets a London-wide housing delivery target of 42,000 additional homes per year up to 2025, of which Hackney should provide 1,599 additional homes per year.
- 6.1.11 The proposal to provide 83 units of residential accommodation is supported by the above mentioned policies. It is noted that the provision of residential uses on the upper floors of a building with a commercial use at ground floor level is in keeping with the established character of the area. The provision of 83 residential units on the site would provide 5.2% of the borough's annual housing target which is welcomed.

Housing Density

- 6.1.12 It is noted that the proposed housing density on the site of 895 units per hectare exceeds the recommended density for a site of this size set out in London Plan policy 3.4 (200-700 habitable rooms per hectare for a site with a PTAL of 5). However, given the site's location within the City Fringe OAPF and the high density nature of much of the surrounding built form, as well as the acceptability of the scale and massing of the development set out elsewhere in this report, the proposed density is considered acceptable.

Housing Mix

- 6.1.13 London Plan policy 3.8 together with the Mayors Housing SPG seek to promote housing choice and a balanced mix of unit sizes in new developments. CS19 sets out the requirements for new residential development and DMLP policy DM22 states that the preferred unit mix in the market tenure is 33% family sized (three bedrooms or larger). It is also noted that DMLP policy DM22 states that variations to preferred size mix may be considered, dependent on site and area location and characteristics, and scheme viability.
- 6.1.14 The housing mix of the proposal, as set out in the table on page 2 of this report, would provide 11% of units as family sized. Whilst it is noted that this is below the preferred unit mix set out in DM22, the applicants have provided viability information which shows that the provision of additional family sized units would make the scheme less viable and result in a significant reduction in the on-site affordable housing offer. Given that the preference for a site of this nature is for the maximum amount of affordable housing to be provided, and given the high number of family sized units that exist within the local area, the proposed mix is considered acceptable. It is also noted that 5 of the three bed units within the scheme would be provided as social rent which is the tenure in most need of larger units as set out in the Council's Housing need survey. On this basis, the proposed housing mix is considered acceptable.

Affordable Housing

- 6.1.15 London Plan policy 3.12 requires councils to seek the maximum reasonable amount of affordable housing when negotiating on residential and mixed use schemes. This policy is supported by paragraph 3.71, which states that developers should provide development appraisals to demonstrate that each scheme maximises affordable housing output. Core Strategy policy CS20 and DMLP policy DM21 gives a target for developments of more than 10 units to provide 50% of units as affordable, with a proportion of 60% social rented and 40% intermediate housing within this provision, subject to scheme viability and site characteristics. Policy CS20 also states that affordable housing should be provided on site in the first instance but that, under exceptional circumstances, off-site provision of affordable housing may be accepted.
- 6.1.16 A Financial Viability Assessment (FVA) has been submitted in order to gauge the maximum reasonable amount of affordable housing that can be provided as part of the development. This has been reviewed by the Council's Strategic Property Services Team who have found that the development could provide a total of 17 units of Affordable Housing on site. 5 three-bedroom units of Social Rented housing would be provided within the terrace of duplex units fronting Scawfell Street and 11 Shared Ownership units would be provided in various locations across the building (9x1 bed & 2x2 bed).
- 6.1.17 This would equate to 19.3% of the overall number of units within the development. Although this is short of the 50% target set out in CS20, officers have scrutinised the FVA in detail and consider that this figure is the maximum reasonable amount that could be provided. It is worth noting that, when considered as a proportion of the overall habitable rooms in the development, the figure rises to 22%, due to the number of 3 bedroom units within the provision.
- 6.1.18 It is noted that the current affordable housing offer is a 1 unit reduction compared to the scheme that was brought before members at April's committee and reduces the overall percentage of affordable units from 20.5% to 19.3% (and from 24% per habitable room to 22% per habitable room). Viability information has been submitted setting out the implications of an 81sqm loss of residential floorspace upon the viability of the proposal. This has been assessed by the Council's Strategic Property Services Team who believe that the revised offer is the maximum reasonable amount that could be provided.
- 6.1.19 It is noted that the proposal would provide a tenure split within the affordable housing provision of 31% social rented and 69% intermediate whereas CS20 seeks a tenure split of 60% social rent and 40% intermediate. However, due to the need for social rented units to be provided with a separate core, and given the cost implications this would have on the scheme's viability (and consequently, the number of affordable housing units that could be provided) the provision of 5 social rented units accessed from the street is considered the optimum number that could have been secured on site in this case, taking into account scheme viability. It is also noted that all five of the social rented units would be family sized units which is the unit type most in need in the borough as set out in the DMLP policy DM22.

6.1.20 The above affordable housing provision has been agreed in consultation with the Council's Housing Team who have indicated a willingness to take on the entirety of the affordable housing within the scheme. The cost at which the Housing Team have stated they would be willing to pay for the units has been factored into the viability allowing the proportion set out above to be achieved. A clause is recommended within the Legal Agreement giving the Council pre-emptive rights to purchase both the shared ownership and social rented units at the figures agreed. In the event that the council do not exercise their pre-emptive rights in relation to the social rented units, the overall level of affordable housing will be revised in line with the alternative values set out in the viability assessment (this would result in the number of shared ownership units being reduced by three due to the alternate values in the viability assessment being lower than that the council is willing to pay). In the event that the council do not exercise their pre-emptive rights in relation to the shared ownership units, the units will be disposed of to an alternative affordable housing provider. Should the units achieve a higher value than that set out for shared ownership units in the viability assessment, any overage in the value obtained shall be shared between the applicant and the council (with 60% going to the council and 40% going to the applicant).

6.1.21 In addition, the above affordable housing levels have been arrived at given that the existing floorspace within the development will be exempt from CIL as it has been in use within the last three years, thereby significantly reducing the CIL charge to the developer. A clause is recommended requiring a review of the viability assessment should the existing floorspace become CIL liable, with the levels of affordable housing revised accordingly.

6.1.22 To take into consideration any increase in rental level/property values that may occur, a review mechanism is also to be secured by way of legal agreement if the development is not implemented within 24 months. If implementation works are not carried out within a 24 month period, a financial re-appraisal is required with any prospective overage captured. This review mechanism is similar to others used successfully in S106 agreements as part of other developments in the borough and will ensure that the development contributes the maximum reasonable amount of affordable housing.

6.1.23 A review mechanism is also to be secured once 75% of the units on site are sold. Where a surplus profit is identified this is to be split 60/40 between the LPA and developer and spent by the council on affordable housing provision.

## **6.2 Design, Appearance and Impact upon Heritage Assets**

### Site Context

6.2.1 The site is an irregularly L-shaped parcel covering an area of approximately 0.23 ha, with its main rectangular part facing Hackney Road to the south. It is bordered by Scawfell Street to east and Dawson Street to the west.

6.2.2 The existing building on site is a former Odeon Cinema converted into a Mecca Bingo and currently disused. This brick building is up to four storeys in height and



is not statutory listed. A car parking area is located to the north of the site. Three semi-mature plane trees are lined on the Hackney Road pavement, just outside the boundary of the site.

- 6.2.3 Opposite the site, there is a small open-space with another group of semi-mature trees and a row of single storey garages set-back from Hackney Road by ten metres approximately and a sixties-styled, five-storey block of flats, positioned further back from the street.
- 6.2.4 On Dawson Street, the site adjoins a five storey residential development. On Scawfell Street, the northern wing of the site adjoins a three storey, pitched roof terrace of three Victorian houses of some architectural value.
- 6.2.5 The site lies within the immediate setting of statutory listed buildings. To the east of the site, at nos. 229-235 Hackney Road, there is a Grade II listed, four storey late Georgian terrace of significant architectural and historic value, with deep front gardens, (and other Grade II listed segments of this terrace further away from the site at nos. 237- 243 and 247- 251 Hackney Road). To the west of the site, there are three-storey pitched roof terraced houses, identified as 'buildings of townscape merit' in the Hackney Road Conservation Area appraisal. Locally listed buildings are positioned further west at nos. 197-203 Hackney Road.
- 6.2.6 Other listed buildings in the wider surroundings include: the Grade II listed Hagerstown Secondary School, Grade II listed terraced houses at 1-15 Queensbridge Road, Grade I Church of St. Chad (and Grade II\* vicarage) on Dunloe Street, and the Grade I listed Geffrye Museum which is positioned 300 metres away from the site to the north west.

#### Principle of Demolition

- 6.2.7 The former Bingo Hall is not nationally or locally listed. The site is within the Hackney Road Conservation Area.
- 6.2.8 The existing building was constructed in 1938 as an Odeon Cinema. It was the 124<sup>th</sup> of the original Odeon theatres to be built and it was one of eleven that architect Andrew Mather designed for the circuit. The building closed as a cinema on 20th May 1961 and was immediately converted into a Top Rank Bingo Club, notable as being the first purpose-built Odeon theatre to switch from film to bingo. It continued as a Mecca Bingo Club until it was closed on 16th June 2015, serving 54 years as a bingo club, compared to its 23 years as a cinema. The following analysis follows the pattern of English Heritage's *Conservation Principles, Policies and Guidance* (2008) and aims to take account of how a building or place is generally valued and the associations which it carries.

#### Historical and evidential significance

- 6.2.9 The building has no known association with famous people or events. The building illustrates the importance of cinema as a new form of entertainment in the middle years of the twentieth century. However, it is not considered to be a unique or outstanding example of either a cinema or bingo hall.

Aesthetic significance

- 6.2.10 As originally constructed the building was mainly a plain brick shed. Architectural interest was located at the corner of Hackney Road and Dawson Street where a cream faience entrance tower rises through five storeys.
- 6.2.11 Internally, the elements of interest were the main staircase with an iron and bronze handrail, which led to a large circulation area (possibly a tea room) at balcony level. The building was of one main volume, interrupted only by a sweeping balcony. The decorative scheme was fairly plain, with coloured, raised plaster bands (often grouped in threes) uniting the interior, a simple stage and screen, ventilation grilles with a linked chain pattern and ornamental period lights. Unfortunately, this has been substantially lost. Although the staircase survives, only the handrail is a significant feature. The tea room has been subdivided into a sequence of small spaces (damaging the plasterwork). The main volume is now hard to read since the introduction, probably in 1961, of a second balcony (obscuring and infilling the screen and stage) loosely modelled on the original design. The original lights and much plaster detailing at lower levels is lost, although some is retained at high level.
- 6.2.12 Prior to closure in June 2015, the building retained the bingo features including electronic scoreboards, seating grouped around small tables with electronic equipment, booths for tokens and the caller's booth. Unfortunately the building has since been squatted and when inspected by Conservation staff in June 2016 it was apparent that all the seating, tables, scoreboards and much else had either been destroyed or removed by squatters.
- 6.2.13 The building was never one of Odeon's grandest branches. The process of conversion to Top Rank and then Mecca Bingo caused damaging changes to the fabric. The equipment associated with the bingo use has also been destroyed. Although the building retains its basic (and impressively large) form, there have been harmful changes to its plan form internally and an almost complete loss of features of aesthetic interest both internally and externally.
- 6.2.14 The building does have social significance as a place where local people were entertained for 77 years. This social significance is more of a planning use than a heritage consideration and is addressed in the Principle of Land Use section above. Conditions should be attached that ensure, the building be recorded. This should include an examination of areas not accessed in the Conservation inspection (the projection room and the basements) to professional building recording in text and images to Historic England Level 2 standard, and that the reuse of some building elements in any new building (e.g. stair handrail) or historic interpretation within the new building. This could give the new development a memory of the former Odeon.
- 6.2.15 It is considered that the building would not come close to meeting the criteria for national listing by Historic England. Historic England have not objected to its demolition. The building also does not meet the criteria for local listing. Even its value as part of the streetscape in a Conservation Area is very limited. As such,

its demolition as part of an otherwise acceptable scheme is considered to be acceptable.

#### The Proposal

6.2.16 The proposal is for a mixed-use, part-five, part-ten storey scheme, comprising commercial uses on part of the ground floor and residential throughout the rest of the building. The scheme comprises three main elements.

- U shaped five storey residential podium positioned around an internal courtyard, with commercial ground floor space opening onto Hackney Road and Scawfell Street and Dawson Street.
- A five storey 'cubic' lantern element on top of the podium, set-back by 10 metres approximately from the Hackney Road parapet and set-back from the Dawson Street parapet by 2 metres. The total height of this element of the scheme is ten storeys plus a 2.5 metres high parapet, and overall height of around 34.8 metres;
- A five-storey northern wing on Scawfell Street, comprising five ground and first floor maisonettes with rear gardens and flats above. The top two floors of this wing are progressively stepped back from the key parapet line.

6.2.17 The remaining space on site is designed as a first-floor communal courtyard above the ground floor commercial space. There is a communal terrace on top of the podium, accessible from both residential cores of the scheme.

6.2.18 The scheme has been to Hackney's Design Review Panel twice, during pre-application stages. Both reviews were chaired by Stephen Cherry. A further meeting was held with the chair of the DRP following the deferral at April's committee, comments from which are summarised at 4.9.3 above.

#### Urban Design and Townscape Principles

6.2.19 The historic character of Hackney Road and its conservation areas varies from a mix of four-six storey warehouses dating from the 19th century and terraced dwellings to the south-west, toward the St. Leonard's Church, to a series of Late-Georgian and Early-Victorian terraces to the east, towards Haggerston Park.

6.2.20 The average height of buildings along Hackney Road within the vicinity of the site varies between three and five storeys. However, the site is positioned on a discernible bend of Hackney Road, with three tall buildings located on both sides of the street: the 15 storey high Fellows Court on the northern Hackney side of the street, positioned behind a screen of trees and set-back by 30m from Hackney Road; and the 11 storey pair of Y shaped blocks on the southern Tower Hamlets side of the street, positioned forty metres away from Hackney Road, behind the historic, low-rise street-frontage.

6.2.21 The wider Hackney Road context comprises other modernist estates including tall buildings, particularly the 14 storey tall building near the junction of Hackney Road and Columbia Road, and Sivill House (20 storeys) further south on Columbia

Road. All tall buildings in the Hackney Road context are surrounded by generous open spaces and are significantly set back from the street (between 25 and 100 metres), behind a line of trees or a low-rise street frontage of terrace dwellings. These tall buildings create architectural episodes visible from Hackney Road, particularly when travelling down and through the street bend.

- 6.2.22 Historically, Hackney Road has been subject to a process of stratification, triggered, among other factors, by World War II bombing and consequential post war construction of housing developments and other facilities (i.e. the Grade II listed Haggerston School by Ernő Goldfinger).
- 6.2.23 More recently a number of significant schemes have been proposed or developed on both Hackney and Tower Hamlets sides of Hackney Road (including developments at nos. 97-137 Hackney Road and the Mildmay scheme, closer to the St. Leonard's Church junction).
- 6.2.24 Hackney Road is also characterised by a sequence of tightly defined matching street frontages which open up into wider spaces along its path. The site is at a point along Hackney Road that opens up between the more traditional street frontages. The pavement in front of the existing building is particularly wide (10 metres approximately) and this particular point of the street is further defined by the generous number of semi-mature trees fronting the site and the small open space opposite the site on Hackney Road.
- 6.2.25 The site has been occupied by the current building for the last 70 years and acted as a local landmark along Hackney Road. Generally the site is considered adequate for a landmark quality building, which would contribute to the ongoing improvement in the quality of the built environment along Hackney Road. A proposal on this site could create a new architectural and urban episode, which would rebalance the weight of the existing group of tall buildings toward the eastern side of the bend of Hackney Road.
- 6.2.26 In line with the Council's aspiration to have a clear, complementary and consistent approach to new schemes within the conservation area, the common characteristic of these developments is to maintain the buildings facing Hackney Road to a scale comparable to this of existing buildings approved towards further south along Hackney Road, with a maximum parapet of five to six storeys and be of a landmark quality due to their high quality innovative design.
- 6.2.27 Whilst the five storey podium is a storey higher than the neighbour grade II listed terrace to the east, it is considered in line with the average heights of the street parapet and considered acceptable (see massing and form comments).
- 6.2.28 The tall element of the scheme has been limited to ten storeys, which is lower than all existing tall blocks surrounding Hackney Road. This element will read in all local views as a set-back element from the street, in line with the established character of Hackney Road.

- 6.2.29 The scheme maintains the existing deep pavement and mature trees at its front, which are beneficial to express the site and the proposed building as a focal point on the street.
- 6.2.30 For all these reasons, the overall principle of the proposed scheme, based on a mixed-use, mid-rise front on Hackney Road and a taller residential element positioned at its rear is considered to have an acceptable level of coherency in urban design terms with this established and emerging character of Hackney Road.

Massing and Form

- 6.2.31 The overall massing of the building has been subdivided into a legible series of elements. The podium has been expressed as a four-storey substantial element on top of a light and transparent ground floor. Similarly, the lower floor of the 'lantern' at fifth-floor level has been designed as a set-back intermediate floor, with the main body of the lantern laying on it. This approach creates a legible and hierarchical composition of elements and a sense of unity across the podium and lantern, and assists in expressing the tall element of the scheme as an expressive landmark with well-balanced proportions, visually "suspended" above the podium.

Amendment to the Podium

- 6.2.32 Following concerns expressed by members at the Planning Subcommittee Meeting on 5<sup>th</sup> of April 2017, the proposed podium has been revised to reduce its visual massing and improve its relationship and impact to the adjoining heritage assets.
- 6.2.33 On the fifth storey, a setback from the main parapet of the scheme has been incorporated on the whole Hackney Road elevation, most of Scawfell Street and part of Dawson Street, with depth varying approximately from 2 metres on Hackney Road to 1.5 metres on Dawson and Scawfell Street. This has reduced the perceived bulk of the building and created a legible visual relationship with the parapet of the neighbouring Grade II listed terrace on Hackney Road. The fourth storey parapet of the scheme is clearly expressed and emphasised by the corten fascia which runs around the podium and reinforces the visual relationship with the parapets of the neighbouring historic terrace.
- 6.2.34 On Scawfell Street, the junction between the podium and the northern wing of the scheme has been significantly improved when compared to the previous iteration of the design. This has been achieved by designing a unitary five storey volume with no set-back from the main parapet, acting as an intermediate element between the podium and the northern wing. The resulting form is also considered beneficial to make more prominent, and better celebrate, the main entrance to the flats on Scawfell Street.
- 6.2.35 On Dawson Street, the top-floor setback at the corner with Hackney Road has been further extended away from Hackney Road and designed contextually with the loggia balconies on the lower floors. This has improved the overall proportions and perceived bulk of the podium and assists in limiting the change of scale with

the neighbouring terraced dwellings of townscape merit to the west on Hackney Road.

- 6.2.36 Generally it is considered that the proposed massing and form of the scheme has been significantly improved when compared to the previous iteration with the podium now considered to integrate well within its surrounding context.
- 6.2.37 The northern wing of the scheme (Scawfell Street) has been designed with the intention of mediating between the five storey podium of the scheme and the northern neighbouring three-storey terrace. This has been achieved by broadly aligning the three-storey lower element of the building with the neighbouring terrace with two progressively set back upper floors (by 1.5 metres each approximately). Following the 5<sup>th</sup> of April, 2017 Sub-Committee, the scheme has been further improved on this side, by chamfering the rear north-end of this block, in a way to partially mitigate any sense of the enclosure created to the neighbouring property to the north.

#### Appearance and Materials

- 6.2.38 The architecture of the scheme is based on an expressive weathering steel exoskeleton, which frames the recessed balconies, infill panels and openings. This approach is applied on the whole podium and lantern, with the exception of the ground floor and intermediate floor, which are architecturally treated as voids beneath the “floating” lantern and podium.
- 6.2.39 Since the Planning Subcommittee on the 5<sup>th</sup> April 2017, this element of the design has been further improved by creating a wider corten grid on the podium, which creates facades with a more domestic feel and a calmer language of horizontal and vertical expression lines. A denser pace of corten uprights have been maintained on the lantern, to accentuate the intended sense of verticality provided by this element of the scheme and further distinguish it from the podium.
- 6.2.40 The northern wing is differentiated from the main part of the scheme, in order to express the more intimate and domestic scale of Scawfell Street. The street elevation and the weathering-steel elements are designed to relate to the internal layout and proposed types of units: a legible vertical rhythm of steel-posts subdivide the elevation on ground and first floor to express the maisonette type; substantial parapets as horizontal expression lines are incorporated at second to fourth floor, consistent with the gallery type designed on these floors.
- 6.2.41 Within this overall concept, the lantern, podium and north-wing of the scheme are further differentiated by playing on the materiality of the infill panels. Glazed panels with fabric interlining are proposed for the lantern infill panels, which is considered beneficial to express this part of the scheme as a lighter and softer element than the lower podium. Patterned concrete panels are proposed for the northern wing infill panels, which would be coherent with the intended marked domestic feel of this side of the development.
- 6.2.42 The courtyard elevation is characterised by galleries and the wide grid of corten steel elements in front. The windows and doors create variations on the façade

within the calm order provided by the strong grid. The materiality of the recessed elevation will be addressed through the discharge of condition process.

- 6.2.43 A condition is recommended requiring further details of the structural grid along with details of materials and other detailed design matters.

#### Internal Layouts

- 6.2.44 The ground floor commercial space has been concentrated at the front of the scheme, consistent with the mixed-use character of Hackney Road. Entrances are positioned centrally, on Hackney Road and on Scawfell Street. The entrances to the two residential cores of the development have been positioned on Dawson Street and Scawfell Street, which is considered consistent with the more domestic character of these two side streets. The refuse storages have been adequately dimensioned and positioned in proximity to the residential entrances. The scheme's substation and lift access to the basement commercial refuse stores have been integrated appropriately within the overall design without compromising the active frontage on Dawson Street and Scawfell Street.
- 6.2.45 All residential units meet the minimum recommended standards set out in the London Housing SPG and Technical Housing Standards. The introduced set-back on the top floor of the podium has had a positive impact on the internal layout as: additional amenity space is provided to the residential units on this floor; the Unit C1-04-06 layout is improved by reducing the internal circulation and; the Unit C1-04-07 is provided with improved daylight and sunlight when compared to the previous stage. Although the western residential core would still serve 9 units per floor at third floor level, contrary to London Plan Housing SPG guidance, the overall quality of the scheme is considered acceptable in layout terms. A condition is recommended requiring further details of the elevational treatment to Scawfell Street so that the relationship between these units and the street can be further refined.

#### Landscaping

- 6.2.46 Whilst the overall principles of the designed pavement area at the front of the scheme are understood, further detail will be sought by condition on the proposed planters in terms of their position and architectural appearance.
- 6.2.47 It is considered that the proposed residential roof garden at fifth floor would provide adequate communal amenity space to the residential uses of the development. Further details will be sought in relation to the detailing of the proposed residents' pavilion as an expressive element of the overall design, without impacting on the podium's legible parapet. A condition is also recommended requiring further details of the landscaping scheme and layout of the courtyard and roof garden.

#### Conservation and Heritage

##### *Development in the Conservation Area*

6.2.48 The amended scheme has been reappraised to assess its impacts upon nearby heritage assets. It is considered that the amended scheme does provide improvements in its relationship, in townscape terms, to these adjoining heritage assets. However, the overall impact remains broadly the same as the previous scheme.

6.2.49 The site is within the Hackney Road Conservation Area (HRCA). Conservation Areas are protected through Planning (Listed Buildings and Conservation Areas) Act 1990 and particularly the section 72, which states: “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”

6.2.50 The Hackney Road Conservation Area was defined as a more or less narrow ribbon of development lining Hackney Road to the north and limited to the historic buildings antecedent to the Second World War. The Hackney Road Conservation Area Appraisal (HRCAA) describes the area as:

*“... characterised by a mix of retail uses, reflecting its historical composition with the main road still in use today as: warehouses, factories, and shops. The side streets are mainly occupied by commercial uses and workshops. The north side of Hackney Road and streets behind have a mixed character, with more historic terraced houses, along with the characteristic retail, and factory/warehouse buildings. This is principally a commercial area, characterised by two to three, or four-storey brick, terraces. Some houses have surviving Victorian ground floor shops, sitting tightly back along the pavement edge. There is little public open space here, except for the Hackney Road Recreation Ground, and a small green public space next to Fellows Court. Haggerston Park constitutes the second distinctive area within the conservation area and includes: Haggerston School, and Hackney City Farm, to the west of Goldsmith’s Row. In historic terms, both Haggerston Park and the City Farm are fairly recent additions to the area, being created in the 1950’s and 1970’s, respectively.” (page 21)*

6.2.51 This description portrays the mixed character of the conservation area, and how this is not solely based on buildings and unitary developments from a particular historic period, but instead a varied building typology arrived at through a process of stratification over a number of years, not least since the bombings of the First and Second World War. Demolition following the Second World War has created wide gaps in the street frontage, which have been mostly filled with 1960’s residential developments, including the 15 storey tall block of Fellows Court.

6.2.52 The existing screens of trees lining Hackney Road are concomitant with these post-war developments, assisting in maintaining the historic “low rise parapet” of the street, while the tall blocks are positioned at their rear, or behind low-rise buildings (as it happens this also occurs on the Tower Hamlets side of the street).

6.2.53 Apart from the Haggerston School, no post-war developments are included within the HRCAA, due to their limited architectural appeal. Nevertheless, they are a consolidated element of the varied character of its setting and have assisted in



defining the character of recently approved schemes within the conservation area and its setting.

- 6.2.54 In line with the established character of the street and setting of the conservation area in the last century, recently approved developments on the Hackney and the Tower Hamlets side of Hackney Road have maintained the mid-rise parapet of the street and have concentrated any element of height as a set-back element. The approved development at 97-137 Hackney Road (appl. no. 2015/3455), approximately 200m west of the site and within the HRCA, was designed with a six storey elevation on the street and a seven storey element as a gateway to the scheme's public mews. This elevation neighbours three/four storey high dwellings to the north-east. The rear blocks of the scheme include a nine storey high block.
- 6.2.55 Submitted CGIs in the Heritage, Townscape and Visual Impact Assessment (HTA) include views approaching the scheme from western and eastern Hackney Road, and others within the HRCA. Views nos. 10 and 11 show the scheme as a local landmark at the eastern end of the street bend, approaching from western Hackney Road. Whilst the lantern element of the scheme would be markedly higher in the background of the locally listed buildings and immediate buildings of townscape merit (at nos. 197-203 and 205-209), it still appears as a disengaged element from the Hackney Road elevation, whereas the podium maintains an acceptable level of coherency with the historic parapet of the street and with the varied character reinforced by other recent developments on Hackney Road.
- 6.2.56 Approaching from eastern Hackney Road (views nos. 12 and 13 in the HTA), the visual impact of the tall element of the scheme on the conservation area is partially mitigated by its position to the western half of the podium, where the impact on local heritage assets is considered to be less problematic. The podium, with trees at its front, creates a well-integrated feature within the conservation area, in terms of overall height and pattern of elements on façade. Additionally, in these views the impact on the setting of the listed terraces is mitigated by the podium's reduced bulk. The setting back of the 5th floor of the podium assists in creating a legible visual relationship and sense of continuity with the four storey parapet of the neighbouring listed terrace on Hackney Road and integrating the scheme more effectively within the existing streetscape.
- 6.2.57 The visual impact on Haggerston Park, as shown in view no.4 of the HTA, is considered limited when considered in the context of Fellows Court, visible behind it. This visual impact would be further mitigated when the mature trees surrounding the park would be in leaf.
- 6.2.58 In conclusion, it is considered that the scheme is consistent with the varied character and urban form of Hackney Road Conservation Area, with a four storey plus set-back top floor podium and a ten-storey element, set-back by 10m from the street. For these reasons the proposal is considered an acceptable form of development within the HRCA. Based on this assessment of the proposal, the scheme is considered in line with the Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

*Development within the setting of a Conservation Area*

6.2.59 The site sits within the setting of this conservation area. The setting of conservation areas is protected through national policy treatment as designated 'heritage assets'. NPPF defines "setting" as: "The surroundings in which a heritage asset is experienced" and notes in the definition of "significance" that "Significance derives not only from a heritage asset's physical presence, but also from its setting". NPPF states, at Paragraph 129 that "local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). NPPF also states, at Paragraph 132 that: "Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting." Therefore, setting issues are a material planning consideration.

*Hackney Road Conservation Area (LB Tower Hamlets)*

6.2.60 This conservation area lines Hackney Road to its south and partially to its north, within the Borough of Tower Hamlets. Whilst the public realm opposite the site was included within this conservation area, the immediate buildings facing the street opposite the site are post-war developments and were not included within the conservation area. The conservation area is characterised by a mixed character, including two Y shaped tall buildings (11 storeys), positioned forty metres away from the street, behind the low-rise historic frontages.

6.2.61 Besides taller elements being an integral part of the conservation area, the impact of the proposed scheme on this conservation area would be further mitigated by the screening of mature trees positioned on both sides of the street and the 10m set-back of the lantern element from the street. The scheme is considered to be in line with this established mixed character of the conservation area and is considered to have less than substantial harm to the character of its setting, in line with the section 12 (paragraphs 129-132) of the NPPF.

*Jesus Hospital Estate Conservation Area (LB Tower Hamlets)*

6.2.62 This conservation area is positioned 125m south of the site. View no.3 of the HTA shows the top part of the scheme lantern raising above the 2 storey parapet of Elwin Street. In the wider townscape context, there are other taller elements raising above this low rise parapet, particularly the 20-storey high Sivill House, which is visible from a number of points within the conservation area. The harm is identified as less than substantial as the scheme would be distant enough from this conservation area to read as something separate from it and in line with the mixed character of its surrounding context.

*Setting of Listed Buildings*

6.2.63 A grade II listed terrace is at nos. 229-235 Hackney Road, to the east of the site. The buildings at nos. 229-231 are four storey and basement (the top storey probably added) the others are three storey, all 2 windows wide. The buildings are characterised by their stock-brick facade and parapet. Further east there are other similar Grade II terraces, from nos. 237 to 243 and from nos. 247 to 251

Hackney Road. The setting of a listed building is protected by the Planning (Listed Buildings and Conservation Areas) 1990 Act Section 66 (2): “...*the local planning authority...shall have special regard to the desirability of preserving the building or its setting...*”.

- 6.2.64 The proposed podium of the scheme is positioned approximately seven metres to the front of the neighbouring listed terrace at nos. 229-235 Hackney Road. In the previous scheme, the scale of the podium’s south-eastern corner and side-elevation were considered to have an impact on the background setting of these listed buildings, as would the lantern element of the scheme. However, it is considered that the revised proposal, which includes a substantial set-back on the top floor of the podium, has created a better relationship with this neighbouring listed terrace, as the fourth storey parapet of the scheme is broadly in line with that of the listed terrace and creates a more legible and coherent streetscape: the changes of scale within the scheme and within its surroundings are more gradual and the reduced bulk of the podium results into a better proportioned south-eastern corner, facing the listed terrace.
- 6.2.65 This improvement has been achieved by also refining the proposed architecture, where the proposed fourth storey corten fascia reinforces the visual relationship with the neighbouring listed terrace. The increased width of the corten grid on the podium is also considered beneficial to create a more marked residential feel, more coherent with the character of the neighbour listed dwellings. In terms of materiality, the weathering steel exoskeleton creates an expressive relationship with the London stock brick facade of the listed buildings.
- 6.2.66 The lantern element of the scheme remains the same, positioned some 35 metres away from the terraces on the western side of the development, and as such will only be visible as a backdrop from limited view angles.
- 6.2.67 Overall, the amendments to the scheme are considered to have improved the level of architectural quality of the scheme and would create an interesting architectural background to the listed buildings when approaching from eastern Hackney Road, subject to the development being built to the highest possible quality of details and finishes.
- 6.2.68 Generally the scheme’s impact on the setting of the listed terrace is considered less than substantial, and acceptable in design terms, when considered in aggregate with the overall architectural quality of the proposed scheme.
- 6.2.69 The visual impact on terraces further away from the site at nos. 237 to 243 and from nos. 247 to 251 Hackney Road is partially shown on view no.13 of the HTA. From this view, it appears as the lantern of the scheme would rise in the background of these terraces in a similar way to the Fellows Court development further west. This visual impact is not considered significant enough to be considered a reason for objecting the scheme in conservation terms.
- 6.2.70 To the west of the site, there is a terrace including two buildings of townscape merit, at the junction with Dawson Street and four locally listed terraced dwellings further west from the site at numbers 197-203 Hackney Road. Buildings at

numbers 197 and 199 Hackney Road have been recently partially refurbished, with a new brick front façade in style. Generally, these buildings are considered as less sensitive heritage assets in setting terms than the Grade II listed terrace to the east. The amended scheme's impact on these heritage assets is considered to be less than substantial and acceptable.

Listed buildings within the wider context

*Haggerston School*

6.2.71 Whilst the views B and D as shown in the Appendix 1 of the HTA shows that the scheme would be visible within views taking in the Grade II listed Haggerston School, it is considered that the proposed architecture will create an expressive and interesting relationship between the designed corten-steel exoskeleton at the subject site and the architectural composition of the Haggerston School. Overall, it is considered that the design of the proposal would be sympathetic to the rational approach to the architecture of the school.

*St Chad's Church*

6.2.72 The top of the scheme would be slightly visible in the background of a sixties-style block neighbouring the church to the east. The scheme is considered to have no significant impact on the church and is not objected in these terms.

*Geffrye Museum*

6.2.73 The scheme would not be visible from within the courtyard of the Geffrye Museum and would not create any harm to this unique heritage asset in Hackney.

6.2.74 There are no listed buildings within the Borough of Tower Hamlets that would be affected by the scheme.

6.2.75 Based on the above, the proposal is considered in line with the Section 66 of the Planning (Listed Buildings and Conservation Areas) 1990 Act and is not objected to in these terms.

Conclusion

6.2.76 The proposal has been arrived at after a lengthy and comprehensive design process at pre-application stage, with the original 17 storey massing reduced to a maximum of ten storeys plus top-parapet and significantly reduced in terms of overall bulk. Recent amendments have further improved the scheme and further mitigated its impact on the neighbouring listed buildings and character of the conservation area.

6.2.77 Whilst the current proposal is still considered to have an impact upon nearby heritage assets, this is assessed as being less than substantial harm. The current massing is considered acceptable in design terms, and the architectural quality is considered in line with mixed character of Hackney Road and the conservation area. In cases where harm is identified, paragraph 134 of the National Planning

Policy Guidance 2012 requires this harm should be weighed against the public benefits of the proposal in determining an application.

- 6.2.1 Should the proposal be approved, further details will be sought as part of the discharge of condition process, with particular attention paid to the designed exoskeleton and the materiality of the scheme, including its landscaped parts, in order to ensure that these are finished to the highest possible standard. Overall, the scheme is considered acceptable in design terms, subject to the conditions set out in recommendation B below.

### **6.3 Standard of Accommodation**

#### Standard of Residential Accommodation

- 6.3.1 The Mayor Housing SPG provides guidance on the standards for all new residential development within London. DMLP policies DM1 and DM19 outline that new housing in Hackney should comply with the London Plan and Mayor's Housing SPG. This includes criteria such as minimum space standards and access to private amenity space.
- 6.3.2 The residential units are a mix of studio, one, two and three bedroom units. All the units meet the area requirements in the London Plan. Each unit is provided with private amenity space generally in form of recessed balconies. The majority of units are also provided with adequate levels of natural light as evidenced by the Average Daylight Factor analysis contained in the submitted Daylight/Sunlight report. Those units where the ADF levels are below BRE guidance are mostly obstructed by large balconies. Overall, the development is considered to be provided with adequate levels of daylight/sunlight given the inner urban location, including the extent of overshadowing of communal amenity space.
- 6.3.3 Approximately 75% of units within the scheme would be provided with a dual aspect. The single aspect units comprise 8 west facing studio units and 8 west facing two bed units along with four east facing 1 bed units. None of the single aspect units would be north facing and, given the otherwise high quality of the layout of the units and broad compliance with required internal daylight levels, this is considered acceptable.
- 6.3.4 The U-shaped layout of the scheme results in overlooking distances between units of approximately 15m across the internal courtyard. This is considered acceptable given that the windows facing the courtyard on the eastern side of the floorplan all serve kitchens and bathrooms were there would be less of a sense of overlooking.
- 6.3.5 The residential units are accessed from two separate cores, with entrances on the east and west elevations. The eastern core consists of a single lift and the western core of two lift. Both have fire escape stairwells. 10% of the units are adaptable for wheelchairs. A condition will be imposed requiring compliance with Part M of the building regulations in order to ensure that the development is adequately accessible. On this basis the proposed access arrangements are considered acceptable.

- 6.3.6 The proposal would fall short of the open space standards set out in DMLP policy DM31 but the development would still provide a substantial provision of communal open space (625sqm) for a development in a dense urban area. As such, extent of open space proposed would be acceptable.
- 6.3.7 The development would provide 53sqm of playspace. Given that the Social Rented units are maisonettes with direct access from the street and their own rear gardens, it is not considered appropriate to consider these units within the calculation of child yield within the development. The child yield for the market and intermediate units results in a requirement for 52.4sqm of playspace. As such, the development is considered to comply with London Plan standards.

Standard of Commercial Accommodation

- 6.3.8 DMLP policy DM15 relates to new business (Class B1) floorspace and requires such floorspace to be well designed, high quality and incorporate a range of unit sizes and types that are flexible with good natural light, suitable for sub-division and configuration including for occupiers by small or independent commercial enterprises.
- 6.3.9 The proposed development provides open plan office space that could be readily adapted to the needs of different types of occupiers. The commercial space would be provided with ample natural light from large windows on the east, south and west elevations and the roof light within the centre of the floorplan. Given that less than 1000sqm of office floorspace is proposed, the standards set out in DM31 in relation to open space are not considered to apply. As such, the standard of office accommodation proposed is considered acceptable. However, as per the requirements of DM15, a condition is recommended requiring the submission of a marketing and fit-out plan to ensure that the space is marketed and fit-out appropriately.

**6.4 Traffic and Transportation**

Surrounding Highways & Transportation Network and Accessibility of the Site

- 6.4.1 The site is bound by Dawson Street to the west, Hackney Road, (A1208) to the south and Scawfell Street to the east. The site is served by a network of roads, with Dawson Street, Scawfell Street and Dunloe Street being adopted by the London Borough of Hackney with Hackney Road along the southern side of the Site being adopted by the London Borough of Tower Hamlets (although maintenance of this section of Hackney Road sits with Tower Hamlets).
- 6.4.2 The predominant land use in the area is residential with a large school located to the north of the site on Dunloe Street. The residential streets to the side and rear operate a 20mph speed limit with speed reducing measures in place while Hackney Road operates as 30mph speed limit.
- 6.4.3 There are a number of formal crossing points on Hackney Road, including a signalised pedestrian crossing facility to the front of the site, crossing facilities

incorporated into the signalised junction of Hackney Road / Queensbridge Road / Horatio Street and a zebra crossing facility to the west of the site outside 188 Hackney Road.

- 6.4.4 The subject site is in an area with a PTAL accessibility rating of 5 (on a scale of 1a - 6b, where 6b is the most accessible) with Hoxton Overgrown and Cambridge Heath Station within walking distance of the site. There are numerous high frequency bus services operating within a short distance of the site. The site is therefore considered to have a high level of accessibility to public transport links.
- 6.4.5 There are a number of “Routes signed or marked for use by cyclists on a mixture of quiet or busier roads” as set out in TfL’s Local Cycling Guide 14 within the vicinity of the site, including Dunloe Street and Queensbridge Road. There are a number of car club bays within the vicinity of the site with London Cycle Hire facilities outside of recognised walking distances.
- 6.4.6 The development site is located within Hackney Controlled Parking zone (CPZ) Zone F, which operates Monday to Sunday 0730 to midnight with a mixture of Permit Holders, Pay and Display and motorcycle parking provided in the vicinity of the site.
- 6.4.7 Traffic volumes on Hackney Road are high throughout the day with evidence to suggest that when congestion occurs along the Hackney Road link the side roads such as Dawson Street and Scawfell Street are used as a cut through by non-localised traffic to avoid delays with resultant road safety and environmental impacts on the quieter residential roads.
- 6.4.8 The proposal is therefore considered to be in a sustainable location in transport terms in accordance with LBH and Core Strategy Policy 33, DM Policy (DM 45) & London Plan Policy (6.1)

#### Trip Impacts and Assessment

- 6.4.9 The Transport Statement (TS) includes an analysis of the trip generation of the proposed development using the TRICS database for the office and residential uses. The vast majority of trips are anticipated to be by sustainable means such as walking, cycling and public transport. A full 24 hour break down of development trips by all modes has been provided. This has been assessed and is considered acceptable to demonstrate that the trips created by the development would not adversely affect the surrounding transport context.

#### Access

- 6.4.10 The development has a number of access points, including a residential lobby and reception area and two employment entrances onto Hackney Road. Additional residential entrances are provided on Scawfell Street for both flats and family houses as well as secondary access points on Dawson Street.

Urban Realm & S278

- 6.4.11 The NPPF Paragraph 61 highlights the importance of connections between people and places and the integration of new development into the built environment. The London Plan sets out a strategic approach to develop a coherent, inclusive and attractive public realm environment LP policies 2.9, 2.10, 2.13, 6.1, 6.9, 6.10). CS Policy 6 of the Hackney Core Strategy (2010) looks to encourage patterns and forms of developments that reduce the need to travel, particularly by car, and will ensure that development results in the highest standard of design quality, environment and facilities for pedestrian and cyclists
- 6.4.12 CS Policy 24 of the Hackney Core Strategy (2010) looks for all development to enrich and enhance Hackney's built environment and create a sense of place by enhancing of the public realm and ensuring good connection into existing routes, movement patterns and streetscape. In accordance with LBH Policies DM1, DM3, DM4, DM44, DM45 and DM46 all developments are expected to integrate the proposed development into public realm and or provided contributions to urban realm improvements in the vicinity of the site.
- 6.4.13 Whilst the proposed improvements to the public realm along Hackney Road are welcome, given the poor existing environment in the area and the vehicle cut-through issue identified above, it is recommended that a scheme of works be secured through a legal agreement to close off the junctions of Hackney Road with Dawson and Scawfell Street and improve the pedestrian environment in the vicinity of the site.

Cycle Parking

- 6.4.14 212 cycle parking spaces are to be provided with a breakdown as follows: 160 long stay residential; 30 short stay residential; 20 long stay office; and 2 short stay office. This provision exceeds London Plan standards and is in line with the guidance set out in the Hackney Transport Strategy. Overall, the extent of cycle parking is considered acceptable, subject to further details to be secured by condition.

Car Parking

- 6.4.15 The subject property is located in an area with a PTAL 5 and within a Controlled Parking Zone and as such the provision of a car free development is in line with both London Plan and Hackney policies. Given that the Council operate a policy where disabled parking is provided on a needs basis, no on-street disabled parking bays will be sought as is proposed in the TS. Future occupiers of the development will be excluded from applying for a car parking permit (with the exception of disabled users) via a S106 Agreement.
- 6.4.16 In addition to this it is recommended that future residential users are provided with car club driving credit (a credit equalling a minimum monetary value of £60 per new residential unit made available, to the first occupant of each new residential unit, as a contribution towards their car club membership fee and/ or driving credit)



Servicing

6.4.17 The Transport Statement indicates that service vehicle trips to and from the development will not be frequent and can occur from small to medium sized vehicles. As such, servicing of the development would occur from locations on Dawson and Scawfell Street where permitted under current or future Traffic Regulation Orders (loading/unloading/restrictions). To facilitate loading/unloading, a dropped kerb will be provided to allow ease of access of goods and refuse bins. This is likely to require some readjustment of the Traffic Regulation Orders on both Dawson and Scawfell Street. The reinstatement of the redundant crossover on Scawfell Street will create some additional useable kerbside carriageway space on the eventual uses of these areas which is a matter for the Local Highway Authority to agree (following any necessary consultation) based on an assessment of current needs at that time.

Construction Logistics

6.4.15 It is noted that a draft construction impact assessment is included in the TS. The proposed development is adjacent to an area where there is significant amounts of construction either underway to planned. A degree of co-ordination is therefore required to ensure the development of the site is acceptable in terms of safety and traffic conditions. Consequently a full CMP will be required via condition.

Travel Plan

6.4.14 A Draft Travel Plans was submitted in support of the planning application. A Full travel plans for both residential & commercial should be conditioned along with appropriate S106 monitoring fees. The full travel plans should be carried out in accordance with TfL's best practice guidance.

**6.5 Energy and Carbon Emissions**

6.5.1 Policy 7.6 of the London Plan 2011 seeks to ensure that developments incorporate best practice in resource management and climate change mitigation and adaptation. Chapter 5 of the London Plan sets out a comprehensive range of policies aimed at achieving climate change mitigation. Key policies include Policy 5.2 which sets out the following energy hierarchy: be lean: use less energy; be clean: supply energy efficiently; be green: use renewable energy. Similarly Policy 29 and 30 of the Hackney Core Strategy 2010 aim to address climate change at local level and encourage the use of renewable technologies for on-site energy generation and the establishment of decentralised energy networks.

6.5.2 The applicant has set out to achieve a 40.9% reduction on baseline carbon emissions against Part L2013. This will be achieved through fabric efficiency measures (9.2%), the installation of a site wide CHP system (27%) and the installation of renewable technologies (4.6). A dynamic overheating assessment has been undertaken, to GLA guidelines, and shown that there will only be a slight, and acceptable, risk of summertime over heating within the development. The applicant has undertaken to install measures to mitigate this risk further.

6.5.3 A site wide strategy has been developed to reduce potable water consumption, improve drainage and reduce surface water runoff and the commercial element will be developed to a BREEAM Excellent rating with a preliminary score of 71% targeted.

6.5.4 Overall, the development is considered acceptable in terms of sustainability. This is subject to a number of conditions which are set out in detail in Recommendation A below.

## **6.6 Amenity of Nearby Occupiers**

### Daylight/Sunlight/Overshadowing

6.6.1 A daylight/sunlight assessment has been submitted in line with the methodology set out in the BRE report “Site Layout Planning for Daylight and Sunlight – A Good Practice Guide (2011)”.

6.6.2 When assessing daylight to existing properties, the primary methods of measurement are vertical sky component (VSC); and No Sky Line (NSL).

6.6.3 The BRE Report sets out two guidelines for vertical sky component:

- a) If the vertical sky component at the centre of the existing window exceeds 27% with the new development in place, then enough sky light should still be reaching the existing window
- b) If the vertical sky component within the new development is both less than 27% and less than 0.8 times its former value, then the reduction in daylight will appear noticeable to the occupants and more of the room will appear dimly lit

6.6.4 The BRE Report also gives guidance on the distribution of light in existing buildings, based on the areas of the working plane which can receive direct skylight before and after. If this area is reduced to less than 0.8 times its value before, then the distribution of light in the room is likely to be adversely affected, and more of the room will appear poorly lit. This is referred to as the No Sky Line (NSL) analysis.

6.6.5 For sunlight, the primary method of measurement is annual probable sunlight hours (APSH) to windows of main habitable rooms of neighbouring properties that face within 90° of due south and subtend the new development at an angle of 25 degrees from the centre of the lowest window to a main living room. If a point at the centre of a window can receive more than one quarter of APSH, including at least 5% of APSH in the winter months, then the room should still receive enough sunlight. If these percentages are not met and the reduction in APSH is more than 20% of its former value, then the loss of sunlight will be noticeable.

6.6.6 For shadow assessment, the requirement is that a garden or amenity area with a requirement for sunlight should have at least 50% of its area receiving 2 hours of sunlight on 21 March.

6.6.7 It is important to note that the proposal relates to a partly cleared site in an inner urban area with surrounding residential properties that in some cases would experience unusually high levels of daylight/sunlight. The BRE guidelines have also been based on a suburban rather than inner urban model and acknowledge that a higher degree of obstruction may be unavoidable in densely developed or historic areas. As such, some flexibility against BRE standards is appropriate, as suggested in paragraph 1.6 of the BRE guidance.

#### Daylight/Sunlight Assessment

6.6.8 The following properties have been identified as in need of assessment for daylight/sunlight:

- |                      |                           |
|----------------------|---------------------------|
| - 200 Hackney Road   | - 229 Hackney Road        |
| - 1-7 Dawson Street  | - 8-14 Dawson Street      |
| - 16 Dawson Street   | - 18 Dawson Street        |
| - 20 Dawson Street   | - 1-30 Dawson Street      |
| - 33 Dunloe Street   | - 35 Dunloe Street        |
| - 37 Dunloe Street   | - 39 Dunloe Street        |
| - 8 Scawfell Street  | - 10 Scawfell Street      |
| - 12 Scawfell Street | - 17 Scawfell Street      |
| - 19 Scawfell Street | - 1-27 Ravenscroft Street |

The methodology by which these properties were identified is considered sound and is in line with that set out in BRE guidance.

#### *229 Hackney Road*

6.6.9 4 of the 5 windows assessed at this property for VSC meet the relevant BRE tests. That window which fails the test does so only marginally (21.6%). None of the rooms assessed fail the NSL test and no affected windows face within due south of the development. As such, the development is considered acceptable in terms of its impact upon daylight and sunlight.

#### *1-30 Dawson Street*

6.6.10 81 of the 90 windows assessed at this property for VSC meet the relevant BRE tests. Those windows that fail do so marginally (20.2%-24.5%). None of the rooms assessed fail the NSL tests. No affected windows face within due south of the development. As such, the development is considered acceptable in terms of its impact upon daylight and sunlight.

#### *33 Dunloe Street*

6.6.11 10 of 15 windows assessed at this property for VSC meet the relevant BRE tests. This property is a Live-Work unit with studio space at ground floor level and residential above. 4 of the five windows that fail on VSC serve the studio space which is not assessed in the same manner as residential space. The other window that fails on VSC does so marginally and retains a reasonably high VSC for an urban area (17). The one room assessed that fails the NSL tests is also the Studio and here the failure is only marginal (26% reduction). No affected windows face within due south of the development. As such, the development is considered acceptable in terms of its impact upon daylight and sunlight.

*17 Scawfell Street*

6.6.12 1 of the 2 windows assessed in this building would fail on VSC but then only marginally with a good retained level (23.2). None of the affected windows would fail the BRE tests in terms of NSL. Two of windows assessed would fail the relevant tests for APSH. One would only fail in winter and the other, which would fail both winter and annual APSH, serves a very small window which it is assumed serves a bathroom. In both cases the windows would experience high existing levels of sunlight as a result of being immediately adjacent an open part of the site. On this basis, the development is considered acceptable in terms of its impact upon daylight and sunlight.

*1-27 Ravenscroft Street*

6.6.13 70 of the 172 windows assessed would fail on VSC. Those windows that fail serve windows that are located on the deck access to the building and are therefore already have their access to daylight significantly restricted. BRE guidance in relation to daylight states that “existing windows with balconies above them typically receive less daylight” and that “an additional calculation of the VSC and area receiving direct skylight, for both the existing and proposed situations, can be carried out without the balcony in place”. Such an assessment has been carried out in this case which found that all windows would pass the relevant tests for VSC. All but two of the rooms assessed passed the NSL test. Those that failed, failed only marginally (20.4% and 23.27% respectively). This building has no windows which face within 90 degrees due south of the development so has not been assessed for sunlight. On this basis, the development is considered acceptable in terms of its impact upon daylight and sunlight.

*1-14 Dawson Street*

6.6.14 17 of the 23 assessed windows would fail on VSC. 10 of these windows would retain VSC levels in excess of 15 which is considered acceptable in an inner urban location. 13 of the 17 rooms assessed fail the relevant tests for NSL. All affected windows/rooms (each affected windows serves a single room) appear to serve bedrooms which are considered by BRE guidance to be “less important” than living rooms for daylight/sunlight assessment. The majority of affected rooms also have their existing access to daylight restricted by the projecting circulation cores on the eastern elevation of the building. In addition, an assessment of the Average Daylight Factor for the affected rooms indicates that six of the 13 rooms which fail on both VSC and NSL would have acceptable ADF

levels with 5 of those that fail, doing so only marginally. In relation to sunlight, 2 of the 3 windows affected would pass on APSH with the other window failing only marginally. On balance, given the constricted nature of the affected elevation of the building and the fact that all affected rooms appear to serve bedrooms, the impact of the development upon this building in terms of daylight and sunlight is considered to be acceptable.

*8-12 Scawfell Street*

6.6.15 All 16 affected windows/rooms on this terrace fail the tests for VSC and NSL. However, given the cleared nature of the car park opposite, these windows have a relatively high VSC and NSL for an inner urban area. In the case of VSC, all affected windows would retain levels in excess of 15 which is considered acceptable for a site of this nature. Although all rooms will fail the relevant tests for NSL, additional ADF analysis finds that 6 of the 9 affected rooms would have retained ADF levels in excess of 0.9% (against a target of 1%) which is only a marginal fail. Those with lower retained levels serve the ground floor windows where a significant reduction in daylight is considered unavoidable given the cleared nature of the adjacent part of the proposal site. In terms of sunlight, 6 of the 9 affected windows will fail on APSH. Those that fail on annual APSH still retain levels in excess of 16% which is considered acceptable given the urban location of the site and the cleared nature of the adjacent car park. On this basis, the development is considered acceptable in terms of its impact upon daylight and sunlight.

*200 Hackney Road, 16 Dawson Street, 18 Dawson Street, 20 Dawson Street 35 Dunloe Street, 37 Dunloe Street, 39 Dunloe Street, 19 Scawfell Street*

6.6.16 All of the above properties have been assessed and have been found to pass the relevant tests in terms of VSC and NSL and APSH.

Overshadowing Assessment

6.6.17 The surrounding amenity space that would be affected by the proposed development in terms of overshadowing has been identified as Haggerston School Amenity Space, the garden to the rear of Dunloe Court and the rear gardens of 16-22 Dawson Street, 33 Dunloe Street, 17-21 Scawfell Street and 1-15 Queensbridge Road.

6.6.18 An assessment of sun hours on the ground found that those spaces at Haggerston School Amenity Space, Dunloe Court and 1-15 Queensbridge Road are all relatively unaffected by the proposal with reduction is fractions of a percent. 3 of the 11 remaining spaces already received less than 2 hours sun on the ground so can be discounted from the analysis. The remaining 5 spaces were already poorly lit, all well below the 50% of space with sun on the ground recommended in the guidance. While the reductions to these spaces are significant, given the already low levels of sun on the ground, it is not considered that the enjoyment of the spaces has been unacceptably affected.

Noise and Disturbance

- 6.6.19 The noise from plant associated with the use has been analysed in the submitted Noise Survey. This document has been assessed and is considered acceptable to demonstrate that the noise from plant would not have an unacceptable impact upon neighbouring amenity provided that the measure set out in the survey are adhered to. A condition would be attached in the event of planning permission being granted requiring the noise from plant to not exceed background noise.
- 6.6.20 Noise from construction and the potential increase in traffic has also been assessed in the noise survey. This assessment is considered sound and demonstrates that this aspect of the proposal would not have an unacceptable impact upon neighbouring amenity by reason of noise pollution.

#### Privacy

- 6.6.21 The windows to residential units on the eastern elevation of the development would directly face other residential windows at a distance of approximately 14m. Given that the windows are separated from each other by a highway where there would be a reasonable expectation of overlooking (and given that such overlooking distances already existing on Scawfell Street), this is considered acceptable. It is noted that the podium element would mostly face commercial windows on this.
- 6.6.22 The residential windows on the western elevation do not directly overlook any residential windows on the opposite side of Dawson Street. The residential windows on the southern elevation of the building are separated from residential windows on the southern side of Hackney Road by distances of approx. 20m as well as being separated by a roadway and with trees screening direct views. The residential windows on the rear elevation of the Scawfell Street wing of the building would directly face residential windows on the rear elevation of 1-14 Dawson Street at distances of approximately 18m which is considered acceptable in an inner urban context.
- 6.6.23 No residential windows would directly face the roof terrace at fifth floor level other than those on the southern side of Hackney Road which are separated by a considerable distance. As such, it is considered unlikely there would be any adverse overlooking impacts from this part of the development.
- 6.6.24 Based on the above, the proposal is considered acceptable in terms of any potential for overlooking of nearby residential uses.

#### Increased Sense of Enclosure

- 6.7.46 The podium height of the proposed development is broadly in line with the height of the existing building on site and the massing of this element is considered acceptable within the surrounding townscape (as set out elsewhere in this report). As such, the increased sense of enclosure or overbearing impact created by this element of the development is considered to be within acceptable limits. Whilst it is acknowledged that the relationship between the lantern element and the rear windows on the southern-most part of 1-14 Dawson Street may give rise to an

increased sense of enclosure, given that these units are dual aspect with living rooms that would not be affected in this regard, this is considered acceptable. The location of the lantern element in relation to other nearby building is such that it is considered unlikely there would be an unacceptable overbearing impact.

## **6.8 Trees, Landscape and Biodiversity**

### Trees and Landscaping

6.8.1 The row of London Plan trees on the highway immediately south of the site boundary are likely to be significantly affected by the proposal. Regular pruning of the trees would be required once the development is occupied and there is also a risk that the canopies may become damaged during construction. This row of trees are considered to have significant visual amenity value within the conservation area.

6.8.3 However, it is not considered that the trees are at risk of being lost as a result of the development and that the benefits of the scheme in terms of providing housing and commercial floorspace outweigh the harm that would be caused. A condition is recommended requiring tree protection measures in order to ensure that any harm to the trees is minimised. Contribution are also to be secured by way of a legal agreement toward the pruning of the trees moving forward and the planting of other trees in the vicinity of the site to help mitigate the loss of visual amenity that would be caused.

### Biodiversity

6.8.2 The submitted Ecological Appraisal has found there to be negligible potential for any protected species to have habitat on the site. This is subject to a series of mitigation measures including ecological enhancements and measures to prevent disturbance to any habitat found on site during the course of works. This is considered acceptable to demonstrate that the proposal would not have an unacceptable impact upon ecology and biodiversity at the site. A condition is recommended in the event of planning permission being granted requiring the measures set out in the survey be adhered to.

## **6.9 Other Planning Matters**

### Waste

6.9.1 The council's Waste Management Officer has assessed the proposal and considers the development site capable of providing adequate storage of waste, subject to a condition requiring further details.

### Land and Air Pollution

6.9.2 The council's Land Pollution officer has raised no concern with the proposal subject to conditions requiring land contamination surveys.

6.9.3 The submitted Air Quality Assessment has been assessed by the council's Air

Pollution Officer and have been found to be acceptable. Conditions are recommended requiring the submission of additional information prior to the construction and operational phases respectively.

Floor Risk/Drainage

6.9.4 The Council's Drainage Officer has assessed the submitted Flood Risk Assessment and information submitted in relation to Sustainable Urban Drainage and considers the development acceptable, subject to conditions.

**6.10.2 Section 106 Agreement and Community Infrastructure Levy**

6.10.1 Details of likely legal agreement contributions and clauses have been prepared in line with the Council's SPD on Planning Contributions (July 2015), and the relevant regulations (Community Infrastructure Levy Regulations 2010) and the resulting level of contributions and Heads of Terms for the legal Agreement are detailed at Recommendation B below.

6.10.2 In the case of the subject application, the legal agreement should secure a "Car Free" agreement as discussed elsewhere in the report and listed at Recommendation B. The agreement should also secure contributions towards s278 works related to the roadways immediately adjacent to the site (details to be confirmed). A travel plan should also be secured with the agreement.

6.10.3 In addition, the legal agreement should include measures regarding apprentices and local labour during construction as well as a commitment to carry out all works in keeping with the National Considerate Contractor Scheme as per the requirements of the Planning Contributions SPD for a development of this size and nature. The proposal also qualifies for contributions towards training and support for local employment during the construction and operational phase of the development. Based on the formula set out in the Planning Contributions SPD, the Ways into Work contribution for the development would be £69,150.14.

6.1.24 The legal agreement should secure the provision of 5 Social Rented units and 12 Shared Ownership units on site. The agreement should include clauses giving the Council pre-emptive rights to purchase both the shared ownership and social rented units at the figures agreed in the viability assessment. In the event that the council do not exercise their pre-emptive rights in relation to the social rented units, the overall level of affordable housing will be revised in line with the alternative values set out in the viability assessment (this would result in the number of shared ownership units being reduced by three). In the event that the council do not exercise their pre-emptive rights in relation to the shared ownership units, the units will be disposed of to an alternative affordable housing provider, with any overage in the value achieved shared between the applicant and the council (with 60% going to the council and 40% going to the applicant). A clause should also be added requiring a review of the viability assessment should it be found that the existing floorspace in the development is not exempt from CIL with the levels of affordable housing revised accordingly. A review mechanism is also to be secured to take into consideration any increase in rental



level/property values that may occur if the development is not implemented within 24 months.

- 6.1.25A contribution should also be secured towards toward the pruning of the three London Plan trees to the south of the site moving forward and the planting of other trees in the vicinity of the site to help mitigate the loss of visual amenity.
- 6.10.4 The Mayor of London has introduced a Community Infrastructure Levy to assist in the funding of Crossrail. This is relevant to the proposed development and is charged at a rate of £35 per sqm of development, minus any existing floorspace which has been occupied for its lawful use for at least 6 of the last 36 months and floorspace which is proposed to be provided as affordable housing. The proposal is CIL liable with a Mayoral CIL charge of £ 255,016.77.
- 6.10.5 LB of Hackney also has its own Local CIL Charging Schedule. Hackney's CIL Charging Schedule requires a Local CIL charge of £190psqm for residential development and a nil charge for office floorspace in this part of the borough. The Local CIL charge is therefore £1,041,788.52.

**7. CONCLUSION**

- 7.1 The proposal complies with pertinent policies in the Hackney Local Development Framework Core Strategy (2010), Development Management Local Plan (July 2015) and the Further Alterations to the London Plan (2015), and the granting of full planning permission is recommended subject to conditions and the completion of a section 106 legal agreement.

**8. RECOMMENDATION**

**Recommendation A**

- 8.1.1** That Full Planning Permission for application 2016/10 be approved subject to the following conditions:

**8.1.2 SCB0 – Development in accordance with plans**

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

**8.1.3 SCB1 - Commencement within three years**

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

**8.1.4 Details to be approved**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) Material samples for all external materials and items on façade are submitted for approval
- b) 1:1 mock-up of typical elevation bay for both the podium and the Scawfell Street wing;
- c) Details of the structural grid, in terms of its proportions and thickness of elements and the technical details of these elements.
- d) Detailed technical drawings of all types of walls and external features (scale 1:5, 1:10 and 1:20) should be provided at the next stage, showing in detail the interface and joints of all different materials and features.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and appearance of the conservation area.

#### **8.1.4 Façade Cleaning**

Façade cleaning strategy Details of a cleaning strategy setting out how the glazing and cladding shall be maintained including any details of associated cradles or other equipment shall be submitted to and approved by the Local Planning Authority, in writing, before commencement of works above grade. The development shall be maintained in otherwise in accordance with the details thus approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the external appearance of the building is satisfactory.

#### **8.1.5 Heritage Recording and Retention Scheme**

Recording of demolished building. Prior to any stripping out and demolition works, the existing building shall be subject to a full photographic and textual recording of the standard indicated in the Historic England guidance document Understanding Historic Buildings: A Guide to Good Recording Practice (English Heritage, 2006). The recording should be at Level 2 as described in Paragraph 5.3 and the record preserved as described in Paragraphs 7.1 to 7.3 of that document. The completed record shall be submitted to and approved by the Local Planning Authority, in writing, prior to the occupation of the development and shall then be submitted to the Greater London Historic Environment Record. The removal of historic fabric shall not be carried out otherwise than in accordance with the recording thus approved.

REASON: To secure and safeguard the provision for inspection and recording of matters of architectural and/or historical importance associated with the building that may be lost in the course of works.

#### **8.1.6 Energy and Sustainability – pre-commencement**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above grade works. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) Full details and specification including a layout plan, of the proposed CHP heating system to the basement of the development. This is to include details of the flue system and proposed connections points at the boundary of the development for a District Heating System, should one become available in the future
- b) Details of the site wide heat network confirming the connection of the proposed CHP system to the individual residential units and opportunity to connect the commercial unit should a future tenant require

- c) A pre-construction BREEAM report confirming that the proposed commercial unit will achieve a BREEAM Excellent rating
- d) Details of a rainwater recovery system to provide irrigation to the proposed soft landscaping system to reduce the reliance on potable water
- e) Confirmation that all plant to be installed that will provide heating and cooling to both the residential and commercial elements of the development is registered on the Government's Energy Technology List
- f) Details of the proposed living roof system to be installed to the roof of the development, confirming that the system will have a minimum substrate depth of 80mm, not including the proposed vegetative mat

REASON: In the interests of the promotion of sustainable forms of development and construction.

### **8.1.7 Energy and Sustainability – pre-occupation**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) Full details of the installed and commissioned CHP system
- b) Commissioning certificates and a roof layout plan, carried out by an MCS registered installer, of the installed 14.4 kWp solar PV array

REASON: In the interests of the promotion of sustainable forms of development and construction.

### **8.1.8 BREEAM – post-occupation**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the occupation of the commercial element of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) Full BREEAM certification confirming that BREEAM *Excellent* rating has been achieved

REASON: In the interests of the promotion of sustainable forms of development and construction.

### **8.1.9 No new pipes and plumbing**

No new plumbing, pipes, soil stacks, flues, vents grilles, security alarms or ductwork shall be fixed on the external faces of the building unless as otherwise shown on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

#### **8.1.10 Contaminated Land: Risk Assessment**

No development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include: a survey of the extent, scale and nature of contamination; the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; ground waters and surface waters; ecological systems; and archaeological sites and ancient monuments.

REASON: To protect human health, water resources, property and the wider environment from harm and pollution resulting from land contamination.

#### **8.1.11 Contaminated Land: Remediation Scheme**

No development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

#### **8.1.12 Contaminated Land: Implementation of Remediation Scheme**

The approved remediation scheme shall be carried out [and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority] before the development [or relevant phase of development] is occupied.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

#### **8.1.13 Environmental Management Plan**

No development shall take place until a site specific Environmental Management Plan has been submitted to and been approved in writing by the Council. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- Arrangements for liaison with the Council's Community Safety Team.
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours:
- 08 00 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Mitigation measures as defined in BS 5228: Parts 1 and 2: 2009 Annex F, Noise and Vibration Control on Construction and Open Sites shall be used to estimate LAeq levels and minimise noise disturbance from construction works.
- Details as to how the measures outlined in the Air Quality Assessment dated Sept 2016 to mitigate potential air quality impacts from the construction phase and non-road mobile machinery (NRMM) will be adhered to.
- Procedures for emergency deviation of the agreed working hours.
- Hackney City Council encourages all contractors to be 'Considerate Contractors' when working in the city by being aware of the needs of neighbours and the environment.

REASON: In the interests of the amenity of surrounding occupiers and to mitigate potential air quality impacts from the construction phase

#### **8.1.14 Air Quality**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the relevant parts of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) The positions of stacks and emission points associated with the CHP plant, boilers and emergency diesel generator. The stacks and emission points will be installed and retained thereafter.
- b) The CHP and boilers to be installed at the development will be agreed with and to the written satisfaction of the Planning Authority. Performance related data including emission standards and technical data for each piece of plant will be provided to the Planning Authority. The performance related data must demonstrate that the plant to be installed complies with the emission standards outlined in the London Plan's Sustainable Design and Construction SPG and is at least equivalent to the plant modelled in the approved AQA.

- c) Details of the position of inlets and vents associated with air conditioning or ventilation. The inlet and vent points will be installed as agreed and retained thereafter.

REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

#### **8.1.15 Restriction of noise from plant and equipment**

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the pre-existing background level as determined by BS4142 -"Method of rating industrial noise affecting mixed residential and industrial areas".

REASON: To safeguard the amenity of nearby premises and the area generally

#### **8.1.16 Details of Hard and Soft Landscaping**

A hard and soft landscaping scheme, illustrated on detailed drawings, shall be submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of relevant works. Details shall include:

- Planting showing location, species, type of stock, numbers of trees/plants, all areas to be seeded or turfed and tree pits and all external lighting showing location and type of lighting.
- Details of play space and play equipment.
- Details of public realm lighting strategy.

All landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of five years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area. To ensure that the development will have a microclimate that is suitable for pedestrian use. To ensure that the development will not have an adverse privacy impact upon the amenity of nearby residential uses.

#### **8.1.17 Tree Protection**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the

Local Planning Authority prior to the commencement of the development hereby approved. The development shall not be carried out otherwise than in accordance with the details thus approved

- A detailed arboricultural method statement for all phases of the development up to completion.

REASON: To safeguard biodiversity and visual amenity.

#### **8.1.18 Construction Management Plan**

No development shall take place until a detailed Construction Management Plan covering the matters set out below has been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details and measures approved as part of the construction management plan, which shall be maintained throughout the entire construction period.

- a) A construction method statement covering all phases of the development (other than demolition) to include details of noise control measures and measures to preserve air quality (including a risk assessment of the construction phase);
- b) A construction waste management plan setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to, details of dust mitigation measures during site clearance and construction works (including breaking out or crushing of concrete), the location of any mobile plant machinery, details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means
- c) Details of the location where deliveries will be undertaken; the size and number of lorries expected to access the site daily; the access arrangements (including turning provision if applicable); construction traffic routing; details of parking suspensions (if required) and the duration of construction

REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity.

#### **8.1.19 Demolition Management Plan**

No development shall take place until a detailed Demolition Management Plan covering the matters set out below has been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details and measures approved as part of the demolition management plan, which shall be maintained throughout the entire construction period.

- a) A demolition method statement covering the demolition phase of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition phase)



- b) A demolition waste management plan setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to, details of dust mitigation measures during site clearance and construction works (including any works of demolition of existing buildings or breaking out or crushing of concrete), the location of any mobile plant machinery, details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means
- c) Details of the location where deliveries will be undertaken; the size and number of lorries expected to access the site daily; the access arrangements (including turning provision if applicable); construction traffic routing; details of parking suspensions (if required) and the duration of construction

REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity.

#### **8.1.20 Delivery and Servicing Plan**

The development hereby approved shall not be occupied until a detailed Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. Delivery and Servicing to the site shall only be carried out in accordance with the details thus approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity.

#### **8.1.21 Cycle Parking**

Notwithstanding the details shown on the approved plans, full details of secure cycle parking for 180 cycles serving the development site and 32 additional visitor cycle space shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development unless otherwise agreed in writing.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.

#### **8.1.22 Ecology and Biodiversity**

The development hereby approved shall be implemented in full accordance with the recommendations set out in the submitted Preliminary Ecological Appraisal to include the proposed ecological enhancement recommendations, which shall be implemented in full prior to the first occupation of the development.

REASON: In order improve the ecology and biodiversity of the site.

### **8.1.23 Secure by Design**

The proposed development, hereby approved shall achieve Secure by Design accreditation. Details of Secure by Design shall be submitted to and approved by the Local Planning Authority within 3 months of occupation.

REASON: To ensure satisfactory living standards and safeguard against potential crime and anti-social behaviour.

### **8.1.24 Sustainable Urban Drainage**

- a) Proposed surface water discharge rate from the site should not exceed 5 l/s as proposed in the Surface Water Management Plan by Heyne Tillett Steel dated 16 September 2016. The overall discharge rate (combined surface water and foul water flows) from the site into the combined sewer must not be more than the existing and preferably have an overall reduction in flows.
- b) Details and specifications of the proposed SuDS and drainage system, including the rainwater harvesting, living roof, filter drains, underground attenuation tank and flow control system, should be provided for approval prior to the construction of the surface water drainage works. A site-specific SuDS maintenance plan should also be provided detailing the ownership and responsibility of the drainage system and how the system will be maintained for the lifetime of the development.
- c) A site investigation shall be submitted to and approved by the Local Planning Authority to ensure that the new basement will not be susceptible to groundwater flooding. If there is a risk of groundwater flooding, suitable mitigation measures should be implemented in the basement, including flood resilience and/or resistance measures and a sump pump. Mitigation measures should be provided for review if the site is considered to be at risk of groundwater flooding after a site investigation has been carried out.

REASON: To ensure that the development provides sustainable urban drainage

### **8.1.25 Waste Strategy**

Prior to occupation of the development hereby approved, a refuse strategy shall be submitted to and approved in writing by the Local Planning Authority. Refuse collection shall only be carried out in accordance with the details thus approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure the development is satisfactorily served in terms of refuse collection and safeguard against the build-up of pollution.

### **8.1.26 Thames Water Piling Method Statement**

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation

with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

#### **8.1.27 Thames Water Drainage Strategy**

A drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker ***prior to the commencement of above grade works***. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed”

REASON: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

#### **8.1.28 Roof plant**

No roof plant (including all external enclosures, machinery and other installations) other than any shown on the drawings hereby approved shall be placed upon or attached to the roof unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

#### **8.1.29 Obstruction of footways**

No doors or gates shall be erected in a way that enables them to be opened over or across the adjoining footways, carriageways and rights of way.

REASON: In the interests of public safety and to prevent obstruction of the public highway.

#### **8.1.30 Accessibility (Part M4(2))**

All dwellings within the development hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (2) 'accessible and adaptable dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter.

REASON: To ensure that the proposed development is adequately accessible for future occupiers.

#### **8.1.31 Accessibility (Part M4(3))**

At least 10% of all dwellings across all tenure types within the development hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (3) 'wheelchair user dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the proposed development is adequately accessible for future occupiers.

#### **8.1.32 Air Permeability**

- a) Prior to the occupation of the 83rd residential unit a full air permeability test report confirming that the residential element of the development has achieved an average air permeability of  $2.5\text{m}^3(\text{h.m}^2)@50\text{pa}$  shall be submitted to and approved in writing by the Local Planning Authority.
- b) Prior to the occupation of the commercial element a full air permeability test report confirming that the commercial element has achieved an average of  $3\text{m}^3(\text{h.m}^2)@50\text{pa}$  shall be submitted to and approved in writing by the Local Planning Authority.
- c) Should an alternative Energy Strategy result in different air permeability rates, this shall be submitted to and approved in writing by the Local Planning Authority and an updated air permeability test report undertaken to reflect these revised air permeability rates.

REASON: In the interests of the promotion of sustainable forms of development and construction.

## 8.2. Recommendation B

- 8.2.1 That the above recommendations be subject to the applicant, the landowners and their mortgagees enter into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure the following matters to the satisfaction to the satisfaction of Assistant Director of Planning & Regulatory Services and the Assistant Director of Legal Services

### Highways and Transportation

- Car-Free Agreement – to restrict residents of the development from obtaining parking permits to park in the surrounding CPZ bays.
- The owner shall be required to enter into agreement under Section 278 of the Highways Act to pay the Council to undertake highway works to be confirmed through negotiation with the Council, the Developer and TfL
- Contribution towards the car club membership (£60 per unit within the development)
- Travel Plan

### Ways into Work Contribution

- A ways into work contribution of £69,150.14 payable prior to the implementation of the development.

### Employment, Skills and Construction

- Employment and Skills Plan to be submitted and approved prior to implementation;
- Active programme for recruiting and retaining apprentices and as a minimum take on at least one apprentice per £2 million of construction contract value and provide the Council with written information documenting that programme within seven days of a written request from the Council;
- Commitment to the Council's local labour and construction initiatives (30% on site employment and 30% local labour for first five years of operational phase) in compliance with an Employment and Skills Plan.
- Quarterly Labour returns through 5 year period
- A support fee of £1,500 per apprentice placement in order to cover; pre-employment, recruitment process, post-employment mentoring and support; and
- If the length of the build/project does not allow for an apprenticeship placement, and it can be demonstrated that all reasonable endeavours have been undertaken to deliver the apprenticeship, a £7,000 fee per apprentice will be payable to allow for the creation of alternative training opportunities elsewhere in the borough.
- Considerate Contractor Scheme – the applicant to carry out all works in keeping with the National Considerate Contractor Scheme.

Affordable Housing

- The provision of 5 Social Rented units (5x3 bed) and 11 Shared Ownership units (9x1 bed, 2x2 bed) on site.
- Pre-emptive rights to the Council to purchase both the shared ownership and social rented units at the figures agreed in the viability assessment.
- In the event that the council do not exercise their pre-emptive rights in relation to the social rented units, the overall level of affordable housing will be revised in line with the alternative values set out in the viability assessment.
- In the event that the council do not exercise their pre-emptive rights in relation to the shared ownership units, the units will be disposed of to an alternative affordable housing provider, with any overage in the value achieved shared between the applicant and the council (with 60% going to the council and 40% going to the applicant).
- Review of the viability assessment should it be found that the existing floorspace in the development is not exempt from CIL with the levels of affordable housing revised accordingly.
- Review mechanism is also to be secured to take into consideration any increase in rental level/property values that may occur if the development is not implemented within 24 months.
- Review mechanism to be secured when 75% of units are sold with any surplus profit identified this split 60/40 between the LPA and developer and spent by the council on affordable housing provision

Tree Pruning

- Contribution (figure TBC) towards ongoing tree-pruning of the London Plan trees adjacent the southern boundary of the site and a contribution towards tree planting in the immediate area.

Community Centre

- £50,000 toward Fellow's Court Community Centre to be put towards maintenance, improvements and/or refurbishment of facility.

Costs

- Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Section 106 Agreement, payable prior to completion of the s106.
- S106 Monitoring costs payable prior to completion of the development.

## **8.2. Recommendation C**

- 8.3.1 Sub-Committee grants delegated authority to the Growth Team Manager or Major Applications Team Leader to make any minor alterations, additions or deletions to the recommended conditions as set out in this report provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

## **9 INFORMATIVES**

A reason for approval is required quoting all the Core Strategy, and London Plan policies listed at sections 5 of this report. In addition the following informatives should be added:

- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act
- SI.28 Refuse Storage and Disposal Arrangements
- SI.34 Landscaping
- SI.45 The Construction (Design & Management) Regulations 1994
- SI.48 Soundproofing

NSI Prior consent for construction from the Local Authority.

NSI A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200..

NSI With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to

discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

NSI We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."

NSI It is therefore recommended that flood resilience and/or resistance constructions are used for the basement to reduce the risk of groundwater ingress. Refer to the guidance document 'Improving the Flood Performance of New Buildings Flood Resilient Construction, 2007' by Department for Communities and Local Government for further guidance

NSI The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; and construction methods.



**Signed .....** **Date 25 May 2017**

ALED RICHARDS – DIRECTOR – PUBLIC REALM, NEIGHBOURHOODS AND HOUSING



NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Hackney Local Development Framework Strategy (2010) and the London Plan (Consolidated with alterations since 2004)	2 Hillman Street London E8 1FB	Barry Coughlan 2 Hillman Street London E8 1FB Tel: 02083567939

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Front elevation – looking east



Front elevation – looking west



West elevation



North elevation



East elevation

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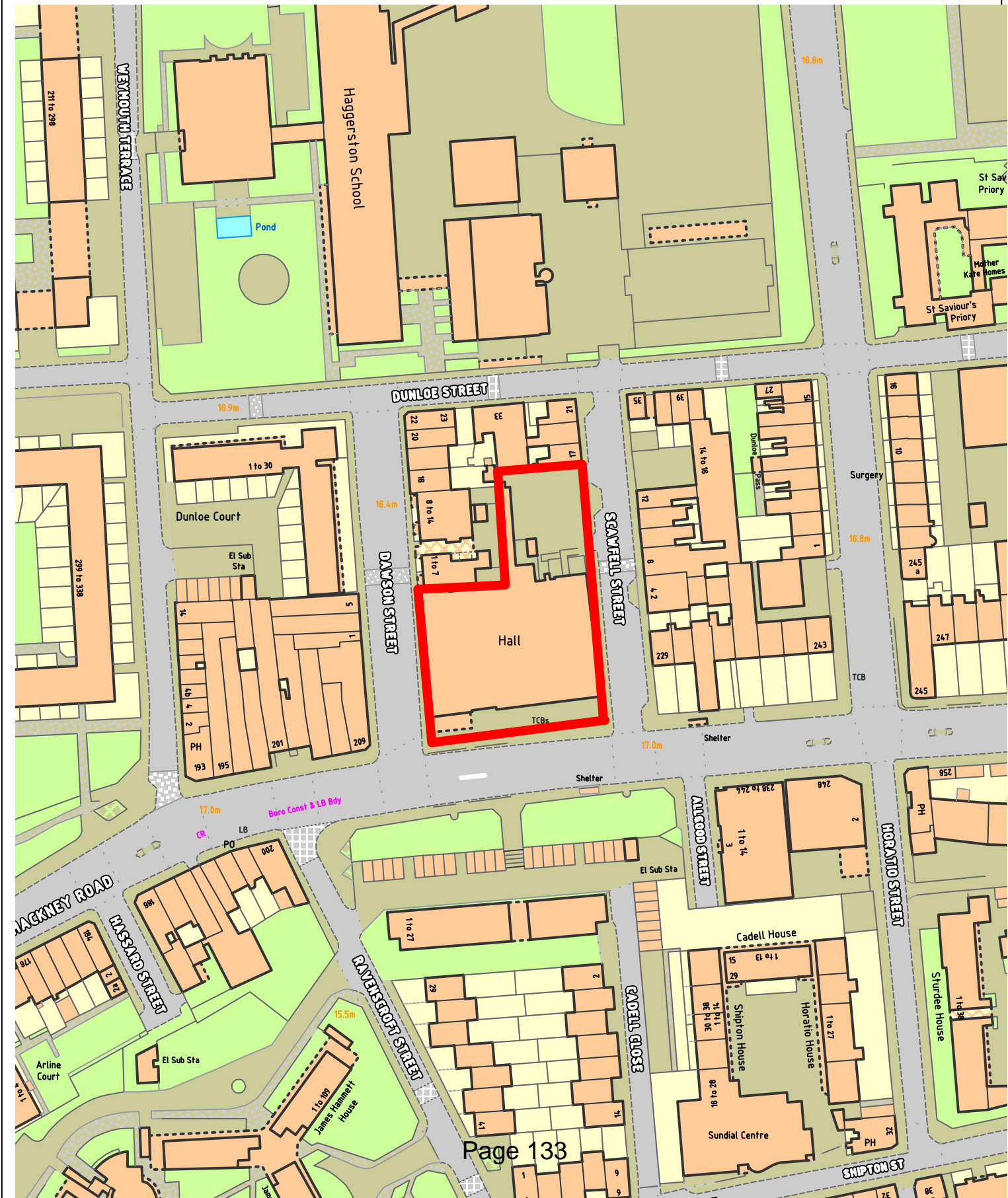
Date: 25/05/2017

Title: 211-227 Hackney Road London E2 8NA

Scale 1:1250

Prepared by : Technical Support

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<b>ADDRESS:</b> Getters Tamud Torah, 84-86 Amhurst Park, London N16 5AH	
<b>WARD:</b> Woodberry Down Ward	<b>REPORT AUTHOR:</b> Catherine Slade
<b>APPLICATION NUMBER:</b> 2016/1027	<b>VALID DATE:</b> 08/08/2016
<b>DRAWING NUMBERS:</b> Site Location Plan and drawing numbers AP 01A, AP 02 and AP 03B	
<b>APPLICANT:</b> Jacob Schreiber 84-86 Amhurst Park Hackney London N16 5AH	<b>AGENT:</b> Hurst Associates 2 Wren Gardens Hornchurch Essex RM12 4DT
<b>PROPOSAL:</b> Erection of single storey rear extension at lower ground floor level	
<b>POST SUBMISSION REVISIONS:</b>  The proposal has been revised to omit the roof top terrace above the proposed single storey rear extension during the course of the application, instead incorporating a living roof to the development.	
<b>RECOMMENDATION SUMMARY:</b>  Grant conditional planning permission	
<b>NOTE TO MEMBERS:</b> <i>This application is referred to members due to the level of public interest received.</i>	

## ANALYSIS INFORMATION

ZONING DESIGNATION: (Yes) (No)

CPZ		X
Conservation Area		X
Listed Building (Statutory)		X
Listed Building (Local)		X
Priority Employment Area (PEA)		X

LAND USE DETAILS:	Use Class	Use Description	Floorspace
<b>Existing</b>	D1	School	594

<b>Proposed</b>	D1	School	702
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<b>PARKING DETAILS:</b>	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
<b>Existing</b>	8	0	0
<b>Proposed</b>	8	0	0

## 1. SITE CONTEXT

- 1.1 The site comprises the two easternmost members of a terrace of three Victorian properties and a block of more recent flat development located to the north of Amhurst Park. The Victorian buildings, which were originally built as residential villas, are two storey (with additional accommodation in the basement and roofspace) in views of the streetscape, although they are three storey at the rear, as a result of a significant fall in land levels from south to north.
- 1.2 Number 86 Amhurst Park has been extended through the introduction of a flat roofed front dormer, however otherwise the subject buildings are intact, retaining their original flat rear elevation. The adjoining premises (82 Amhurst Park) has been extended to the rear through the introduction of single storey and four storey rear extensions which project beyond the rear building line of the terrace as a whole.
- 1.3 82- 84 Amhurst Park has historically been used as a school, and enforcement investigations into both premises (2005/0514/ENF [84] and 2008/0762/ENF [86]) in respect of alleged unauthorised changes of use of the premises to a school were closed after it was concluded that the use of both premises was lawful by virtue of the passage of time.
- 1.4 The adjoining Victorian property has been subdivided into flats, although there is no planning history recorded for this. To the rear of the site are Victorian terraced properties located within the London Borough of Haringey. These properties are set at a lower level than those fronting onto Amhurst Park as a result of the land level falls described above, with the first floor of the premises being approximately level in height with the basement level of the school.
- 1.5 The front garden of the site, like those of the adjoining property, has been given over to hard surfacing and is used for ad hoc car parking. The rear garden has also been entirely hard surfaced and is given over to providing an external playground for the pupils attending the school. There is no landscaping on the site.

- 1.6 The site is located within a critical drainage area, but has no other Development Plan designations and is not safeguarded for particular land uses.

**2. CONSERVATION IMPLICATIONS**

- 2.1 The property is neither statutorily or locally listed, nor are any of the neighbouring properties, whilst the site is not located within a conservation area or area of archaeological priority.

**3. CONSULTATIONS**

3.1 Date Statutory Consultation Period Started: 16/08/2016

3.2 Date Statutory Consultation Period Ended: 08/09/2016

3.3 Site Notice: Yes.

3.4 Press Advert: No

3.5 Consultation letters were sent to 75 neighbouring occupiers. A further consultation was undertaken following the receipt of amended plans. 21 letters of objection have been received from 12 households raising the following grounds of objection:

- Harm to residential amenity by way of loss of privacy and light;
- Disturbance as a result of noise from construction works (including dust) and the use of the structure;
- Increased traffic generation and pressure for on-street parking;
- Loss of playground area;
- Over-provision of schools in the local area;
- Loss of view;
- Loss of light to gardens;
- The enforcement history of the site and existing noise and management issues resulting from activities within the premises;
- Concern over the consultation process.

3.6 The above objections, plus all material planning considerations are addressed in the relevant sections of the report.

3.7 In addition, two letters of support were received, and one representation which neither supported nor objected.

**Statutory Consultees**

3.8 London Borough of Haringey: raise no objection.

3.9 TfL: raise no objection.

**Other Council Departments**

3.10 Drainage: raise no objection subject to the incorporation of sustainable drainage techniques within the development.

- 3.11 Environmental Protection: initially raised objection to the proposal on the grounds that additional noise disturbance resulting from the use of the roof terrace as an external play space would result in additional noise disturbance that would result in unacceptable harm to the amenity of the occupiers of neighbouring dwellings, which was not possible to be adequately mitigated. Following amendments to the scheme the objection has been withdrawn.
- 3.12 Learning Trust: confirm that the premises is a registered school.
- 3.13 Traffic and Transportation: raise concern over the lack of transportation information submitted in support of the application, but raise no objection subject to a condition requiring the submission and approval of a School Travel Plan and details of onsite bicycle storage.

## **4 POLICIES**

### **4.1 Local Development Framework (LDF)**

#### **Core Strategy (2010)**

- 6 (Transport and Land Use)
- 8 (Focussing Social Investment)
- 24 (Design)
- 27 (Biodiversity)
- 29 (Resource Efficiency and Reducing Carbon Dioxide Emissions)
- 31 (Flood Risk)
- 32 (Waste)
- 33 (Promoting Sustainable Transport)

#### **Development Management Local Plan (2015)**

- DM1 (High Quality Design)
- DM2 (Development and Amenity)
- DM3 (Promoting Health and Well-Being)
- DM4 (Communities Infrastructure Levy and Planning Contributions)
- DM5 Protection and Delivery of Social and Community Facilities and Places of Worship)
- DM40 (Heating and Cooling)
- DM42 Pollution and Water and Air Quality)
- DM43 (Flooding and Flood Risk)
- DM44 (Movement Hierarchy)
- DM45 (Development and Transport)
- DM46 (Walking and Cycling)
- DM47 (Parking, Car Free and Car Capped Development)

#### **Other**

Hackney Residential Extensions and Alterations SPD 2009

Emerging Stamford Hill Area Action Plan (currently under consultation)

(The site is located within the proposed Stamford Hill Area Action Plan, Draft 'Towards a Stamford Hill Area Action Plan' (December 2016) (Regulation 18 version). This is an emerging policy document which can be afforded limited weight at this stage in the process. Consultation on this version ended on the 18<sup>th</sup> April 2017. The response to this consultation is currently being considered ahead of publication of the Regulation 19 Version later this year. The draft document does, however, recognise the need for additional educational (and other community) facilities within the area.)

#### **4.2 London Plan**

3.1 (Ensuring Equal Life Chances for All)  
3.2 (Improving Health and Addressing Health Inequalities)  
3.16 (Protection and Enhancement of Social Infrastructure)  
3.18 (Education Facilities)  
5.12 (Minimising Carbon Dioxide Emissions)  
5.3 (Sustainable Construction and Design)  
5.10 (Urban Greening)  
5.12 (Flood Risk Management)  
5.13 (Sustainable Drainage)  
6.5 (Funding Crossrail and Other Strategically Important Transport Infrastructure)  
6.9 (Cycling)  
6.10 (Walking)  
6.13 (Parking)  
7.1 (Lifetime Neighbourhoods)  
7.4 (Local Character)  
7.6 (Architecture)  
7.15 (Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Soundscapes)

#### **4.3 National Planning Policies**

National Planning Policy Framework 2012

#### **5. COMMENT**

##### **5.1 Background**

5.1.1 The application site has a lawful use as a school serving the local Orthodox Jewish population. The proposal seeks consent for an extension to this existing educational facility, which is registered for the purposes of the Education Act 1990 (as amended).

5.1.2 The proposed rear extension would have a width of 18m, extending the full width of the building, a depth of 6m (together with a rear ramped access to the playground with a width of 1.1m), and an overall footprint of 108m<sup>2</sup>. The

western elevation of the addition would be set in from the western boundary of the site by 4m, however it would only be set in from the eastern site boundary by 50mm (effectively being sited adjacent to the boundary with 82 Amhurst Park). The side elevation of the property would project forward of the rear elevation of 82 Amhurst Park by only 1.65m, this property having been previously extended to the rear. The rear elevation of the extension would be set in by 17.6m with the rear boundary of the site, which adjoins the gardens of properties to the south of Vartry Road.

- 5.1.3 The extension would have a flat roofed form with a minimum height above ground level of 3.5m (adjacent to the existing building) and a maximum height above ground level of 4.2m (due to the fall in land levels within the site).
- 5.1.4 The extension would be entirely located within the existing hard surfaced playground, and there would be no loss of landscaping or permeable surfacing.

## **5.2 Land use**

- 5.2.1 The lawful existing use of the premises is as a school. This is unrestricted by way of condition in relation to numbers of pupils, hours of operation or any other restraint as the use is not subject to a grant of planning permission, but gained lawfulness by way of the passage of time.
- 5.2.2 The premises therefore represents an educational establishment and social infrastructure for the purposes of assessment against local, regional and national planning policies, which seek to protect and enhance facilities which serve the local communities, such as schools. Key amongst these are the following Development Plan policies.
- 5.2.3 Policy 3.18 (Education Facilities) of the London Plan 2016 states that proposals that “enhance education...provision will be supported” (including expansion of existing), whilst policy DM5 (Protection and Delivery of Social and Community Facilities and Places of Worship) of the Hackney Development Management Local Plan 2015 (which includes educational establishment within the umbrella term) states that “proposals for new and extended social and community facilities will be supported”. This approach is supported by the National Planning Policy Framework 2012, which sets out in paragraph 72 that Local Planning Authorities should “take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education”, and “give great weight to the need to create, expand or alter schools.”
- 5.2.4 On the basis that the proposed extension would serve an existing educational facility and enhance the quality of the establishment, it is considered that the principle of the development is acceptable in land use terms.
- 5.2.5 Representations that have raised concern over the behaviour of pupils and

management of the school by the operators (leading to noise and other disturbance), together with aspects of the use including the hours of operation and use of the playground are noted, however, these matters are outside of the planning regime by virtue of the lawful use of the premises, and are not relevant in the determination of the current application as there are alternative regulatory regimes under which these matters can potentially be controlled.

- 5.2.6 Similarly, whilst it is noted that concern has been raised in respect of the loss of external playground area, and there is national guidance for such provision, compliance is not mandatory. Whilst playing fields are protected by way of Development Plan policy, the enclosed playground does not fall within the scope of this control, and in any case the retained area (approximately 80% of the existing area) would be considered to be adequate in the context of the enhancement of the existing educational accommodation.
- 5.2.7 Concern has also been raised in respect of a perceived over-provision of private schools within the local area. Whilst this concern is noted, in this case the proposal would serve an existing, registered school, and thus would not increase the overall number of schools within the local area. It is recognised that there is substantial demand for such facilities in the local area from a range of groups within the community.

### **5.3 Design**

- 5.3.1 The proposal represents a single storey flat roofed extension to the existing building. In cases where former dwellinghouse are in alternative uses, the Hackney Residential Extensions and Alterations SPD applies in respect of design concerns.
- 5.3.2 Whilst the proposed extension would extend across the entirety of the rear elevation and would have a height of between 3.3m and 4.5m above ground level, given the scale of the host building and the land level fall to the north, this is considered to be acceptable in the circumstances of this case, and the proposed addition would be subservient to the host building. As set out above, the scheme has been amended to omit the roof terrace, which prevents any requirement for additional screening that would further increase the bulk of the extension, which will be seen in limited views from the north and east/west against the back drop of the substantial host building, and not at all in public views from Amhurst Park.
- 5.3.3 The architecture of the proposed extension is plain, but simple, and subject to appropriate conditions on materiality will appear as a modest, recessive extension to the existing building, whilst the majority of the open space in the north of the site would be retained. The amended design incorporates a living roof, which will have a beneficial impact on the sustainability, drainage impact, biodiversity and appearance of the development, and is welcomed.

5.3.4 For these reasons, subject to conditions requiring the submission, approval and implementation of details the living roof, the design of the proposal is considered in the circumstances of this case to be acceptable.

#### **5.4 Impact on amenity of adjoining occupiers**

5.4.1 Concerns have been raised that the proposed development would potentially have an impact upon the residential amenity of the occupiers of neighbouring properties by way of loss of light, loss of privacy, increased noise and loss of views. In addition, the proposal could potentially result in harm by way of loss of outlook.

5.4.2 In terms of loss of privacy, the main element that would potentially have given rise to additional harm by way of additional overlooking is the roof terrace, which would potentially have allowed close observation of the adjacent properties to the east and west (although this may have been acceptably mitigated by way of appropriate screening), however this has been removed from the scope of the application.

5.4.3 The comments received from the occupiers of Vartry Road are noted, however in this case, the separation distances of 25m and the existence of openings to the rear elevation are such that it is not considered that significant additional harm with regard to overlooking and loss of privacy would have resulted to these parties as a result of a grant of planning permission. It is not considered that the rear openings to the proposed extension would result in additional loss of privacy to any neighbouring occupier.

5.4.4 In respect of daylight and sunlight, the key property affected is the adjoining property to the east, 82 Amhurst Park, the separation distances of 25m to the properties to the north and 8m to the property to the west, and relationship to the existing building preventing significant impact on the properties to the north and west. The proposal meets the requirements of the 45 degree test in relation to the building to the west.

5.4.5 It is recognised that the proposed extension is of quite substantial height however the depth of the extension beyond the rear elevation of the neighbouring property is limited to 1.65m due to the existing additions to this premises, and substantially mitigated by both the large openings to the rear elevation of the lower ground floor unit and the presence of an existing boundary wall of 2m plus height. Furthermore, these openings are north facing so would not benefit from direct sunlight in any case. For these reasons the proposal is considered to be acceptable in respect of impact on light.

5.4.6 Similarly, the impact of the development on outlook is considered to be acceptable by virtue of the depth of the extension and presence of the existing wall (in respect of 82 Amhurst Park), and the separation distances to properties in Vartry Road.



- 5.4.7 The matter of noise has been raised as a concern. As set out above, objection has been raised by the Council's Environmental Protection Team as a result of the potential for use of the roof terrace as an external play area. This has been removed from the scope of the application in light of this objection, and its replacement with a living roof (conditioned to be used only for maintenance and as a means of emergency escape), which is considered to be satisfactory.
- 5.4.8 Concerns over loss of light to gardens have been assessed and not found to warrant refusal of the application.
- 5.4.9 Any development is likely to give rise to an element of disturbance during the course of construction, however informatives relating to hours of construction works and the need for dust suppression measures are proposed to be attached to any planning permission.

## **5.5 Transport**

- 5.5.1 Little traffic and transportation information has been provided with the application, however it has been confirmed that the intention of the development is to enhance the accommodation provided for existing pupils, and that overall pupil numbers would not change as a result of the proposal.
- 5.5.2 Further, it is noted that the existing situation is unrestricted in terms of hours of operation and student numbers.
- 5.5.3 In light of these circumstances it is not considered that the proposal would give rise to additional harm by way of additional traffic or pressure for on street car parking. Given that conditions should not be used to retrospectively deal with a pre-existing lawful situation, it is not considered reasonable to require the submission of a travel plan or details of bicycle storage in the circumstances of this case.

## **5.6 Other**

- 5.6.1 Concern has been raised in relation to the consultation procedure. In this case, letters were sent to the occupiers of neighbouring properties within the London Borough of Hackney, whilst a consultation letter was sent to the London Borough of Haringey who raised no objection to the proposal. In addition, site notices were displayed on Amhurst Park and Vartry Road. This accords with the national legislative requirements and the procedures of the London Borough of Hackney, as set out in the Statement of Community Involvement.
- 5.6.2 It is considered that this is adequate to allow neighbouring residents and any other parties with an interest in the application to make comment on the proposal.
- 5.6.3 Objection has been raised in regard to the potential to loss of view, however case law has established that there is no private right to a view.

## **5.7 Community Infrastructure Levy (CIL)**

- 5.7.1 The proposal is liable for a Community Infrastructure Levy (CIL) as it involves new build floor space of over 100m<sup>2</sup> however, both the Mayor of London and the London Borough of Hackney have a nil rating for development used wholly or mainly for the provision of education as a school or college under the Education Acts.

## **6 CONCLUSION**

- 6.1 The proposed development serves an existing educational community use, and would not, as amended, give rise to significant additional harm such that refusal of the scheme would be warranted.
- 6.2 The proposal is considered, as amended, to be compliant with the relevant Development Plan and national planning policies, and as such is recommended for approval subject to conditions.

## **7 RECOMMENDATIONS**

### **Recommendation A**

- 7.1 That planning permission be GRANTED, subject to the following conditions:

#### **7.1.1 SCB1 – Commencement within three years**

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

#### **7.1.2 SCB0 – Development in accordance with plans**

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

#### **7.1.3 Materials to match existing**

All new external finishes in respect of all the works hereby approved (and any other incidental works to be carried out in this connection) shall match the existing building in respect of materials used, detailed execution and finished appearance, except where specified on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

#### **7.1.4 Biodiverse living roof**

Prior to commencement of work on the relevant part of the development, full details of a biodiverse living roof to the extension hereby permitted, to include cross-sectional drawings of a scale of 1:20 showing a minimum substrate base of 800mm, a detailed maintenance plan and planting schedule, shall be submitted to and approved by the Local Planning Authority, in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied, and maintained as such thereafter.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage, and to enhance the performance and efficiency of the proposed building.

#### **7.1.4 Roof access**

The roof of the extension hereby permitted shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building. In particular the roof shall not be used as a roof terrace, balcony or any other amenity area.

REASON: To safeguard the amenities of the occupiers of adjoining premises and the area generally.

#### **7.1.5 Sustainable drainage**

Prior to commencement of work on the relevant part of the development, detailed specifications of suitable Sustainable Drainage Systems (SUDS), such as a waterbutt, rainwater harvesting tank, or bioretention planter box (or other) shall be submitted to, and approved by, the Local Planning Authority in writing. The SUDS shall reduce both the volume and rate of existing run-off from site by at least 50% where reasonably practicable.

The development shall not be carried out otherwise than in accordance with the details thus approved, and maintained as such thereafter.

REASON: To address adaptation to, and mitigation of, climate change; provide sustainable urban drainage and manage surface water run-off as close to source as possible; enhance biodiversity values, and improve to the appearance and resilience of the building.

**Recommendation B**

7.2 That the Sub-Committee grants delegated authority to the Director of Public Realm and Head of Planning (or in their absence either the Growth Team Manager or DM & Enforcement Manager) to make any minor alterations, additions or deletions to the [recommended heads of terms and/or] recommended conditions as set out in this report provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

**8c INFORMATIVES**

- SI.1 Building Control
- SI.7 Hours of Building Works, dust suppression methods  
NPPF – positive and proactive



Signed ..... Date 25 May 2017

**Aled Richards – Director, Public Realm**

	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	London Plan, Hackney Core Strategy 2010, Hackney Development Management Local Plan (DMLP) 2015, Hackney Residential Extensions and Alterations SPD, National Planning Policy Framework	Catherine Slade Deputy Team Leader – North Area Team 020 8356 8056	2 Hillman Street, London E8 1FB



Front elevation



Rear elevation



View of properties to rear (north) of site, illustrating fall in land levels.



Rear elevation of adjoining neighbour to the east (82 Amhurst Park).





View of existing playground from neighbouring roof terrace.



Relationship of proposal site to adjoining property.



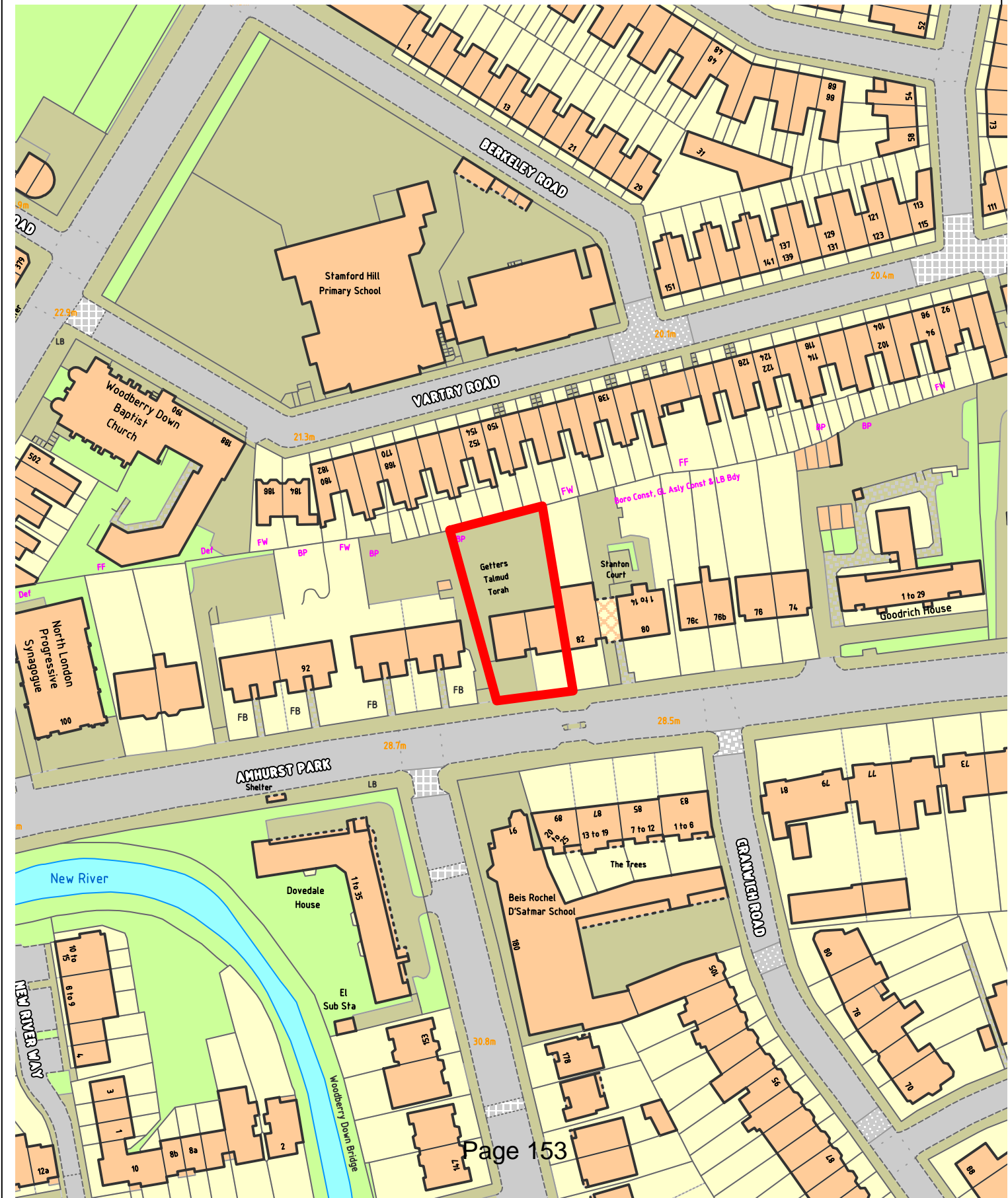
Date: 25/05/2017

Title: 84-86 Amhurst Park, London N16 5AH

Scale 1:1250

Prepared by : Technical Support

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<b>ADDRESS:</b> Springfield Park, Springfield, London E5 9EF	
<b>WARD:</b> Springfield	<b>REPORT AUTHOR:</b> Evie Learman
<p><b>APPLICATION NUMBER:</b> 2017/0887</p> <p>In association with Listed Building application 2017/0919.</p> <p><b>DRAWING NUMBERS:</b></p> <p>SFP_100_A_01 rev G            SFP_100_A_02 rev E            SFP_100_A_03 rev D            SFP_100_A_04 rev F            SFP_100_A_05 rev D            SFP_100_A_06 rev D            SFP_100_A_41 rev D            SFP_100_A_42 rev C            SFP_100_A_43 rev B            SFP_100_A_61 rev D            SFP_100_A_62 rev F            SFP_100_A_63 rev E            SFP_100_A_64 rev D            SFP_100_A_65 rev C</p> <p>SFP_100_N_01 rev C            SFP_100_N_02 rev C            SFP_100_N_03 rev C            SFP_100_N_04 rev C            SFP_100_N_05 rev C            SFP_100_N_06 rev B            SFP_100_N_41 rev C            SFP_100_N_42 rev B            SFP_100_N_61 rev D            SFP_100_N_62 rev C            SFP_100_N_63 rev C            SFP_100_N_64 rev C            SFP_100_N_65 rev B            SFP_500_A_00</p> <p>0396-001            0396-002 rev B            0396-003 rev B            0396-004 rev A            0396-005 rev A            0396-006 rev A            0396-007 rev B            0396-008 rev A</p>	<b>VALID DATE:</b> 20/03/17

<ul style="list-style-type: none"> <li>• Heritage Statement Springfield Park dated 28/02/2017</li> <li>• Springfield Park Transport Statement April 2017</li> <li>• Preliminary Ecological Appraisal dated 02/03/2016</li> <li>• Phase 1 Bat Survey Report dated October 2010</li> <li>• Pre Development Arboricultural Survey and Tree Constraints Plan (TCP) Springfield Park dated 4th March 2016</li> <li>• Tree Survey document</li> <li>• Tree Schedule document</li> </ul>	
<b>APPLICANT:</b> Parks Development, London Borough of Hackney	<b>AGENT:</b> Pringle Richards Sharratt Architects
<p><b>PROPOSAL:</b></p> <p>This application seeks planning permission for;</p> <ul style="list-style-type: none"> <li>• Erection of a two-storey side extension to Springfield House;</li> <li>• Refurbishment works to the facades of Springfield House including replacement of some timber sashes;</li> <li>• Demolition of greenhouse building and erection of single-storey community events building (D1);</li> <li>• Refurbishment of the Stables block to provide 4No. office/workshops (B1); Associated hard and soft landscaping works including biodiversity enhancements; and</li> <li>• Partial rebuild of a boundary wall (Listed Building Consent only).</li> </ul> <p>The application is in association with Listed Building application 2017/0919.</p>	
<p><b>POST SUBMISSION REVISIONS:</b></p> <p>Partial rebuild of wall to north-western boundary (Spring Hill) has been added to the proposed works since submission.</p>	
<p><b>RECOMMENDATION SUMMARY:</b></p> <ol style="list-style-type: none"> <li>1. Grant Conditional Planning Permission</li> <li>2. Grant Conditional Listed Building Consent</li> <li>3. Competition of Unilateral Undertaking (UU)</li> </ol>	
<p><b>Note to Member's:</b></p> <p>The application is being referred to committee as it is a Council's Own development and comprises works to a Grade II Listed Building.</p>	

**ANALYSIS INFORMATION**
**ZONING DESIGNATION:** (Yes) (No)

CPZ		No
Conservation Area		No
Listed Building (Statutory)	Yes – Springfield House	
Listed Building (Local)		No
Priority Employment Area		No
Metropolitan Open Land	Yes	

**SPRINGFIELD PARK**

<b>LAND USE DETAILS</b>	Use Class	Use Description	Floorspace Sqm
Existing	<ul style="list-style-type: none"> <li>• A3</li> <li>• B1</li> <li>• Other</li> </ul>	<ul style="list-style-type: none"> <li>• Café</li> <li>• Office/Storage</li> <li>• Greenhouse</li> </ul>	<ul style="list-style-type: none"> <li>• 523sqm</li> <li>• 214sqm</li> <li>• 700sqm</li> </ul> <p>Total of existing: 1437sqm</p>
Proposed	<ul style="list-style-type: none"> <li>• A3</li> <li>• B1</li> <li>• D1</li> </ul>	<ul style="list-style-type: none"> <li>• Café</li> <li>• Office</li> <li>• Community Events Building</li> </ul>	<ul style="list-style-type: none"> <li>• 646sqm</li> <li>• 214sqm</li> <li>• 503sqm</li> </ul> <p>Total of proposed: 1363sqm</p>

<b>PARKING DETAILS</b>	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage	Mini-bus
<b>Existing</b>	7	-	4	4
<b>Proposed</b>	3	3	20	2

**CASE OFFICER'S REPORT**
**1. SITE CONTEXT**

- 1.1 Springfield Park is located in the northern part of the borough with the River Lea running alongside to the east and covers an area of approximately 14.7ha. The immediate surrounding area is largely characterised by residential properties with the Fawcett Estate and the Webb Estate lying to the west. Clapton Common lies to the north-west.

- 1.2 The site is an early 20<sup>th</sup> Century public park and is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England.
- 1.3 Located within the park is Springfield House (also known as 'The White House' and 'Mansion Lodge'), which is a Grade II listed building and currently houses café facilities for park users and the local community. The building is on the Heritage at Risk register.
- 1.4 There are a number of temporary structures in the Service Yard to the rear of Springfield House, which also fall within the curtilage of the listing. These include Porta-cabins and Shipping Containers.
- 1.5 There is also a building located near to the café but not accessible to the public known as The Stables Buildings. This is a 19<sup>th</sup> century two-storey building which was historically used to service Springfield House. More recently this building has been in use as storage space and office space for the Park Rangers.
- 1.6 Adjacent to the Stables Buildings is a Greenhouse building, which is not accessible to the public and covers an area of approximately 700sqm. The Greenhouse building was historically used as a Kitchen Garden but was demolished and replaced with a new building constructed in the 1980s. Most recently it was used as an industrial facility for Hackney Parks Services but is no longer in use and in a poor state of repair.
- 1.7 Springfield Park is designated as Metropolitan Open Land (MOL); an English Heritage Parks and Gardens site; land adjacent to a Green Corridor (within the Hackney Core Strategy); part of a Green Link; part of the Lea Valley Park; Open Space; Important Site for Nature Conservation; and containing a Regionally Important Geological Site. Due to the proximity of the site to the River Lea, the site also falls within Flood Zone 2.

## **2. CONSERVATION IMPLICATIONS**

- 2.1 Springfield Park is not situated within a designated Conservation Area but is an English Heritage Parks and Garden Site. The site does contain a Grade II Listed Building (Springfield House) and works are proposed to this building.

## **3. PLANNING HISTORY**

### **3.1 Springfield House**

- 3.2 Listed Building Consent was granted 08/11/2011 (ref 2010/3024) for "*Internal alterations comprising installation of lift; relocation of kitchen; installation of new doors; removal of doors and walls; creation of new walls; installation of extract duct and other minor alterations.*"  
(This Listed Building Consent was not implemented).



3.3 Greenhouse Building

3.4 Planning permission was granted 04/02/2013 (ref 2011/1534) for “*Demolition of existing glasshouse and erection of a new glasshouse together with conversion of gas house to toilet block, replacement of existing boundary wall and fence with new boundary wall and associated landscaping works.*”  
(This planning permission was not implemented and is no longer extant).

3.5 Springfield Park

3.6 A Lawful Development Certificate was issued 01/03/2010 (ref 2009/2859) for “*Proposed installation of adventure play trail equipment within the park.*”  
(These works were implemented).

3.7 Planning permission was granted 02/10/2009 (ref 2009/1805) for “*Erection of a single storey building to provide public toilets.*”  
(The planning permission was not implemented and is no longer extant).

**4. CONSULTATION**

4.1 Date Statutory Consultation Period Started: 20/03/2017

4.2 Date Statutory Consultation Period Ended: 10/04/2017

4.3 Site Notice: Yes

4.4 Press Advert: Yes

**5. Neighbours**

5.1 Notification letters were sent to 274 nearby residents / occupiers and the application advertised by press and site notices. To date, 1 neighbour response has been received in support of the application.

**6. Statutory / Local Group Consultees**

6.1 **Transport for London (TFL):** No objection

6.2 **Greater London Authority (GLA):** Stage 1 review. No objection; comments summarised below:

London Plan policies on Metropolitan Open Land, design and heritage, inclusive design and transport are relevant to this application. The proposed partial redevelopment of this site would be appropriate development on Metropolitan Open Land and would not cause harm to heritage assets. The proposals are strongly supported and comply with the London Plan. The application does not need to be referred back to the Mayor.

6.3 **Environment Agency:** No response received

6.4 **Springfield Parks User Group:** *Springfield Park User Group (SPUG) fully support the applications and urge councillors to approve this. That approval is needed before the Heritage Lottery Fund will consider the project for implementation at their meeting later in June. SPUG has been fully involved in developing, formulate and influence the proposals before the Planning Committee, both as members of the project board, and through regular briefings and consultations at key stages with officers and consultants in open SPUG meetings. The consultants have listened to suggestions and investigated their feasibility, reporting back, adopting and incorporating many of the ideas into the proposals now presented. SPUG remains committed to this project and working with Park Officers and other stakeholders to deliver the best possible project for Users and the Local Community.*

*We have made great progress, but as you might expect in a project of this size there are some issues still to be worked through and detail ironed out, but these proposals do represent a robust and workable set of proposals that SPUG strongly supports. The project board has fully exposed issues and resolved ways forward with the key ones from a planning perspective:*

1. *We consider stucco the most suitable material to use to restore the facade of Springfield House if funds allow the c£30k cost to be met, and will work with the council and consultants to prioritise funds to enable the existing 'concrete' rendering to be replaced if at all possible.*
2. *Further ecological surveys be carried out to understand impacts from building work, particularly in the cellars given the possibility of rare invertebrates there.*
3. *The exact lift positioning be reviewed with lift experts to see if there is a possibility to move the lift a matter of feet towards the new extension without affecting the roof line which is very important to the Regency villa design of the house. I urge this for a number of reasons:*
  - *To give equal balance and importance to the lift as the staircase and create waiting space in front for lift users out of the way of the cafe entrance.*
  - *Help increase effective people flows at busy times within that area by retaining an existing doorway that would be blocked.*
  - *Retain use of this doorway as an important original architectural Sir John Soane influenced feature of the house - the original owner Bros worked with Soane at the Bank of England and Soane worked on another house within the park that he owned, now demolished, though no direct link established to this building established as yet, clear influences are present.*

*The current positioning is based on the best available information but we would urge conservation and planning officers to allow a variation if the possibility of sinking the lift mechanism into the basement floor allows sufficient space.*

4. *The need for a staircase to the basement be reviewed because of the toilet facilities provided on the ground floor by the new extension and the adverse impact on the existing doorway to the cafe and the new outside terrace that would be blocked. If needed that ways be looked to retain the use of these doorways with positioning. Both doorways could give important additional ease of people flows and access, and like the other doorway that will be blocked by the lift the doorway to the cafe is an important architectural original Sir John Soane (influenced) feature of the house, This along with the other original doorway to the cafe would originally have been main entrances to reception rooms intended to dazzle visitors with the views across the lawns upon entry.”*

6.5 **Natural England:** No objection; conditions recommended.

6.6 **Lee Valley Regional Park Authority:** No response received

6.7 **Hackney Parks Forum** (Cllr Rathbone): Has provided two sets of comments as follows:

6.7.1 21/04/2017

*“I am writing as Chair of Hackney Parks Forum, the umbrella group for active green space user groups in LB Hackney, which fully supports the planning application which will bring considerable improvement to Springfield Park and benefit to users. We have received regular reports from Springfield Park User Group, and discussed various issues which have been addressed by the steering group, and are satisfied with the progress made.*

*This is the best chance the park has to get these facilities back into use and enhancing the offer of the park.”*

6.7.2 17/05/2017

*“We consider stucco, as per the original construction, to be a more appropriate material to use to restore the facade of Springfield House rather than concrete render currently used. Stucco would allow the building to “breathe” and prevent mould, condensation and further deterioration of the brick and mortar behind. We have been told that the cost would be around £30,000. At this stage the issue has been logged and is being tracked with agreement that it will be considered as a priority from available funding when we get into implementation.*

*As yet, it has not been possible to prove a direct link between Sir John Soane and Springfield House but the house contains a number of Soanian features. (Soane designed the alterations to the house that was at the top of Spring Hill, both Spring Hill House and Springfield House were owned by Thomas Bros, both Soane and Bros worked together at the Bank of England.) If this link could be proved, then Springfield House would be Grade I listed - rather than Grade II as at present. This is another reason for using appropriate materials - rather than the cheapest.*

*We have concerns that the lift positioning limits effective people flows within the building and blocks a doorway that is an original Soanian (influenced?) feature of the house. There have been lengthy discussions on this and Plincke the consultants*

*has now agreed to bring in a lift specialist to see if it could be moved a matter of a few feet so as to allow the door to be used to allow additional access to the cafe. The key constraint will be ensuring the roof line of the building isn't affected with the lift mechanism being sunk into the basement floor.*

*There could be objections from residents of the Fawcett Estate about noise and disturbance from outside events (weddings) in the courtyard of the new event space.*

*The ecological surveys carried out do not give a reasonably accurate baseline for conservation of wildlife and ecology. In particular, there have been no invertebrate surveys in the cellars of Springfield House. The cellars have been closed for about 100 years and there is constant temperature and humidity (the cellars were used to store wine) so it is highly possible that there are rare invertebrates living there.”*

**6.7.3 Officer response to material planning considerations:**

The proposal has been scrutinised by the Council's Conservation and Design team and Historic England who have raised no objection subject to comprehensive conditions being attached to the planning decision notice.

The application has been assessed in terms of amenity impact including the potential for noise and disturbance to neighbouring occupiers. Comprehensive conditions are recommended to ensure there will be no unacceptable levels of disturbance arising from the use of the development.

Sufficient ecological information has been submitted with the application however conditions are recommended requesting further surveys to be undertaken on the site.

**6.8 Historic England Archaeology:**

**Response 1**

Four archaeological pits have been dug during the course of the planning application submission. No significant archaeological finds relating to human activity were discovered although some interesting findings regarding the geological gravel and water courses were observed. Following this GLAAS have no objection to the proposal subject to pre-commencement conditions being attached to any approval decision notice.

**Updated response 24/05/2017**

No Roman artefacts have been recovered. There were undated archaeological features in the test pits and these could be Roman, or from another period. The deposits beneath the glasshouse were unusual and may represent something worth looking at further in the context of the development. Remains of the cemetery were not encountered which I interpret as meaning that any significant archaeology at the site could be managed by conditions.

**6.9 Hackney Society: Response received - No comment.**

6.10 **Thames Water:** No comment received.

6.11 **Historic England:**

In summary, Historic England remains supportive of these proposals in principle which seek to raise the profile of the Grade II Registered Springfield Park and secure a sustainable, community-focussed use for the Grade II listed White Lodge. This in turn should facilitate the removal of the Lodge from our Heritage at Risk Register.

This proposed project seeks to provide a sustainable future use for the 'Heritage at Risk' Lodge and raise the profile of the Registered Park. In our opinion, the various efforts to reveal and enhance the significance of the historic environment reflect the overarching aims of the heritage policies contained within the National Planning Policy Framework. Historic England is therefore strongly supportive of this scheme subject to addressing the detailed advice provide the advice provided. It is not necessary for us to be consulted again.

6.12 **Design Review Panel:** reviewed 18<sup>th</sup> January 2017 at the **pre-application** stage.

The Panel is supportive of the overall aims and design of the scheme and the refurbishment of Springfield House. However, further consideration should be given to the material, location and roof form of the west extension, the height of the small community events space, and the relationship between both events spaces and the concept for the kitchen garden wall.

The Panel also feel that the landscaping materials in the stable yard and the creation of a terrace plinth around the main listed building needs more consideration in terms of the simplifying the levels and appropriate materials to minimise any impacts and enhance the setting of Springfield House. The Panel would like to see the removal of the existing Portacabins and shipping containers in the future. The Panel would be happy to see the next iteration of the project.

6.12 **Traffic and Transportation:** no objection subject to conditions pertaining to the following:

- Travel Plan
- Delivery Service Plan
- Construction Logistics Plan
- Disabled Car Parking + Electric Vehicle charging facilities
- Contribution towards the cost to introduce and implement a Traffic Regulation Order in the vicinity of the entrance on Springfield

6.13 **Waste:** no objection

6.14 **Environmental Services:** no objection in principle. Recommend conditions relating to noise mitigation and noise attenuation measures.

6.15 **Pollution Land and Air:** no objection.

## **7. POLICIES**

### **7.1 Hackney Core Strategy 2010**

- 6 Transport and Land Use
- 10 Lifelong Learning
- 12 Health and Environment
- 16 Employment Opportunities
- 17 Economic Development
- 24 Design
- 25 Historic Environment
- 26 Open Space Network
- 27 Biodiversity
- 29 Resource Efficiency and Reducing Carbon Dioxide Emissions
- 31 Flood Risk
- 32 Waste
- 33 Promoting Sustainable Transport

### **7.2 Supplementary Planning Guidance / Documents (SPG)**

SPG11- Access for People with Disabilities

### **7.3 Development Management Local Plan**

- DM1 High Quality Design
- DM2 Development and Amenity
- DM3 Promoting Health and Well-Being
- DM4 Communities Infrastructure Levy and Planning Contributions
- DM5 Protection and Delivery of Social and Community Facilities and Places of Worship
- DM28 Managing the Historic Environment
- DM32 Protection and Enhancement of Existing Open Space and the Lee Valley Regional Park
- DM33 Allotments and Food Growing
- DM34 Sites of Nature Conservation Value and/ or Geodiversity Value, Walthamstow Reservoirs Special Protection Area and Walthamstow Marshes Sites of Special Scientific Interest
- DM35 Landscaping and Tree Management
- DM38 Sustainability Standards for other development
- DM42 Pollution and Water and Air Quality
- DM43 Flooding and Flood Risk
- DM44 Movement Hierarchy
- DM45 Development and Transport
- DM46 Walking and Cycling

#### **7.4 London Plan 2015 (Updated MALP 2016)**

- 2.18 Green Infrastructure: the multi-functional network of green and open spaces
- 3.1 Ensuring equal life chances for all
- 3.16 Protection and enhancement of social infrastructure
- 3.19 Sports facilities
- 4.6 Support for enhancement of arts, culture, sports and entertainment
- 5.2 Minimising carbon dioxide emissions
- 5.3 Sustainable design and construction
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.17 Waste capacity
- 6.1 Strategic approach
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Lifetime neighbourhoods
- 7.2 An inclusive environment
- 7.4 Local character
- 7.5 Public realm
- 7.6 Architecture
- 7.8 Heritage assets and archaeology
- 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
- 7.17 Metropolitan open land
- 7.19 Biodiversity and access to nature
- 7.21 Trees and woodlands
- 8.2 Planning obligations
- 8.3 Community infrastructure levy

#### **7.5 National Planning Policies**

National Planning Policy Framework:

- 4. Promoting sustainable transport
- 7. Requiring good design
- 8. Promoting healthy communities
- 10. Meeting the challenge of climate change, flooding and coastal change
- 11. Conserving and enhancing the natural environment
- 12. Conserving and enhancing the historic environment

#### **8. COMMENT**

##### **8.1 Background**

- 8.1.1 Hackney Council Parks department has applied to the Heritage Lottery Fund's (HLF) '*Parks for People Programme*' for a grant to help fund the restoration and upgrade of Springfield Park. The first stage of the application process for funding

has been successful and the Parks department are now in the process of preparing a second stage application to secure a Delivery Grant. If the second stage application is also successful, the proposed restoration and upgrade works are scheduled to begin in early 2019.

- 8.1.2 In order that the restoration and upgrade works can be maintained long-term, the Parks Department is also looking to include new revenue generating uses/development into the park, including into Springfield House and where the existing Stables Buildings and the Greenhouse is located. These new uses would provide the long term income required to support and maintain the park well into the future.
- 8.1.3 Extensive local consultations have been undertaken by the Parks department between October 2016 and February 2017 prior to the submission of this planning application. The consultation process involved engaging a wide range of stakeholders including user groups and partner organisations for The Springfield Park Restoration Project. Both on-site and off-site consultation events were undertaken and the consultation also included project newsletters, press releases to the local press, adverts within local newspapers and posters within the park.
- 8.1.4 Respondents to the consultation process were largely positive about the proposed changes to the park however it is noted that a large number of respondents would prefer events to remain low-key, in keeping with the fact that visitor's to the park value the quiet and relatively uncrowded nature of it.

## **8.2 Proposal**

- 8.2.1 The proposed restoration and upgrade works proposed to Springfield Park are extensive. This application comprises only the works that require Planning permission and/or Listed Building Consent and are summarised as follows:
- 8.2.2 Springfield House
- Refurbishment of toilets and café within existing house;
  - Installation of new lift in existing house to serve all floors;
  - Erection of 2-storey annex to western elevation to accommodate public toilets, kitchen, café server and café toilets;
  - Refurbishment of facades and windows of existing house;
  - Creation of a more layered set of terraces around the house, accessible from the café.
- 8.2.3 Stables block
- Refurbishment of block to provide 4No. individual studio office spaces for commercial letting;
  - Insertion of new staircase;
  - Replacement of 1930s garage doors with glazed fronts with doors;
  - Restoration of existing window frames and replacement of timber sashes.
- 8.2.4 Community events building
- Demolition of existing greenhouse and erection of a single storey community events



building with ancillary storage area, kitchen facilities and toilets. The community events building is anticipated to be used for a variety of purposes such as weddings, parties, business/commercial hire and community classes.

#### 8.2.5 Other

- Associated hard and soft landscaping including biodiversity enhancements and outdoor courtyard area.

### 8.3 **Uses**

The proposed works will result in 646sqm of A3 (café), 214sqm of B1 (office) and 503sqm of D1 (community events space). Springfield House will also bring existing unused areas (largely the existing lower ground and first floor areas) into use to include an exhibition room (for local artists), meeting room, offices (for local hire) and storage areas.

### 8.4 **Access**

#### 8.4.1 Springfield House

Access to the house will remain as existing on the south to south-eastern elevation of the building.

#### 8.4.2 Stables block

Access to the Stables block will remain on the southern elevation of the building.

#### 8.4.3 Community building

Access will be into the eastern side of the building via an existing footpath in the park. Access will also be possible via the existing car park (west of the house and south-east of the Stables block).

### 8.5 **Hours of Operation**

The park is open 24 hours per day 365 days per year.

#### 8.5.1 Springfield House

No changes to café opening hours are proposed. The existing hours are 10.00 to 18.00 every day.

#### 8.5.2 Stables block

The office uses are expected to operate under normal office hours.

#### 8.5.3 Community building

The proposed hours are Sunday to Wednesday and Bank Holidays 08.00 to 23.00 and Thursday to Saturday 08.00 to 24.00.

## **8.6 Permitted Development**

8.6.1 The applicant also intends to undertake works falling under Permitted Development and therefore are not being assessed as part of this application. For information these works comprise:

8.6.2 Works falling within the listed curtilage of Springfield House:

- Toddler and junior play area in close proximity to the café terrace with surrounding fence or hedge;
- Refurbishment of the existing Bowls Pavillion and provision of a ‘reflective’ garden space
- Signage
- Cycle Hoop additions

8.6.3 Works falling outside of the listed curtilage of Springfield House:

- Refurbishment of the existing Bandstand
- Upgrading of existing play area with some new play items
- Junior play area

## **8.7 The main considerations relevant to this application are:**

- Land use and principle of use;
- Heritage and conservation;
- Design;
- Amenity;
- Traffic and transportation;
- Flood risk;
- Sustainability;
- Biodiversity;
- Landscaping and trees;
- Waste and refuse;
- Archaeology.

Each of these considerations is discussed in further detail below.

## **9. LAND USE CONSIDERATIONS**

9.1 Springfield Park is Metropolitan Open Land and also designated Open Space in the Council’s Local Plan. Core Strategy policy 26 (Open Space Network) specifies that *‘all open and green spaces should be well-managed and enhanced to improve quality, capacity and public accessibility, to support a diverse and multi-functional network of open spaces. Where appropriate, new open spaces will be created which are publicly accessible and linked to other open spaces to enhance the borough’s green infrastructure.’*

9.2 London Plan policy 7.17 affords the “strongest protection” to Metropolitan Open

Land (MOL), giving the same level of protection as Green Belt, where inappropriate development should be refused except in very special circumstances.

- 9.3 The area of the park where development is proposed constitutes 'previously developed land' under the NPPF definition. Whilst the greenhouses are derelict, they are permanent structures and have not blended into the landscape. As such, its redevelopment may be appropriate, provided it would not have a greater impact on the openness of the MOL and the purpose of including land within it.
- 9.4 When combined, the works proposed in this application would result in a reduction of the overall footprint of buildings on the site and there would be no material change in the amount of hard surfacing. Furthermore, the height of the new community events building would largely be lower than the existing greenhouses, with the exception of the northernmost element that would be taller, although this would not be higher than the adjacent retained stable block. Development would be entirely contained within the previously developed part of the park. Overall, even with the modest increase in height of one section of the replacement building, the reduction in built footprint and massing of buildings across the site would ensure the proposals do not have a greater impact on the openness of the MOL when compared to the existing situation. This is a position supported by the GLA in their Stage 1 response.
- 9.4 The proposal would provide a mix of uses that, whilst not directly related to the function of the park, are nonetheless considered to be complimentary. In addition they would provide the long term revenue necessary to ensure the upkeep and maintenance of the park and its facilities. Furthermore, the proposed landscape and play enhancements to the wider park would improve the quality, usability and accessibility of the park, and significantly enhance public appreciation of the MOL. As such the proposal would not conflict with the purposes of including the land within the MOL designation and would constitute appropriate development on MOL.
- 9.5 On balance, the proposed development is deemed to meet the requirements of Core Strategy policy 26 (Open Space Network) and London Plan (2015) policy 7.17 (Metropolitan Open Land).
- 9.6 Principle of Community Events Space  
Policy DM5 (Protection and Delivery of Social and Community Facilities and Places of Worship) of the DMLP 2015, states that proposals for new and extended social facilities will be supported provided they demonstrate that the facility has good access by public transport, walking and cycling routes. Furthermore the shared use of social and community facilities is supported, provided that such shared use will not adversely affect the level of social and community provision in the local area or across the Borough.
- 9.7 London Plan policy 3.1 (Ensuring equal life chances for all) states that development proposals should protect and enhance facilities and services that meet the needs of particular groups and communities, whilst policy 7.1 (Lifetime neighbourhoods) of the London Plan, states that people should have a good quality environment in an active and supportive local community within their local community. Furthermore

policy 7.1 states that development should enable people to live healthy, active lives; should maximize the opportunity for community diversity, inclusion and cohesion; and should contribute to people's sense of place, safety and security. Places of work and leisure, streets, neighbourhoods, parks and open spaces should also be designed to meet the needs of the community at all stages of people's lives.

- 9.8 The proposal would include events space in both Springfield House and in the new community events building. Local groups would be able to hire the space for activities such as education classes, art exhibitions and group activities such as yoga. The new community building would also provide space for larger events such as weddings, parties and corporate events. As well as creating space that supports the local community through the activities that would take place there, the revenue generated from hiring the space would also ensure the long-term maintenance and upkeep of Springfield Park and its facilities for the enjoyment of the local community. On this basis the proposals are considered to be acceptable in land use terms and in line with the above mentioned policies.

## **10. HERITAGE AND CONSERVATION**

- 10.01 The main heritage considerations arising from this application are:

- direct impact of the proposals on Springfield House;
- direct impact of the proposals on the curtilage listed structures;
- impact of the proposals on the setting of the listed buildings; and
- impact of the proposals on the Registered Park and Garden.

### **10.1 Impacts to Springfield House**

- 10.1.1 Springfield House has also been known as both The Mansion and The White Lodge. Springfield House was nationally listed by Historic England in 1951 at Grade II (LEN: 1235414) with the following listing description (amended in 1975): *“Early-mid C19 substantial villa. 2 storeys, 5 windows, stucco. Fairly low pitched hipped slate roof with eaves soffit. Recessed sash windows with glazing bars. Central Doric porch holds 4-panel door with Greek key pattern ornament in panels and on pilasters dividing it from side lights. Above, a cornice head and wide, patterned fanlight also using Greek key. Garden front has casement windows, 4 on 1st floor and 3 in each of 2 round bows on ground floor.”*

- 10.1.2 The significance of the house is as an excellent and generally well preserved example of a 1820s detached villa. The basement areas remain as left in 1905. The first floor has many surviving features, including most of the floorplan and some well preserved joinery and original paintwork (to the window shutters). The ground floor has seen some unsympathetic changes, with the introduction of toilets, offices and a café, but retains the memory of the floorplan, the staircase, the fireplaces and some internal joinery of interest. The main entrance elevation (to the south) and the garden front (to the north) are mainly as built. There appear to have been minor changes to the east elevation (the doorway may be later). The west elevation (to the stable yard) has seen change, with lean to additions and an extension at ground floor (with removal of the former servants' staircase).

- 10.1.3 Springfield House has been on Historic England's Heritage at Risk Register for several years.
- 10.1.4 The proposed lower ground and ground floor extension to the west (containing toilets at LGF and a kitchen at GF) is acceptable in conservation terms in relation to its location, footprint, and height and massing. The provision of this addition creates the opportunity to remove the service elements from the historic building, enabling the reinstatement of parts of the historic floorplan. The existing west elevation features two lean-to elements forming extensions to the original building (and probably dating to the 1880s) and a ground floor kitchen extension of poor quality (and probably of late 20<sup>th</sup> century date). These elements are not of high significance and the proposed extension would tidy up this elevation. The impact is mitigated through the proposed use of a glazed link and, as mentioned above, in-setting of the extension from both the north and south facades.
- 10.1.5 The material and design of the proposed extension have been revised in the light of earlier officer and Design Review Panel comments. Buff coloured brickwork is now the main material and this is acceptable, subject to detail. The brickwork now features textured patterning in rectangular panels, which reference the fenestration pattern of the historic building. The historic building features stucco lined-out to imitate ashlar and this element is picked up in the detailing of the proposed extension as a recessed pointed joint: this links new to old and provides further texture and variety.
- 10.1.6 Lift position - The provision of a lift brings substantial benefits to the building and would unlock the currently disused first and lower ground floors. This is a public building and the provision of universal access is a reasonable ambition, within the heritage constraints of the building. The sensitive introduction of lifts into listed buildings is not unprecedented, in Hackney or more widely.
- 10.1.7 Options for the location of the lift were explored with both Historic England and Hackney's Listed Buildings Officer during pre-application discussions. The proposed location allows the lift overrun to be located within the western part of the roof void, where it will not be visible. It also unifies the circulation areas of the building into a central location, in keeping with both the original intention of the building and contemporary requirements in terms of universal access. The insertion of a lift in this location was previously permitted under Hackney reference 2010/3024. This aspect of the proposal is therefore acceptable in conservation terms.
- 10.1.8 Elevations - The glazed element between the historic building and the proposed new extension, visible in north and south elevations is acceptable in conservation terms. The existing small window at first floor on the west elevation is now removed and this is also acceptable in conservation terms.
- 10.1.9 The existing doors to the east elevation may date from only 1905 and relate strangely to the staircase internally. The proposed replacement with glazed doors is acceptable in principle, subject to details.

- 10.1.10 Lower ground floor - The proposed demolitions on this floor are acceptable in the context of an otherwise acceptable scheme. Areas of the former servants' kitchen and storage (including the remnant of the Victorian servants' staircase, two windows, two sinks and the water pump) will be lost and a planning condition for their recording is proposed.
- 10.1.11 The main staircase is proposed to be extended downwards to serve the lower ground floor. This is acceptable in principle in conservation terms, subject to detail. The proposals have evolved and parts of this floor are now proposed to be used as a 'buggy park'. Proposals for works to this floor (e.g. renewal of the floor surface) should be detailed as part of a planning condition.
- 10.1.12 Ground floor - Changes to this floor are generally positive, since they tend to reinstate the original entrance sequence of a square hall leading to a rectangular central lobby with round arches leading to the stairs and main rooms. The existing screen between the hall and the central lobby is thought to date from 1905 and is a charming Edwardian element. Its proposed relocation to the café entrance is welcomed.
- 10.1.13 First floor - The removal of later partition walling is generally welcomed, since it tends to reinstate the historic floorplan. The existing paint to the window shutters (a mint green colour) appears to date from the 1820s and should be retained and conserved.
- 10.1.14 Roof - The proposals include a new area of zinc to house the lift machinery. This will not be visible from outside the building and is acceptable in conservation terms, subject to the detail being submitted by way of a condition.
- 10.1.15 Conclusion – Overall the proposed works to Springfield House are considered to be acceptable and would positively enhance the special character and appearance of the listed building.

## **10.2 Impacts on the curtilage listed structures:**

- 10.2.1 The curtilage of Springfield House is the land formerly comprising its garden. Establishing the extent of the garden when the villa was built in 1820 has not proved possible. The presumed curtilage of Springfield House has been established by agreement between the Council and the applicant, based on the 1868 Ordnance Survey map. Pre-1948 buildings and structures within this boundary, including the Stables Buildings, Frame Yard and Stable Yard are therefore curtilage listed.
- 10.2.3 The Stable Building (including the Staff House): These are roughly contemporary with the house and therefore date to the 1820s, although they appear to have been built in two phases. The element to the west appears to have been stabling to the ground floor with residential accommodation for staff at first floor, including a large room which now forms part of the Staff House. The Staff House to the east may be slightly later than the Stables, reflecting the heavier use of servants and requirements for social segregation in the Victorian period. The main external form

of these buildings is generally well preserved. The Stables have seen changes, with the introduction of garage type doors and conversion to Parks Department use with offices and toilets internally. Little significant fabric survives internally in the Stables. The Staff House is more intact, and although it has suffered from disuse, the staircase, some ground floor ceiling cornices, some first floor panelling and some doors survive.

- 10.2.4 The proposed change of use to flexible commercial premises are acceptable in principle in conservation terms, provided the commercial uses are suitable and do not conflict with the character of the listed house, the park and the proposed new community spaces.
- 10.2.5 The proposed removal of the existing ground to first floor staircase in the stables is acceptable, since this element appears to date from 1905 (or later) and is thought to be of low significance.
- 10.2.6 The replacement of the 1930s garage doors with large frameless glazing is proposed. In a context where the building forms commercial units which will require natural light and where the provision of north facing openings is undesirable in heritage and functional terms, this is considered to be acceptable. The existing staircase in the Staff House is retained and this welcomed.
- 10.2.7 The application also proposes the removal of the chimney breast in the living room of the Staff House and the creation of a large opening in the wall. In addition on the first floor of the Staff House, the application also proposes the loss of the timber panel wall between the small and large bedroom, the removal of the stair enclosure and the proposed opening of the wall between the large bedroom and the Stables junior staff living room. To ensure these elements of the work do not compromise the integrity of the Listed Building a condition requiring further information and justification of these proposed works is recommended.
- 10.2.8 The Frame Yard and the Stable Yard: To the north of the Stables and Staff House is a partially walled enclosure, now occupied by a sequence of large greenhouses. Walls survive to the west and partly to the east and north and these are of some significance. This area was a kitchen garden or frame yard (containing cold frames, paths and a pump on the 1868 Ordnance Survey map). The greenhouses themselves are thought to be of 1980s date; Ordnance Survey mapping indicates that they post-date the nearby Fawcett and Webb Estates, constructed in 1958. The greenhouses are therefore not curtilage listed structures (since they post-date 1948) and are not considered to be of historic value.
- 10.2.9 To the south of the Stables Block is an enclosed yard (now the Parks Department and Hackney Homes service yard), surrounded by a wall to the south and west. These elements are curtilage listed (see below). The surviving boundary walls to the south, west and north of the service yard are of some significance.
- 10.2.10 The existing greenhouses are of no heritage significance. The scale of their footprint and their location so close to the house creates a negative impact on the setting of the listed building. The demolition of the existing greenhouses is an

enhancement to the listed building. The general approach to the surviving boundary and frame yard walls is acceptable in conservation terms, subject to detail.

10.2.11 The proposed courtyard is welcomed and tends to push development away from the main listed building, enhancing its setting.

10.2.12 The large and small community events spaces are acceptable in principle in terms of their location and footprint. The height, outline design and massing of the large community events space in conservation terms are acceptable in principle, subject to detail. The proposed wall to the east has been revised and is now slightly higher to allow the brickwork to relate more meaningfully with the openings. The height and roof form of the proposed small community events space has also been revised. The reduced height and remodelled form are welcomed.

### **10.3 Impact on the setting of the listed buildings**

10.3.1 Springfield House currently sits in a sea of tarmac, with a poor quality access ramp to the main entrance and unattractive terrace to the tea room. Proposals to enhance the setting are welcome in principle, subject to detail. The proposed reintroduction of a lawn to the east, terraces to the north and York stone paving around the house are acceptable in principle, subject to detail.

10.3.2 The park is generally a tranquil environment with an equally largely quiet café area. This tranquil character is considered to be part of the setting of the buildings and part of the character of the park. In order to protect the setting of the listed building and any potential impacts of the proposed use, a condition requiring a management plan to be submitted prior to any operations use is recommended. The management plan should include details of anticipated visitor numbers, access routes, usage times, parking and servicing.

### **10.4 Impact on the Registered Park and Garden.**

10.4.1 Springfield Park was placed on the Register of Historic Parks and Gardens maintained by Historic England (under the Historic Buildings and Ancient Monuments Act 1953) at Grade II (LEN: 1000839) in 1987.

10.4.2 The park occupies the site of three late 18<sup>th</sup> century and early 19<sup>th</sup> century houses (Springfield House, The Chestnuts and Spring House). Springfield House and its associated buildings survive. Only the entrance lodge to The Chestnuts survives as the main house (and Spring House) were demolished circa 1905. The park landscape includes surviving elements of planting and landscape from all three houses and therefore has significance as an example of late 18<sup>th</sup> and early 19<sup>th</sup> century villa gardens.

10.4.3 Springfield Park is an early example of a park established by the London County Council in 1905 and designed by Lieutenant-Colonel John James Sexby, the first Superintendent of the LCC Parks Department.

10.4.4 The proposals are conservation led and preserve and enhance the setting and



character of the park. There are trees and planting which survive from the gardens of the three late 18<sup>th</sup> and early 19<sup>th</sup> century villas, as well as planting introduced as part of the 1905 Sexby scheme. In order to protect significant trees a condition is recommended requiring details of how the proposal will identify and enhance significant trees prior to any works commencing on site, this is discussed further in the Landscaping and Tree section of the report below.

## **10.5 Conclusion**

10.5.1 The Council has considered and assessed this application against the relevant planning policies which seek to protect and enhance the historic environment, and its duty to pay special regard under s.66 of the Planning (Listed Building and Conservation Areas) Act 1990, to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The proposals are conservation led and preserve and enhance the significance of the listed buildings and setting of Springfield House, and the landscape setting and character of Springfield Park.

## **11. DESIGN**

11.1 The Council's Core Strategy Policy 24 seeks to adopt a rigorous design approach and ensuring a good and optimum arrangement of the site in terms of form, mass and scale. London Plan Policy 7.6 states architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

### **11.2 New extension to Springfield House**

11.2.1 The small existing extensions to the west of Springfield House will be demolished to make way for the new extension. The new extension will accommodate new kitchen facilities at the same level as the café use at the ground floor of Springfield House with the out of hours public toilet facilities for park users at lower ground floor.

11.2.2 Scale and massing - The proposed scale and massing of the extension is subservient to the host building sitting well below the eave height of the building and it is set back from each of the principle important east and west frontages. This northern elevation is considered to be the least sensitive of all the elevations to Springfield House. The new extension will be linked by a recessed/set-in glazed link. The height of the extension will transition in scale between Springfield House and the ridge line of the refurbished Stable Block. The overall form, height and location of the new extension are considered acceptable in scale and massing terms. The heritage impacts of the new extension are considered in the Conservation and Heritage section of this report.

11.2.3 Architecture and Materials - The new extension is proposed to be a solid volume expressed by a rhythm of blind windows formed by panels of standard brick work matching the proportions and aligning with the existing windows in Springfield House. These blind windows would be equally interspersed by patterned brickwork panels to create a repeated pattern of texture and shadow around the building.

This decorative application will run consistently with the head and sill heights of the windows of the south elevation of Springfield House. This architectural approach is a good resolution to balancing new building elements and volumes against the sensitive listed building. It will clearly read as a new 21<sup>st</sup> century addition, and successfully references the host building. The recessed glazed link will provide a rational and readable gap between the two buildings.

- 11.2.4 The principle material for the new extension will be brick laid in legible coursing to create banding and texture to the surface which will add interest and differentiation, and be complementary to the host building. A condition shall be imposed to ensure no ventilation stacks etc are permitted to extend above the parapet height of the new extension. The proposed materials will be buff coloured Cambridge Light Weathered bricks laid with lime mortar. Moselden York stone in buff grey with a capital finish is proposed for the coping to the parapet roof and low level retaining walls. Lower windows will be dark grey PPC aluminium faced timber.

### **11.3 The Stables Buildings (including the Staff House)**

- 11.3.1 The stable block will be extensively refurbished for commercial office/studio uses. The external fabric of the building, including windows and external features will be repaired or replaced to match original details. However, the large timber doors to the south elevation will be replaced with glazed double doors and the small external lean to store will also be removed. The interior will be remodelled to make the spaces fit for purpose as commercial units with the removal of non-load bearing walls and the refurbishments of the stairs in the staff house. All these proposals result in improvements to the building and are supported.

### **11.4 Community events building**

- 11.4.1 The works proposed involve demolishing the existing greenhouse facilities and replacing it with a single storey community events building. The frame yard/garden kitchen wall would be rebuilt and incorporated as part of the new building. Internally the events building would be divided to create a large events space with ancillary kitchen and storage on its western boundary and smaller events space in the northeast part of the site. Access to the building would be on the building's eastern side where visitors would arrive from within the park.

- 11.4.2 Massing and Scale - The apex of the main larger community space will match the height of the existing greenhouses. The roof form of the smaller community space peaks at 6 metres which is below the roofridge height of the stable block and is subservient to the overall setting of Springfield House. This is further improved as the new buildings will be set back from the existing line of greenhouses, assisting with improving the setting of Springfield House and stable block.

- 11.4.3 The roof elements of the larger community space will appear as a single form for most of its length running along the eastern elevation facing the park. The roof form will sit behind and above the frame wall that will define the ground floor massing and appearance to this part of the proposal. The ridge height lines-up and is set back from the eaves of the stable block. The roof form to the Park is created by the

orientation of the pitched roofs that are rotated 90 degrees (north/south) to the existing glasshouse configuration (east/west). This allows the integration of roof lights whilst controlling noise impacts to adjoining residential buildings (the Fawcett Estate). This also creates a calmer and more simplified massing to the Park.

11.4.4 The small community space has its own character with a distinctive roof form terminating and marking the end of run of buildings facing the Park. Its form and height are acceptable as it locates the highest element of the proposal furthest away from the existing listed buildings. There will be no adverse setting impacts on Springfield House.

11.4.5 Architecture and Materials - The proposals for the new community building at the south east corner of Springfield Park wraps the curve of the pathway. The new buildings are placed behind a low rise new wall with openings and windows to the Park. This is a discrete architectural approach that uses the softer elements of a brick wall as the principal elevation, with the roof forms apparently sitting behind and above the wall. The wall will be reconstructed with reclaimed London Stock brick to match the existing brickwork onsite. This low rise approach is a sensitive response both to the setting of the nearby listed buildings and the character of the Park. It also interprets what is believed to be the location of the original kitchen garden frame wall of Springfield House.

11.4.6 The small community space bookends the range of buildings to the north. This has been reduced in height and form to comply with Design and Conservation officers' feedback and is now considered appropriate, and in fact a positive element, as discussed above. The openings in the wall are considered acceptable, referencing domestic scale gates/doors within walls and it works with the existing landscape. These elements should be conditioned to ensure high quality materials and detailing are achieved. The roof elements will be zinc cladding with standing seam which is acceptable.

11.4.7 The new building will open onto a new courtyard area contained within the frame of the rebuilt/new wall and defined by the stable block to the south and pitched roof form of new community building. This will be the primary entrance and forecourt to the community building. The open aspect and orientation of the community building will ensure this space is successful. Treatments/repairs to the north elevation and condition of the stable block should further enhance the quality of this new space. The 4 bay pitched roof will have strong character and will be reminiscent of the pitched rooflines formed by the greenhouses.

## **11.5 Conclusion**

11.5.1 The scheme would be contained within the previously developed area of the park with a reduced footprint and similar height. The approach to layout and massing is supported and the design of the new elements is considered to be of a high quality.

11.5.2 In accordance with London Plan Policy 7.2 the development is designed to be fully accessible and inclusive which is considered to be a significant improvement on the existing situation.

11.5.3 The proposal represents a high quality design as required in Core Strategy Policy 24 Design and is a heritage sensitive scheme that makes a positive contribution to the character of Springfield Park and Springfield House as required under Core Strategy 25 Historic Environment and the relevant Development Management Plan policies.

## **12. AMENITY CONSIDERATIONS**

12.1.1 DMLP policy DM2 (Development and Amenity) states that development proposals should be appropriate to their location and should be designed to ensure they will not result in significant adverse impacts on the amenity of occupiers and neighbours. Amenity considerations include the impacts of development on:

- Visual privacy and overlooking;
- Overshadowing and outlook;
- Sunlight and daylight, and artificial light, levels;
- Vibration, noise, fumes and odour, and other forms of pollution;
- Microclimate conditions;
- Safety of highway users.

12.1.2 London Plan policy 7.15 (Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes) states that development proposals should seek to manage noise to by:

- Avoiding significant adverse noise impacts on health and quality of life as a result of new development;
- Mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens on existing businesses.

12.1.3 Springfield House: The works to Springfield House are set well within the park and a sufficient distance from any surrounding residential properties to have any discernible impact. The proposed works would not result in an increase in café floor area so it is considered unlikely that the use of the café premises would be intensified as a result of the proposal. The currently consented hours of the café are between 10.00 and 18.00, 7-days per week and no change is proposed to this arrangement.

12.1.4 Stables Buildings: The use of the stable buildings as workshops/office space is considered unlikely to give rise to an adverse noise or disturbance given the nature of the uses (likely to be small artist studios or office space) and the extent of such floorspace proposed. A condition is recommended requiring noise from any plant associated with the development to be inaudible at nearby residential windows.

12.1.5 Community Events Building: The new proposed community events building is

located in the north east corner of the site in close proximity to a number of residential units particularly those located in the Fawcett residential estate to the west and Springfield estate to the south. The closest distance between the proposed development and residential windows is approximately 3m (those being windows to flats in the adjacent Fawcett Estate, and the distance between these and wall of the toilet block in the building). Given its close proximity to residential properties, the events building has the potential to give rise to noise and disturbance impacts.

12.1.6 The building will be managed by Hackney Venues (the Council's in-house venues team) for community event bookings, conferences and weddings/ceremonies/celebrations. The operational requirements and standards will be outlined in a Service Level Agreement between Hackney venues and Libraries, Leisure and Green Spaces. Hackney Venues will also be responsible for community bookings in the smaller rooms of Springfield House.

12.1.7 Operational details for the proposed community events building are summarised below:

- Proposed uses/capacity: the events space would be utilised for a variety of uses, the most intensive uses likely to be wedding receptions/ceremonies and parties. The space would have a capacity for approximately 120-160 persons.
- Proposed frequency of use and operational hours: the community events building will be available for up to 59 hours per week (20 weekend hours and 39 weekday hours including evening use). Larger events taking place at the building is projected to increase from up to 16 in the first year to potentially 47 by the third year of opening to the public.
- Proposed operational hours: The hours of use of the space will be limited to 08.00-23.00 Monday to Wednesday and Bank Holidays and 08.00-24.00 Thursday to Saturday.

12.1.8 Officers have reviewed and discussed the operational requirements of the community events building at length with the applicants to ensure measures are put in place to minimise any potential negative impacts to adjoining residential amenity. These are set out below.

12.1.9 Noise and disturbance: The building has been deliberately orientated so that window openings in the elevations and means of access is restricted to the south-east and north-east elevations; so orientated away from any neighbouring residential properties. The internal space has also been configured so that the toilets, storage/support space is located on the western side of the building to create a buffer between the areas likely to generate the most noise and adjoining residential properties.

12.1.10 The Council's Environmental Service's team has reviewed the application and is

satisfied that the proposal would not give rise to undue noise impacts, subject to the imposition of conditions requiring sound insulation and restricting the level of noise arising from amplified music so that it is not audible from the nearest residential windows. A further condition would also be imposed requiring the submission of a noise survey 6 months following the commencement of the use so that the effectiveness of mitigating measures can be monitored and improved if necessary.

12.1.11 There is also the potential for noise to be generated outside of the building through use of the external courtyard and people leaving the premises at unsociable hours. The submission of an operational management plan would be required for approval before any uses commence on site. This will set out how the courtyard space will be appropriately managed, and also how guests leaving will be managed to minimise the potential for noise and disturbance at unsociable hours. The number of events to be held per year and the maximum capacity of the venue shall also be capped within the operational management plan to ensure the intensity of use is at an acceptable level.

12.1.13 Given the scale and design of the proposed community events building, there would be no opportunity for any other amenity impacts such as overlooking, loss of daylight sunlight and increased sense of enclosure.

12.1.14 Subject to the conditions recommended above, the amenity impacts of the development are considered to be within acceptable limits and the proposal in accordance with the relevant policies.

### **13. TRAFFIC AND TRANSPORTATION CONSIDERATIONS**

#### **13.1 Surrounding Highways, Transport Network and Accessibility of the Site**

13.1.1 There are a number of access points to Springfield Park, the nearest access to the proposed development is located on Springfield. Springfield is a two-way residential road connecting from Mount Pleasant Lane in the east to the A107 Upper Clapton Road to the west.

13.1.2 The highways surrounding the site are not located in a Controlled Parking Zone (CPZ) with only limited single/double yellow lines to protect access and visibility at junctions.

13.1.3 The subject site is in an area with a PTAL accessibility rating of 2 (on a scale of 1a - 6b, where 6b is the most accessible) with Clapton and Stamford Hill stations being the closest. A number of bus services operate from A107 Upper Clapton Road.

#### **13.2 Trip Impacts and Assessment**

13.2.1 The Transport Statement (TS) submitted with the application highlights that the main new impact of the development is likely to be related to the uses associated with the community event space and in particular the use of the space as a wedding

venue. The TS suggests that up to 42 weekend and 16 weekday functions could take place per year with capacity for 120-160 persons.

13.2.2 The TS trip generation summary suggests that as a worst case scenario the proposed development could generate up to 85 vehicle movements (60 car and 25 taxis). The TS assumes that 120 out of 160 guests would travel by car and the remaining 40 guests by taxi which is considered to provide a robust assessment. It is considered that even in this worst case scenario that the potential number of vehicle movements could be accommodated on the local highway network.

13.2.3 Car parking stress surveys undertaken in support of the development suggest that at key times such as Saturday afternoon, when you might expect trips associated with a wedding, there would be some capacity for car parking on the highway surrounding the site.

13.2.4 The TS also suggests that a coach facility could significantly reduce the number of private vehicles travelling to and from the site. The Traffic and Transportation team have indicated that they would not support a drop off/ pick up facility being permitted within Springfield Park. However in order to facilitate a drop off facility it is suggested that Traffic Regulation Orders in the form of double yellows (that would prevent parking but allow drop off) should be implemented on a section of public highway close to the entrance on Springfield.

13.2.5 To further encourage and promote sustainable travel it is suggested that a Travel Plan for the site is created and updated annually that includes measures to reduce private car journeys and to actively manage and monitor the impact of events at the community events facility. This would be secured by condition.

### **13.3 Cycle Parking**

13.3.1 The applicant has indicated that the scheme will provide secure, integrated, convenient and accessible cycle parking facilities, in line with London Plan Standards including;

- 3no. cycle spaces for the Stable Block
- 2no. cycle spaces for the first floor of Springfield House
- 2no. cycle spaces for Hackney Parks
- The proposal includes new covered cycle storage for 20no. cycles to the rear of the events courtyard. This would provide cycle storage for all members of staff, with overspill for members of the public using the community building.
- Further cycle hoops are provided at key points within the Park as part of the Landscape proposals.

13.3.2 The proposal meets London Plan standards in terms of proposed cycle spaces.

### **13.4 Car Parking**

13.4.1 The development proposes the provision 3 no. dedicated disabled bays on site and 2 light goods/public carrier vehicle spaces. In addition a further 3 spaces for staff,

one allocated to each building is proposed. Whilst the provision of the disabled bays lightgoods/public carrier spaces is supported. As such the requirement for a revised parking plan removing the staff parking shall be requested and secured by condition.

### **13.5 Servicing and Construction**

13.5.1 The submitted Transport Statement states that all servicing activity will continue to be accommodated on-site and managed. A condition requiring a Delivery Service Plan (DSP) to be submitted for approval before any uses commence on site would be imposed if planning permission is granted.

13.5.2 Given the access constraints of the site a condition requiring a Construction Logistics Plan (CLP) would also be sought if permission is granted to ensure that any construction works associated with the development would not prejudice local traffic flow and safety.

### **13.6 Conclusion**

13.6.1 Given the modest scale of the scheme and limited associated trips expected with the proposed uses, the proposal is not considered to give rise to any strategic transport concerns.

13.6.2 Subject to the above mentioned conditions and a contribution towards the cost of introducing and implementing Traffic Regulation Orders in the vicinity of the entrance on Springfield, the application is considered acceptable in terms of transportation and compliant with relevant policies.

## **14. FLOOD RISK**

14.1.1 London Plan Policy 5.12 (Flood Risk Management) states that development proposals must comply with the flood risk assessment and management requirements over the lifetime of the development and have regard to measures proposed in flood management plans. Core Strategy 31 (Flood Risk) states proposals should ensure all forms of flood risk are fully assessed and measures taken to reduce flood risk.

14.1.2 The northern and eastern boundary of the park are located within a Flood Zone 2 and is not considered to expose future users to greater flood risk, or exacerbate flood risk elsewhere at nearby sites.

14.1.3 However given the park location of the development, it is considered there are significant opportunities to incorporate green infrastructures and above ground incorporate SuDS to drain the hard paved surfaces. As such a condition is recommended requiring a drainage strategy to be submitted.

### **14.2 Conclusion**

14.2.1 Subject to the above condition being imposed the proposal is considered to be



acceptable in terms of flood risk and in line with London Plan policy 5.12 and Core Strategy policy 31.

## **15. SUSTAINABILITY**

15.1.1 London Plan policy 5.1 (Climate change mitigation) seeks to ensure that developments incorporate best practice in resource management and climate change mitigation and adaptation. Chapter 5 of the London Plan sets out a comprehensive range of policies aimed at achieving climate change mitigation. Policy 5.2 sets out the following energy hierarchy: be lean: use less energy; be clean: supply energy efficiently; is green: use renewable energy.

15.1.2 Core Strategy policy 29 (Resource Efficiency and Reducing Carbon Dioxide Emissions) seeks to address climate change at local level. This is to be achieved through ensuring building design is to a high standard, adhering to the principles of sustainable design and construction and encouraging the retrofitting of existing residential, industrial or commercial premises. Policy 30 (Low Carbon Energy, Renewable Technologies and District Heating) encourages the use of renewable technologies for on-site energy generation and the establishment of decentralised energy networks.

15.1.3 The proposal includes the inclusion of a rainwater harvesting system to collect rainwater for reuse which is supported. A detailed specification and a management and maintenance plan for the system shall be secured by condition.

15.1.4 The development also proposes to incorporate some additional minor steps, such as passive natural ventilation and zoned heating controls to improve the energy efficiency of the operational use of the community events building and Stables Buildings.

### **15.1 Conclusion**

15.1.1 Given the relatively restricted setting and siting of the proposed development it is considered there is limited scope to provide significant sustainability enhancements in this instance. However the rainwater harvesting system along with some more minor sustainability measures as mentioned above, is supported. In summary the proposal is considered to meet policy requirements and as such is acceptable in terms of sustainability.

## **16. BIODIVERSITY**

16.1.1 Springfield Park is designated as both a statutory and non-statutory nature conservation site, as follows:

- Statutory Local Nature Reserve (LNR);
- Borough Grade I Site of Importance for nature Conservation (SINC);
- Proposed non-statutory Regionally Important Geological Area (potential RIGS).

- 16.1.2 The park comprises amenity grassland, scattered trees, acid grassland, poor semi-improved grassland, scrub, buildings, tall ruderal, semi-natural broadleaved woodland, broadleaved plantation woodland, orchard, sanding water, introduced shrubs, bare ground and hardstanding.
- 16.1.7 The park also contains three Habitats of Principal Importance for the Conservation of Biodiversity in England, namely acid grassland, wet woodland and traditional orchard.
- 16.1.8 Populations and assemblages of species that are potentially present in the park and listed as Species of Principal Importance for biodiversity, London and Hackney BAP species are: bats, breeding birds, hedgehog, widespread reptiles, widespread amphibians and invertebrates. Populations and assemblages of these species are considered to be of likely value to the borough.
- 16.1.9 The park is also located within 1km of Walthamstow Marshes Special Scientific Interest (SSSI) and the River Lea Special Protection Area (SPA) and Ramsar Site.
- 16.1.10 London Plan Policy 7.19 (Biodiversity and Access to Nature) states development proposals should, wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity. Core Strategy policy 27 (Biodiversity) states development will be encouraged to include measures that contribute to the borough's natural environment and biodiversity.
- 16.1.11 DMLP policy DM34 (Sites of Nature Conservation and/ or Geodiversity Value, Walthamstow Reservoirs Special Protection Area and Walthamstow Marshes Sites of Special Scientific Interest) sets out the criteria against which development proposals will be assessed in and adjacent to Sites of Importance for Nature Conservation (SINCs), stating: *"The Council will not permit development within Sites of Importance for Nature Conservation (SINCs), unless in exceptional circumstances it can be demonstrated that there are particular overriding reasons for development to proceed. High quality re-provision will be required, ensuring a net gain of nature conservation value and biodiversity, including on and off-site biodiversity and nature conservation improvements, such as wildlife habitats set out in Hackney's Biodiversity Action Plan. Where appropriate, sites of significant geodiversity value should be protected, managed and/ or enhanced."* The DMLP also highlights the importance of ensuring that any development proposals in or adjacent to the SINCs do not have a detrimental impact on their nature conservation and biodiversity value.
- 16.1.12 The works proposed as part of this application are on previously developed land and as such the impact on the park's biodiversity would be minimal. In addition the development would help enable works to be undertaken to the wider park that would significantly improve its biodiversity value. For these reasons this application is considered to represent an exceptional case that would justify the carrying out of development on the SINC and designated Open Space. Notwithstanding, a condition will be imposed to ensure that development is undertaken in a way that any impact on the nature and biodiversity value of the SINC is wholly mitigated.

This would be set out in an Outline Impact Assessment to be submitted and approved before any works commence on site.

## **16.2 Conclusion**

16.2.1 In terms of biodiversity the proposed development is considered to have the potential to enhance the park whilst safeguarding its ecological interest. Subject to the inclusion of the above mentioned planning condition, the application is considered to be in line with policies 7.19, CS27 and DM34 and is considered to be acceptable in terms of biodiversity.

## **17. LANDSCAPING AND TREES**

17.1.1 London Plan Policy 7.5 (Public realm) states that landscape treatment and infrastructure should be of the highest quality, have a clear purpose and contribute to the easy movement of people through the space. Policy 7.21 (trees and woodlands) states that trees and woodlands should be protected, maintained, and enhanced. Furthermore, existing trees of value should be retained and any loss as a result of the development should be replaced following the principle of 'right place, right tree.'

### **17.2 Landscaping and Tree Constraints**

#### 17.2.1 Landscaping

17.2.2 The application proposes a variety of landscaping and tree works including a new ramp to Springfield House; new terraces to the front (north) and side (east); new path between the north terrace and the lawn; and new treatment to the drive. The details have been reviewed by the Council's Landscape Officer who is generally supportive of the proposal. However further consideration of the detailed hard and soft landscaping plan is proposed and as such a condition requiring a detailed landscaping plan is recommended.

#### 17.3 Trees

17.3.1 The submitted Pre-Development Arboricultural Survey and Tree Constraints Plan (TCP) gives details of trees to be retained/ removed across the entire park. Some trees and shrubs will be removed in the immediate vicinity of Springfield House including a row of 8 low grade trees located between the park path and glasshouses. The vegetation along the path is currently overgrown and dark. Rationalisation of the planting here would improve the legibility of the route to the events space and Springfield House from Springfield. Whilst this is supported in principle officers consider that it's important to maintain planting here as it helps to screen views to the flats from the park. For this reason a condition will be imposed requiring details be submitted pertaining to replacement planting as part of a detailed hard and soft landscaping plan.

17.3.2 A standard tree protection condition will also be imposed to ensure the construction works do not interfere or damage existing trees.

## **17.5 Conclusion**

The proposed landscaping and tree works are deemed to be sympathetic to the park and will integrate into the proposed building works and their respective setting. Subject to conditions pertaining to tree protection and hard and soft landscaping, the proposal is considered to be in line with pertinent policies and acceptable in terms of trees and landscaping.

## **18. WASTE AND REFUSE**

18.1.1 Core Strategy policy 32 (Waste) seeks to ensure new development in Hackney supports the objectives of sustainable waste management.

18.1.2 The proposed waste and refuse details meet the necessary requirements in terms of bin capacity and collection details, however a condition will be secured requiring waste enclosure details to be submitted for approval.

## **19. ARCHAEOLOGY**

19.1.1 Hackney Core Strategy notes that the archaeological heritage of Hackney is considerable and includes finds from the Palaeolithic era and medieval and Elizabethan remains. Policy 25 states that all development should make a positive contribution to the character of Hackney's historic and built environment. This includes identifying, conserving and enhancing the historic significance of the borough's designated heritage assets, their setting and where appropriate the wider historic environment whilst policy DM28 of the Development Management Local Plan notes that archaeology developments must not adversely affect important archaeological remains or their settings.

19.1.2 The site is noted as being of medium, low to neutral archaeological significance and that any works below ground should be carried out in consultation with The Greater London Archaeology Advisory Service (GLAAS).

19.1.3 Four archaeological pits have been dug during the course of the planning application submission. No significant archaeological finds relating to human activity have been found on site during the course of the preliminary investigations undertaken so far. In addition no Roman artefacts have been discovered. However trial pits have indicated that deposits beneath the glasshouse were unusual and may warrant further investigation. As such conditions requiring further investigation are recommended to ensure that any significant remains are not disturbed and/ or are subsequently appropriately recorded prior to any development on site.

## **20. COMMUNITY INFRASTRUCTURE AND UNILATERAL UNDERTAKING**

20.1 The Planning Department will seek to enter into a Unilateral Undertaking with the applicants to ensure the following:

1. Any surplus profits arising from the new and upgraded facilities and uses across the site will be reinvested back into the upkeep of the park.

2. A contribution towards the cost to introduce and implement Traffic Regulation Orders in the vicinity of the entrance on Springfield Road. A financial estimate of the works is to follow.
3. Commitment to the Council's local labour and construction initiatives
4. Considerate Contractor Scheme – the applicant to carry out all works in keeping with the National Considerate Contractor Scheme.
5. Payment by the applicant for legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Unilateral Undertaking Agreement.

20.2 The community infrastructure levy (CIL) allows local authorities in England and Wales to fund infrastructure by charging on new developments in their area. The money generated through CIL can be used to support growth by helping to pay for a wide range of infrastructure including parks, schools, community facilities, health facilities and leisure centres.

The development is not liable for Hackney CIL but will be liable for Mayor of London CIL as follows:

£35.00 per sqm x of new floor area:

- 123sqm of new floor area in café x £35.00 = £4,305.00
- 503sqm of new floor area in community building x £35.00 = £17,605.00
- Total Mayoral CIL payable = £21,910.00

## **21. CONCLUSION**

- 21.1 The proposal constitutes appropriate development on Metropolitan Open Land, as the partial redevelopment, extension and conversion of existing buildings would not have a greater impact on openness or the purposes of including the land in the designation. The comprehensive improvements proposed to the wider park as part of the scheme would enhance the quality, biodiversity and accessibility of this public open space, which is strongly supported. The proposed new development and enhancements to Springfield House would ensure the maintenance and longevity of those improvements well into the future.
- 21.2 The scheme would reduce the footprint of buildings on the site and the new buildings would generally be no taller than the existing stable block. The quality of the proposed architecture is considered to be high and there would be no harm, rather improvement to heritage assets, the settings of which would be significantly enhanced. The scheme should not harm the archaeological or geological interest of the site, subject to conditions.
- 21.3 The proposal is therefore considered to support and comply with pertinent policies and it is recommended that planning permission and Listed Building Consent should be granted.

## **RECOMMENDATIONS**

### **22.1 RECOMMENDATION A**

**22.2 That planning permission is GRANTED, subject to the following conditions:**

#### **22.3 Development in accordance with plans**

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

#### **22.4 Commencement within three years**

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

#### **22.5 Noise Survey**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the operational use of the site. The development shall not be carried out otherwise than in accordance with the details thus approved. A further noise survey shall be submitted 6 months following the commencement of the use so that the effectiveness of mitigating measures can be monitored and improved if necessary.

- A full noise measurement survey undertaken by a qualified and competent acoustician to determine the overall internal noise level as well as the specific levels at octave bands to identify potential for noise break-out. Noise from any operational buildings should be inaudible at the nearest residential windows.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

#### **22.6 Details of Soundproofing**

Details of Soundproofing within the Community events building hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to any operational development commences.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

**22.7 Amplified Noise**

Amplified sound and noise from the operation of equipment relating to the use hereby approved shall at all times be at least 10dB(A) below the existing background level (when the use is not operation), with noise levels measured at any nearby residential window in accordance with BS4142:1997.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

**22.8 Restriction on Amplified Noise**

Amplified music relating to events and functions taking place within the community building shall not be played in the outdoor courtyard area.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

**22.9 Design details – Extension to Springfield House and Community Events Building**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- 1) Typical windows, door and parapet details, including sections at 1:20;
- 2) Typical façade sections at 1:20;
- 3) Details including physical samples of all external materials;
- 4) Details illustrating that no ventilation stacks etc. extend above the parapet height of the new extension.

REASON: To ensure that the external appearance of the development is satisfactory and does not detract from the special architectural and historic interest of the buildings.

**22.10 Secure by Design**

The development shall achieve Secure by Design standards, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the potential for crime and the perception of crime is reduced

**22.11 Tree Identification, Protection and Retention Survey**

Prior to the commencement of works on the development hereby approved, a detailed tree identification, protection, retention and removal survey shall be submitted to and approved in writing by the Local Planning Authority. The survey shall include but not be limited to, details of all trees within the immediate vicinity of Springfield House which may be affected by the development. The survey shall include details (including identification of) trees to be removed, trees to be retained and tree protection measures.

REASON: To safeguard existing, established trees in the vicinity of the site.

#### **22.12 Tree Protection Method Statement**

Prior to the commencement of works on the development hereby approved, a tree protection method statement demonstrating how the retained trees will be protected during the construction phase of the development, shall be submitted to and approved in writing by the Local Planning Authority. The survey shall include but not be limited to, tree protection details of the Holm Oak; Cedar; Liquid Ambar; and Mulberry trees, located in the immediate vicinity of the proposed works to Springfield House, the Stable block and the Greenhouse buildings.

REASON: To safeguard existing, established trees in the vicinity of the site.

#### **22.13 Hard & Soft Landscaping**

Details of hard and soft landscaping shall be submitted for approval to the Local Planning Authority prior to any works commencing on site. These details shall include but not be limited to the following:

- 1) the railings, geometry and planting of and around the new east terrace;
- 2) screening of Fawcett Estate from the park beyond the bed where the cedar stands.

REASON: To safeguard the visual amenity of the park.

#### **22.14 Lighting**

Prior to operational development of the community building, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Details should include specification, location and lux level omission.

REASON 1: To safeguard against adverse impacts to natural habitats and neighbouring residential amenity, and to ensure the external appearance of the development is satisfactory and does not detract from the special architectural and historic interest of the buildings.

#### **22.15 Archaeology (Written Scheme of investigation)**

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and



methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

*Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.*

REASON: Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development.

#### **22.16 Scope and Arrangement of Archaeological works**

No development shall take place within the proposed development site until the applicant, or their agents or their successors in title, has produced a detailed scheme showing the complete scope and arrangement of the foundation design and ground works, which have been submitted to and approved by the local planning authority.

*The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed foundation designs for approval.*

REASON: Heritage assets of archaeological interest survive on the site. The planning authority wishes to ensure that significant remains are not disturbed or damaged by foundation works but are, where appropriate, preserved in situ.

#### **22.17 Drainage Strategy**

A drainage strategy based on the principle of SuDS should be provided and shall aim to achieve the greenfield runoff rates and demonstrate that a minimum of 50% reduction in peak surface water flow and volume is achieved through the appropriate incorporation of SuDS.

The drainage strategy should include plans and drawings showing the drainage proposals, areas drained, specifications of the SuDS proposed, calculations of the existing and proposed surface water discharge rates, water storage capacity of the proposals and demonstration that they meet the requirements of the site for up to the 1 in 100 year plus climate change events. Details of any offsite works should also be provided, together with any necessary consents from Thames Water.

REASON: To enhance the character and sustainability benefits of the development.

### **22.18 Biodiversity**

Prior to any commencement of works on site information should be submitted to and approved by the Local Planning Authority outlining measures ensuring that works will not harm or result in any detrimental impact to the nature and biodiversity on the site and that any impact on the nature and biodiversity value of the site is mitigated.

The information should include the following:

- An Outline Impact Assessment in order to assess the potential impacts on biodiversity as a basis for mitigation;
- Further survey and assessment for bats in relation to works to any building or tree and the value of the park for foraging;
- Further assessment by a geologist and/ or soil specialist in order to inform potential impacts of works to the spring-line and associated features;
- A detailed botanical survey of the acid grassland to inform park enhancements and a Landscape Ecology Management Plan (LEMP) to ensure long-term management; and
- Further assessment for the potential presence of reptiles, depending on the extent, nature and duration of any vegetation clearance.

REASON: To ensure that the nature and biodiverse value of the site is retained.

### **22.19 Bat / Protected Species Survey**

Details of a bat survey and if appropriate a management plan should be submitted to and approved by the Local Planning Authority. The survey should outline measures ensuring that works will not harm or result in any detrimental impact to bats or any other protected species on the site and should also be mindful of the following:

- Summer surveys should include investigation of bats foraging at the lake;
- A Management Plan is required to protect the biodiversity at this site;
- There should be no light pollution onto features used by bats;
- Use of external lighting should be minimal and PIR sensors set to three minute durations should be used;
- If bats are found during works on site they should be halted immediately and Natural England should be contacted;
- Works likely to impact bats should be undertaken outside of the bird breeding season (February to September) unless a competent ecologist undertakes a bird-watching brief; and
- Reptile surveys should be undertaken during the recording season.

REASON: To ensure that the nature and biodiverse value of the site is retained.

### **22.20 Cycle Parking and Refuse Storage Details**

Prior to any uses hereby approved commencing on site, full cycle parking details illustrating both the design and layout of cycle parking and refuse storage/ enclosure details shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the details approved.

REASON 1: To reduce vehicular congestion in the surrounding highway network and promote the use of sustainable modes of transport.

REASON 2: To ensure that the special architectural and historic interest of these buildings is safeguarded and the works do not detract from the significance of the Registered Park and Garden.

#### **22.21 Parking plan**

Notwithstanding the details shown in the plans hereby approved, a revised parking plan removing the three staff parking spaces shall be submitted and approved in writing by the Local Planning Authority prior to any uses commencing on site.

REASON: To ensure the proposal is in line with the Borough's sustainable transport initiatives and provides an adequate parking provision for those with disabilities.

#### **22.22 Travel Plan**

Prior any use of the Community Events Building commencing a Travel Plan to encourage and promote sustainable travel shall be submitted to and approved in writing by the Local Planning Authority, and subsequently updated annually. The Travel Plan should include details of measures to reduce private car journeys and to actively manage and monitor the impact of events at the facility.

REASON: To ensure that sustainable transport is appropriately promoted and encouraged at the site in line with the Borough's sustainable transport initiatives.

#### **22.23 Operational Management Plan**

Prior to occupation of the community events building hereby approved, a detailed Operational Management Plan shall be submitted to and approved in writing by the Local Planning Authority, setting out measures to mitigate any noise, disturbance and wider impacts, arising from the uses. The details shall include:

- Confirmation of the maximum number of events likely to take place in a calendar year;
- Maximum number of visitors/guests to the building attending an individual event;
- Details of how people leaving the premises between 9pm and Midnight will be managed;
- Details of how the external courtyard area will be managed.

The operation uses shall only be carried out in accordance with the details hereby approved, unless otherwise agreed in writing by the Local Planning Authority. All elements of the scheme should be managed in accordance with Secure by Design principles.

REASON: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of general disturbance.

#### **22.24 Hours of operation**

The use of the Community Events Building hereby approved shall only be open to the public between 08:00 to 23:00 Sunday to Wednesday and Bank Holidays and 08:00 to 24:00 Thursday to Saturday, unless otherwise agreed in writing by the

Local Planning Authority.

The use of the Café shall only be open to the public between 10.00 to 18.00 Monday to Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

#### **22.25 Refuse/Recycling Management Strategy**

Prior to any uses hereby approved commencing on site, details of a refuse/recycling management strategy shall be submitted to and approved in writing by the Local Planning Authority. All refuse/recycling shall be managed in accordance with these details and implemented before the uses commence unless otherwise agreed in writing by the Local Planning Authority.

REASON: To reduce pollution and the likelihood of infestation

#### **22.26 Delivery and Servicing Plan**

The development hereby approved shall not be occupied until a detailed Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. Delivery and Servicing to the site shall only be carried out in accordance with the details thus approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity.

#### **22.27 Demolition and Construction Management Plan**

No development shall take place until a detailed Demolition and Construction Management Plan covering the matters set out below has been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the details and measures approved as part of the demolition and construction management plan, which shall be maintained throughout the entire construction period.

1. A demolition and construction method statement covering all phases of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition and construction phase);
2. A demolition and construction traffic management plan to include the following: the construction programme/ timescales; the number/ frequency and size of construction vehicles; construction traffic route; location of deliveries; pedestrian and vehicular access arrangements; any temporary road/ footway closures during the construction period;
3. A demolition and construction waste management plan setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to, details of dust mitigation measures during site clearance and construction works (including any works of

demolition of existing buildings or breaking out or crushing of concrete), the location of any mobile plant machinery, details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means.

REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity.

#### **22.28 Demolition and Construction Code**

During demolition and construction on site:

1. The best practical means available in accordance with British Standard Code of Practice B.S. 5228: 1997 shall be employed at all times to minimise the emission of noise from the site;
2. The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 0800 – 1800 Mondays-Fridays, 0800 -1300 Saturdays and at no time on Sundays or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority;
3. Vehicular access to adjoining and opposite premises shall not be impeded;
4. All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only;
5. No waste or other material shall be burnt on application site;
6. A suitable and sufficient means of suppressing dust must be provided and maintained.

REASON: To protect public safety and amenity.

#### **22.29 Surface Water Drainage**

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

REASON: To safeguard against contaminants in the ground to leach into the underlying aquifer.

#### **22.30 Rainwater Harvesting System**

Full details of the Rainwater Harvesting System shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a detailed specification and a management and maintenance plan for the system.

REASON: To enhance the character and sustainability benefits of the development.

#### **22.31 Plant and machinery**

Noise levels from any plant or machinery shall at all times be at least 5dB(A) below background levels when measured at any nearby residential window.

REASON: To ensure that occupiers of neighbouring premises do not suffer a loss of

amenity by reason of noise nuisance from plant and machinery.

### **23.0 RECOMMENDATION B**

**23.1 That Listed Building Consent be GRANTED subject to the following conditions:**

#### **23.2 Development in accordance with plans**

The Development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

#### **23.3 Development within 3 years**

The Development hereby permitted must be begun not later than the expiration of three years beginning with the date of this consent.

REASON: In order to comply with the provisions of Section 18(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

#### **23.4 Protection of historic interior**

Detailed drawings or specifications showing the method by which the historic interior is to be protected during building works so as to ensure its retention shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant parts of the work are commenced.

REASON: To ensure that those features which contribute to the special architectural and historic interest of these buildings are retained.

#### **23.5 Recording of removed historic fabric**

All historic fabric removed from Springfield House, the Stables and Staff House and the Frame Yard, including (but not limited to) historic fabric removed for the introduction of the lift and western extension at Springfield House, shall be subject to a full photographic and textual recording of the standard indicated in the Historic England guidance document *Understanding Historic Buildings: A Guide to Good Recording Practice* (English Heritage, 2006). The recording should be at Level 2 as described in Paragraph 5.3 and the record preserved as described in Paragraphs 7.1 to 7.3 of that document. The completed record shall be submitted to and approved by the Local Planning Authority, in writing, prior to the occupation of the development and shall then be submitted to the Greater London Historic Environment Record. The removal of historic fabric shall not be carried out otherwise than in accordance with the recording thus approved.

REASON: In order that the works approved are carried out in a satisfactory manner which safeguards the special historic and architectural interest of these buildings.

### **23.6 Structural report**

Notwithstanding the drawings and other information hereby approved, a structural report is required from a suitably qualified and experienced structural engineer. This should address how the buildings currently stand and how they will be supported both during and after the works. Of particular interest are the new openings to the west (for the western extension and café server), the insertion of the lift and changes to internal walls and the roof at Springfield House and the changes to openings and internal walls at the Stables and Staff House. The report should include engineer's sketch drawings indicating the location, dimension and material of any proposed new structural interventions and a statement that, if carried out as instructed, the buildings will be adequately supported. This detail must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In order that the works approved are carried out in a satisfactory manner which safeguards the special historic and architectural interest of these buildings.

### **23.7 Details of Internal layouts**

Notwithstanding the drawings and other information hereby approved, detailed drawings showing the following modification(s) to the scheme shall be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced on site:

- The first floor of Springfield House
- The ground and first floors of the Stables and Staff House

This part of the development shall be completed only in accordance with the modification(s) thus approved.

REASON: The details are considered unsatisfactory in the form shown on the drawings submitted to date and these aspects of the scheme should be modified to ensure an acceptable form of development AND in order that the works approved are carried out in a satisfactory manner which safeguards the special historic and architectural interest of these buildings.

### **23.8 Details of Brickwork**

Notwithstanding the approved drawings and details, full detail shall be provided of the proposed brickwork for all new work including (but not limited to) the proposed western extension to Springfield House, works at the Stables and Staff House, works at the Frame Yard and any new brickwork associated with landscaping works including the provision of new terraces and entrance routes. The required detail shall include a full specification (of type, size, colour, texture and manufacturer of the brick) and physical samples together with 1 metre sample panels showing the brickwork, pointing and facebond. This detail must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the special architectural and historic interest of these

buildings is safeguarded and the works do not detract from the significance of the Registered Park and Garden.

**23.9 Details of Materials**

Full details, including physical samples, of the materials to be used on the external surfaces of all the buildings, including walling, roofing and glazing materials, shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the special architectural and historic interest of these buildings is safeguarded and the works do not detract from the significance of the Registered Park and Garden.

**23.10 Additional Information (Windows and Doors)**

Notwithstanding the approved drawings and details, further detail shall be provided on proposals for the windows and external doors of Springfield House and the Stables and Staff House. This shall include external elevation drawings showing the windows and doors identified by number and letter (e.g. W03, D04 etc.) and a Window and Door Schedule. The Schedule shall analyse the condition of windows and doors and their heritage significance and indicate whether retention and repair, or replacement is proposed. Where replacement is proposed, the required detail shall be a 1:20 elevation drawing of each window type, with 1:5 section drawings of the top, bottom, side and meeting rails, the glazing bars and the window horns (if any). The material, location, dimension and profile of all elements shall be shown, together with the location and dimension of any glazing units and the means of retention (e.g. putty or timber trim).

REASON: To ensure that the special architectural and historic interest of these buildings is safeguarded and the works do not detract from the significance of the Registered Park and Garden.

**23.11 Additional Information (Staircases and Internal Joinery)**

Notwithstanding the approved drawings and details, further detailed drawings and full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) New staircases at Springfield House (ground to lower ground floor) and the Stables (ground to first floor). The required detail is a 1:20 section drawing, together with 1:5 elevations of the newel posts, bannisters, rails, treads and other elements, indicating the material, dimensions and profile of the staircase elements.
- b) Internal joinery at Springfield House, the Stables and the Staff House. The required detail is a 1:20 elevation drawing of each proposed new internal door type, with 1:5 sections showing the frames and jointing in of the panels, indicating the material, dimensions and construction of the proposed doors. The required detail for other internal joinery (including, but not limited to skirting boards, architraves, dado rails, cornices, picture rails) shall be a 1:1 section drawing of each type. The



material and design of the internal security door between the proposed new toilets and the rest of Springfield House is of particular interest.

REASON: To ensure that the special architectural and historic interest of these buildings is safeguarded and the works do not detract from the significance of the Registered Park and Garden.

**23.12 Additional Information (Screen/s, Glazed Slot/s and Glazed Door/s)**

Notwithstanding the approved drawings and details, further detailed drawings and full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved:

a) Glazed screen to ground floor of Springfield House. The required detail is a 1:20 elevation drawing showing the glazing pattern and 1:5 sections showing the location, dimensions and materials of the frames, together with section drawings showing the junction between the glazed screen and the historic walls and ceilings, particularly in relation to any corncicing or other surviving historic detail.

b) Frameless glazed slot to western extension at Springfield House. The required detail is a 1:5 section drawing showing the location, dimensions and materials of the proposed glazed slot, with details of the proposed works to Springfield House at the junction between the old and new work.

c) Frameless glazed doors to the Stables. The required detail is a 1:5 section drawing showing the location, dimensions and materials of the proposed frameless glazing, with details of the proposed works to the Stables at the junction between the old and new work.

REASON: To ensure that the special architectural and historic interest of these buildings is safeguarded and the works do not detract from the significance of the Registered Park and Garden.

**23.13 Additional Information (Lift, Lift Pit and Lift Overrun)**

Notwithstanding the approved drawings and details, further detailed drawings and full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

a) Lift pit and lift overrun and machine room. The required detail is a 1:20 section drawing of any proposed lower ground floor lift pit and the roof level overrun and machine room, showing the location, dimensions and materials of the proposed works.

b) Lift. The required detail is a manufacturer's illustration and specification of the proposed lift.

REASON: To ensure that the special architectural and historic interest of these buildings is safeguarded and the works do not detract from the significance of the Registered Park and Garden.

**23.14 Additional Information (Galvanised Metal Grillage, Railings & Access Gates)**

Notwithstanding the approved drawings and details, further detailed drawings and full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

a) Galvanised metal grillage to lower ground floor at Springfield House. The required detail is a catalogue picture and manufacturer's specification, showing the dimensions, design and material of the proposed grillage.

b) Railings or other enclosure to the access ramp to the north west of Springfield House. The required detail is a 1:20 elevation drawing of the railings and enclosure, with 1:5 elevations of the railing, indicating the material, dimensions and profile of the railings.

c) Access gates to the proposed events courtyard. The required detail is a 1:20 elevation drawing of the gates, with 1:5 elevations of the frames and bars, indicating the material, dimensions and profile of the gates.

REASON: To ensure that the special architectural and historic interest of these buildings is safeguarded and the works do not detract from the significance of the Registered Park and Garden.

**23.16 Ground surface treatment**

Full details of all ground surface treatment to for the Springfield House and Stables Buildings shall be submitted to and approved by the Local Planning Authority, in writing, before any work on the site is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the special architectural and historic interest of these buildings is safeguarded and the works do not detract from the significance of the Registered Park and Garden.

**23.17 Schedule of Works**

Notwithstanding the approved drawings and details, a full Schedule of Works relating to repairs and renovations at Springfield House, the Stables and the Staff House showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

a) The proposed approach to the external render at Springfield House, with details of the proposed removal technique and the tools and methods to be used, together with details of the proposed reinstatement material, with the details of any backing material, the mix of any stucco and the proposed method of application and finishing.

b) The proposed approach to repairing and repointing historic brickwork, including (but not limited to) the Stables and Staff House, the Frame Yard, the Stable Yard and elsewhere in the curtilage of the listed building. This shall include the specification of any replacement bricks, the brick bond, the mortar mix and method

and the pointing technique.

c) The proposed works to the lower ground floor of Springfield House, in particular the proposed floor, wall and ceiling finishes and any other internal works consequent on the new use, including details of any historic finishes or elements to be removed.

d) The proposed zinc roofs to the ground floor curved bay windows to the north elevation at Springfield House. This shall include the specification of the proposed material and the profile of any seams.

e) The proposed rainwater goods at Springfield House. This shall include the manufacturer's specification and images, showing the material, dimensions and design of any gutters, hoppers and drainpipes.

f) Any proposed roof repair works to the historic buildings. This shall include the manufacturer's specification and images of the proposed materials.

REASON: To ensure that the special architectural and historic interest of these buildings is safeguarded.

### **23.18 Soil Stacks, Soil Vent Pipes, Flues and Ductwork**

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the buildings other than as shown on the drawings hereby approved.

REASON: To ensure that the special architectural and historic interest of these buildings is safeguarded and the works do not detract from the significance of the Registered Park and Garden.

### **23.19 Refurbishment of Historic Gates to south-west entrance**

The historic gates to the Springfield (south-west) entrance to the park, currently stored in the lower ground floor of Springfield House, shall be refurbished and reinstated in their original location.

REASON: To ensure that the special architectural and historic interest of these buildings is safeguarded and the works do not detract from the significance of the Registered Park and Garden.

### **23.20 Retention of internal historic elements**

All existing historic elements including (but not limited to) chimney pieces, plasterwork, internal joinery, panelling, doors, staircases and floors shall remain undisturbed in their existing position and shall be fully protected during the course of works on site, unless specifically authorised otherwise on the drawings hereby approved.

REASON: To ensure that those features which contribute to the special architectural and historic interest of these buildings are retained

### **23.21 Making good works**

All works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, colour, texture and profile, and in the case of brickwork, facebond and

pointing.

REASON: To ensure that the special architectural and historic interest of these buildings is safeguarded and the works do not detract from the significance of the Registered Park and Garden.

### **23.22 Details to match existing**

The new joinery work shall match exactly the materials, dimensions and profiles of existing original work, except where otherwise shown in the drawings hereby approved. All new external rainwater and soil pipes shall be formed in metal and painted black. All new partitions shall be scribed around the existing ornamental plaster mouldings.

REASON: To ensure that the works approved are carried out in a satisfactory manner which safeguards the special historic and/or architectural interest of these buildings. To ensure that the special architectural and historic interest of these buildings is safeguarded.

### **23.23 Details of Rainwater Goods**

Full details of the proposed rainwater goods including guttering, hoppers, junctions and downpipes, in the form of annotated elevation drawings and manufacturer's specifications and images, must be submitted to and approved by the Local Planning Authority, in writing, before the relevant part of the works is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the special architectural and historic interest of these buildings is safeguarded and the works do not detract from the significance of the Registered Park and Garden.

## **24.0 RECOMMENDATION C**

That the above recommendation be subject to the applicant, the landowners and their mortgagees enter into a deed of planning obligation by means of a Unilateral Undertaking in order to secure the following matters to the satisfaction of the Corporate Director, Legal, Human Resources and Regulatory Services:

1. The owner shall be required to enter into agreement under Section 278 of the Highways Act to pay the Council to reinstate and improve the footway adjacent to the boundary of the site, and include if required, any access to the Highway, measures for street furniture relocation, carriageway markings, access and visibility safety requirements, footways reinstatement and upgrade to paving in accordance with the councils design guide, unavoidable works required to be undertaken by Statutory Services will not be included in LBH Estimate or Payment.
2. Commitment to the Council's local labour and construction initiatives
3. Considerate Contractor Scheme – the applicant to carry out all works in keeping with the National Considerate Contractor Scheme.

4. Surplus Profits – to ensure that any surplus profits arising from the new and upgraded facilities and uses across the site will be reinvested back into the upkeep of park.

## **25.0 RECOMMENDATION D**

That the Sub-Committee grants delegated authority to the Assistant Director Planning and Regulatory Services and Head of Planning (or in their absence either the Growth Team Manager or DM and Enforcement Manger) to make any minor alterations, additions or deletions to the recommended conditions as set out in this report [(and if applicable to authorise any such changes requested by the GLA)] provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

## **26.0 INFORMATIVES**

The following informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.25 Disabled Person's Provisions
- SI.28 Refuse Storage and Disposal Arrangements
- SI.32 Consultation with Thames Water RE: Waste and water management
- SI.34 Landscaping
- SI.45 The Construction (Design & Management) Regulations 1994
- SI.48 Soundproofing
- NSI Prior consent for construction from the Local Authority.
- NSI Sub-Committee grants delegated authority to the Head of Development Management to make any minor alterations, additions or deletions to the recommended section and recommended conditions as set out in this report (and if applicable to authorise any such changes requested by the GLA) provided this authority shall be exercised in consultation with the Chairman (or in his absence the Vice-Chairman) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).



**Signed .....** **Date 25 May 2017**

**Aled Richards**

Director, Public Realm, Neighbourhoods & Housing

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Hackney Development Plan (2010) and the London Plan 2011	Evie Learman x8245	2 Hillman Street, London E8 1FB



Fig 1: facing north towards the front of Springfield House



Fig 2: aerial view of existing buildings and greenhouse



Fig 3: wider view of park with Springfield House in background



Fig 4: internal view of the existing greenhouse



Fig 5: view of existing path between the park and the eastern side of the proposed community events building





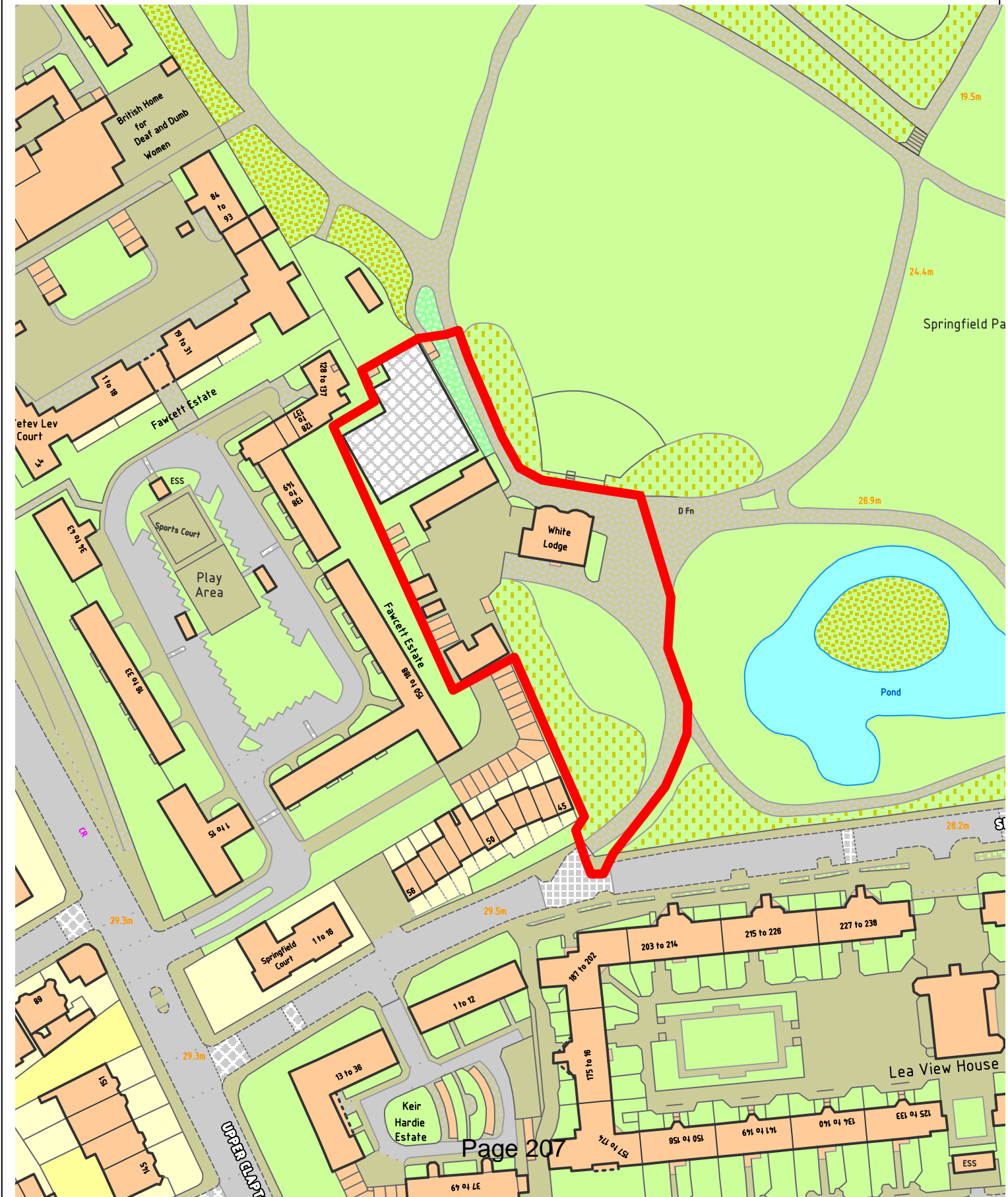
Date: 25/05/2017

Title: Mansion Lodge Springfield Park

Scale 1:1250

Prepared by : Technical Support

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<b>ADDRESSES:</b> 17 Stanway Street London N1 6RS	
<b>WARD:</b> Hoxton East and Shoreditch	<b>REPORT AUTHOR:</b> Barry Coughlan
<b>APPLICATION NUMBER:</b> 2014/2543	<b>VALID DATE:</b> 30/09/2014
<p><b>DRAWING NUMBERS:</b></p> <p>PA-Loc 1 PA-Block 1 PA-Pro-F PA-Pro-2c</p> <p><b>DOCUMENTS:</b></p> <p>Energy and Sustainability Statement (revised) July 2016 Design and Access Statement August 2014 Daylight/Sunlight Study (neighbouring properties) Aug 2014 Daylight/Sunlight (internal) August 2014 Letter from Daylight Consultant (26/04/2017) Daylight/Sunlight Study (internal – revised 17/05/2017)</p>	
<b>APPLICANT:</b>	<b>AGENT:</b>
Mr Patrick Mansez C/O Agent	Stanway Little Associates The Studios 72 Ruskin Walk London SE24 9LZ
<p><b>PROPOSAL:</b></p> <p>Retrospective application for six storey building comprising 16 residential units (8 x 1 bed, 4 x 2 bed and 4 x 3 bed) and 563sqm of office floorspace along with associated external works including landscaping, refuse store, cycle store, disabled access and the provision on 1no disabled persons parking space (application includes alterations to existing building).</p>	
<p><b>RECOMMENDATION SUMMARY:</b></p> <p>Approve conditional planning permission subject to legal agreement.</p>	

**POST-SUBMISSION AMENDMENTS:**

Amendments to façades and massing, reconfiguration of internal layouts, amendment to housing mix, inclusion of business floorspace.

**NOTE TO MEMBERS:**

The application is being brought before members due to the size and nature of the application and due to the enforcement history at the site.

**ANALYSIS INFORMATION**

ZONING DESIGNATION: (Yes) (No)

CPZ	X	
Conservation Area	X (partially)	
Listed Building (Statutory)		X
Listed Building (Local)		X
PEA		X
CAZ		X

**EXISTING LAND USE DETAILS**

LAND USE	USE DESCRIPTION	GIA (SQM)
B2	Industrial	670
<b>TOTAL</b>		

**PROPOSED AMENDED LAND USE DETAILS FOR THE MAIN APPLICATION**

USE (SQM)	USE DESCRIPTION	GIA (SQM)
B1	Office	563
C3	Residential	1,778
<b>TOTAL</b>		<b>1,617</b>

**RESIDENTIAL MIX:**

Unit Type	Private	Shared Ownership	Social Rent	Overall provision (%)
Studio	0	0	0	0%
1 Bed	0	8	0	50%
2 Bed	4	0	0	25%
3 Bed	4	0	0	25%
<b>Total</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>100%</b>

**PARKING DETAILS:**

	Parking (General)	Spaces	Parking (Disabled)	Spaces	Bicycle storage
<b>Existing</b>	0		0		0
<b>Proposed</b>	0		0		35

**CASE OFFICER'S REPORT**

**1. SITE AND CONTEXT**

- 1.1 The application site is roughly rectangular in shape with its principal frontage on Stanway Street and secondary access from Hoxton Street. To the north, east and south are residential blocks of 5 storeys in height along with a four storey residential building which abuts the site immediately to the south west. To the west are the rear of buildings on Hoxton Street which vary in height from 3 – 5 storeys. These buildings are primarily in commercial use with some residential uses on the upper floors. The wider area is predominantly residential to the east and mixed residential/commercial to the west.
- 1.2 The site was previously in use as a print works (B2) and contained a mixture of single storey and two storey warehouse-style buildings. A six storey unauthorised building currently stands on the site which the subject application seeks to retain following a number of amendments (detailed in the Officer Comment section below).
- 1.3 Part of the site is within the boundary of the Hoxton Street Conservation Area and Hoxton Street Local Shopping Centre. The site is also within the GLA's City Fringe Opportunity Area.
- 1.4 In terms of accessibility, the Site has a Public Transport Accessibility Level (PTAL) rating of 5, with 6a being the highest possible rating. It is approximately 300 metres walking distance of Hoxton Overground station. The Site is also well served by bus routes (routes 67, 243, 149, 242 and 394).

**2. CONSERVATION IMPLICATIONS**

- 2.1 Part of the site is within the boundary of the Hoxton Street Conservation Area. Immediately to the west of the site, 124-126 Hoxton Street is Grade II listed and 228a-230 Hoxton Street (Hoxton Hall) is Grade II\* listed. 173 Hoxton Street is also Grade II listed on the western side of Hoxton Street.

**3. HISTORY**

17 Stanway Street

- 3.1 Conservation Area Consent (2005/1468) granted on 01/08/2006 for demolition of building(s) in connection with the redevelopment of the site in accordance with planning ref: 2005/1469.
- 3.2 Planning permission (2005/1469) granted on 24/07/2006 for demolition of existing building and erection of a 5 storey plus basement level building to provide 650 sqm of class B1 (Business) floor space and 14 residential units, comprising 6 x 1 bed, 4 x 2 bed, 3 x 3 bed and 1 x 5 bed units together with 2 x car parking spaces.

- 3.3 Enforcement case (2007/0412/ENF) for non-compliance with planning permission; installation of windows in south elevation. Case closed as covered in enforcement case (2011/0090/ENF).
- 3.4 Enforcement case (2011/0090/ENF) for Development not built in accordance with the approved plans of planning permission reference 2005/1468. Enforcement Notice served 17/08/2011. Appeal (APP/U5360/C/11/2161341) dismissed on 01/06/2012. Enforcement Notice upheld. Prosecution undertaken under Proceeds of Crime Act.

Rear of both 17 Stanway Street and 126 Hoxton Street

- 3.5 Enforcement complaint (2017/0258/ENF) opened on 17/05/2017 for use of the building as residential unit.

15 Stanway Street

- 3.6 Planning permission (2010/1489) refused on 09/08/2010 for demolition of existing part two storey, part four storey building and erection of part three storey, part four storey building to provide a total of eight self-contained residential units comprising four x one bed flats and four x two-bed flats. Appeal (2135542) dismissed on 16/03/2011.
- 3.7 Planning permission (2012/0145) refused on 12/04/2012 for demolition of existing part two storey, part four storey building and erection of part three storey, part four storey building to provide additional bedrooms to existing flats. Appeal (2183414) upheld and planning permission granted on 22/03/2013.
- 3.8 Planning application submitted (2014/3679) for erection of part one, part three storey extension, provision of balconies and elevational alterations to facilitate reconfiguration of existing 8 x 1 bed self-contained dwellings (use class C3) and provide 4 additional self-contained dwellings (use class C3) comprising 3 x 2 bed units and 1 x 3 bed units. Pending Decision.

**4. CONSULTATIONS**

- 4.1 Date of Initial Consultation: 09/10/2014
- 4.2 Date Consultation Statutory Period Ended: 30/10/2014
- 4.3 Date Second Round of Consultation Began: 10/04/2017
- 4.4 Site Notice: Yes
- 4.5 Press Advert: Yes

**4.6 Neighbours**

- 4.5.1 In addition to site and press notices, 99 notification letters have been sent to nearby occupiers notifying them of the application. Following amendments to

the scheme a re-consultation exercise was carried out whereby 99 letters of notification were sent to the same neighbouring occupiers. New site notices were also displayed adjacent the site.

4.5.2 In response to the consultation outlined above a total of 4 objections have been received from nearby occupiers/interested parties. A further two responses were received to the second round of consultation, both from neighbours who had objected to the scheme originally.

4.5.3 The grounds of objection and concerns can be summarised as follows:

- The building to be retained was constructed without planning permission and was supposed to be demolished – OFFICER COMMENT: The Local Planning Authority must consider the application put before it. The enforcement history at the site is a material planning consideration but does not preclude a decision being made to retain an unauthorised building (in the case of the subject application, significant changes have been made).
- The proposed building, at a storey higher than surrounding buildings, is too tall for its context.
- Loss of daylight/sunlight to neighbouring properties
- Loss of privacy to neighbouring properties
- Impact upon outlook of neighbouring residential properties
- Building works have started on site without planning permission – OFFICER COMMENT: The council has been made aware that works commenced on site without permission and the applicant was instructed to cease works immediately.

The principles raised in the objections above are considered to have been addressed within the main body of the report unless otherwise noted above.

#### **4.7 Local Groups / Other Consultees**

##### Hackney Society

4.6.1 Given the significant size and impact of this building on the neighbouring buildings it is unacceptable that the applicant did not follow its statutory obligations via the planning process.

Had this been a fresh application, the position and height along Stanway Street would be supportable however the footprint of the building does not follow the general grain of the estate: the extension towards Rosalind house is unsatisfactory; besides the technical ramifications it leads to a bulky and chaotic building form. The elevations are of poor quality with ungenerous window and detail designs. In summary, the building does not enhance the wider context in any way.

Habitability of some of the living spaces and bedrooms should be questioned and demonstrated though an audit against the London Design Guide such as furniture layouts, activity zones etc. It should also be demonstrated how the proposals meet the Lifetime Homes criteria. Full details of refuse and cycle storage

enclosures should be submitted to ensure these elements enhance rather than are detrimental to the existing landscape and boundary designs.

Shoreditch CAAC

4.6.2 No response received.

**4.8 Statutory Consultees**

No statutory consultees.

**4.9 Council Departments**

Environmental Services

4.8.1 No objection subject to conditions.

Traffic and Transportation

4.8.2 No objection subject to conditions and the securing of contributions/obligations by way of legal agreement (detailed further below).

Waste Management:

4.8.3 No objection subject to conditions requiring details of waste storage.



**Hackney Local Development Framework (LDF)**

**Core Strategy (2010)**

- CSP6 - Transport and Land Use
- CSP12 - Health and Environment
- CSP16 - Employment Opportunities
- CSP17 - Economic Development
- CSP18 - Promoting Employment Land
- CSP19 - Housing Growth
- CSP20 - Affordable Housing
- CSP22 - Housing Density
- CSP24 - Design
- CSP25 - Historic Environment
- CSP26 - Open Space Network
- CSP27 - Biodiversity
- CSP29 - Resource Efficiency and Reducing Carbon Dioxide Emissions
- CSP30 - Low Carbon Energy, Renewable Technologies and District Heating
- CSP31 - Flood risk
- CSP32 - Waste
- CSP33 - Promoting Sustainable Development

**Development Management Local Plan (2015)**

- DM1 - High Quality Design
- DM2 - Development and Amenity
- DM4 - Communities Infrastructure Levy and Planning Contributions
- DM14 - Retention of Employment Land and Floorspace
- DM15 - New Business Floorspace
- DM16 - Affordable Workspace
- DM19 - General Approach to New Housing Development
- DM21 - Affordable Housing Delivery
- DM22 - Homes of Different Sizes
- DM28 - Managing the Historic Environment
- DM31 - Open Spaces and Living Roofs
- DM33 - Protection and Enhancement of existing Open Space and the Lee Valley Regional Park
- DM35 - Landscaping and Tree Management
- DM37 - Sustainability Standards for Residential Development
- DM38 - Sustainability Standards for Non-Residential Development
- DM39 - Offsetting
- DM40 - Heating and Cooling
- DM41 - Contaminated Land
- DM42 - Pollution and Water and Air Quality
- DM43 - Flooding and Flood Risk
- DM44 - Movement Hierarchy
- DM45 - Development and Transport
- DM46 - Walking and Cycling
- DM47 - Parking and Car Free and Car Capped Development

Planning Contributions Supplementary Planning Document (2015)

Sustainable design and construction supplementary planning document (2016)

Affordable Housing SPD (2005)

## **5.1 London Plan (2015)**

- 2.1 - London in its global, European and United Kingdom context
- 2.3 - Growth areas and co-ordination corridors
- 2.5 - Sub-regions
- 2.9 - Inner London
- 2.13 - Opportunity Areas and Intensification Areas
- 2.18 - Green Infrastructure: The Network of Open Spaces
- 3.1 - Ensuring equal life chances for all
- 3.2 - Improving health and addressing health inequalities
- 3.6 - Children and young people's play and informal recreation facilities
- 3.7 - Large residential developments
- 3.8 - Housing choice
- 3.9 - Mixed and balanced communities
- 3.10 - Definition of affordable housing
- 3.11 - Affordable housing targets
- 3.12 - Negotiating affordable housing on residential and mixed use schemes
- 3.13 - Affordable housing thresholds
- 4.1 - Developing London's economy
- 4.2 - Offices
- 4.3 - Mixed use development and offices
- 4.11 - Encouraging a connected economy
- 4.12 - Improving opportunities for all
- 5.1 - Climate change mitigation
- 5.2 - Minimising carbon dioxide emissions
- 5.3 - Sustainable design and construction
- 5.4A - Electricity and Gas Supply
- 5.5 - Decentralised energy networks
- 5.6 - Decentralised energy in development proposals
- 5.7 - Renewable energy
- 5.8 - Innovative energy technologies
- 5.9 - Overheating and cooling
- 5.10 - Urban greening
- 5.11 - Green roofs and development site environs
- 5.12 - Flood risk management
- 5.13 - Sustainable drainage
- 5.14 - Water quality and wastewater infrastructure
- 5.15 - Water use and supplies
- 5.16 - Waste net self-sufficiency
- 5.17 - Waste capacity
- 5.18 - Construction, excavation and demolition waste
- 5.20 - Aggregates
- 5.21 - Contaminated land
- 6.1 - Strategic approach

- 6.2 - Providing public transport capacity and safeguarding land for transport
- 6.3 - Assessing effects of development on transport
- 6.4 - Enhancing London's transport connectivity
- 6.5 - Funding crossrail and other strategic transport infrastructure
- 6.7 - Better streets and surface transport
- 6.9 - Cycling
- 6.10 - Walking
- 6.11 - Smoothing traffic flow and tackling congestion
- 6.12 - Road network capacity
- 6.13 - Parking
- 7.1 - Lifetime neighbourhoods
- 7.2 - An inclusive environment
- 7.3 - Designing out crime
- 7.4 - Local character
- 7.5 - Public realm
- 7.6 - Architecture
- 7.8 - Heritage assets and archaeology
- 7.13 - Safety, security and resilience to emergency
- 7.14 - Improving air quality
- 7.15 - Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
- 7.18 - Protecting open space and addressing deficiency
- 7.19 - Biodiversity and access to nature
- 7.21 - Trees and Woodlands
- 8.2 - Planning obligations
- 8.3 - Community infrastructure levy

## **5.2 Strategic Policy Guidance**

Accessible London: achieving an inclusive environment SPG  
The Control of Dust and Emissions during Construction  
Character and Context  
Play and Informal Recreation SPG  
Planning for Equality and Diversity in London  
Central Activities Zone SPG  
Housing SPG  
Housing Strategy  
Draft Affordable Housing and Viability SPG  
Social Infrastructure SPG  
City Fringe Opportunity Area Planning Framework  
The Mayor's Transport Strategy  
Planning and Access for Disabled People: a good practice guide (ODPM)  
Sustainable Design and Construction SPG  
Mayor's Climate Change Adaptation Strategy  
Mayor's Climate Change Mitigation and Energy Strategy  
Mayor's Water Strategy

## **5.3 National Policy**

National Planning Policy Framework (NPPF)

**5. COMMENT**

The proposal is to retain a six storey building at the site comprising commercial floorspace at lower and upper ground floor level and residential units on the floors above. Permission was granted on 24/07/2006 for the demolition of the then existing warehouse building and the erection of a 5 storey plus basement building to provide commercial floorspace and 14 residential units (2005/1469). However, a six storey building was erected instead which comprised 34 residential units and no commercial floorspace. Enforcement proceedings were initiated (2011/0090/ENF) and the development was found to be built not in accordance with the approved plans. The developer appealed this enforcement action but the inspector found in the council's favour and dismissed the appeal. A demolition order was then issued and the developer was successfully prosecuted in the courts on a proceeds of crime case brought by the council.

The subject application seeks to retain a six storey building at the site but with a number of changes compared to the unauthorised development which the council enforced against. These changes comprise:

- Partial demolition of the southern part of the building to remove the projecting wing on this elevation and to pull the building's footprint back from the adjacent residential building to the south, 15 Stanway Street.
- Elevational alterations comprising:
  - Amendments to balcony design on east and west elevations
  - Amendments to ground floor entrances on east and west elevations
  - Addition of windows to ground and lower ground floor commercial units on north and south elevations
  - Removal of windows on north and south elevation and addition of obscured or oriel glazing to certain windows
- Internal reconfiguration to provide improved layout.
- Revised housing unit number and mix.
- Provision of commercial space at upper and lower ground floor level
- Provision of affordable housing.
- Landscaping/Boundary changes

The proposal would now provide 563sqm of commercial floorspace at lower and upper ground floor level. 16 residential units would be provided on the floors above comprising 8 x 1 bed, 4 x 2 bed and 4 x 3 bed. The proposal also includes various external works including landscaping and the provision of refuse and cycle storage.

The development would be accessed primarily from Stanway Street. Secondary access from Hoxton Street would be provided through a long passageway within 128 Hoxton Street however this would be used for emergencies only. Dedicated residential entrances would provide access to the residential units on the upper floors via a lift core and stairs. Each residential unit would be provided with balcony amenity space.

The commercial space would be arranged over two levels with access primarily provided from a mezzanine level on the east elevation.

## **Considerations**

The principal material planning considerations relevant to this application are as follows:

- 6.1 Principle of Development;
- 6.2 Design, Appearance and impact upon Heritage Assets;
- 6.3 Standard of Accommodation;
- 6.4 Traffic and Transportation;
- 6.5 Energy and Carbon Emissions;
- 6.6 Amenity of Nearby Occupiers;
- 6.7 Trees, Landscape and Biodiversity;
- 6.8 Other Planning Matters;
- 6.9 Community Infrastructure Levy/Section 106 Agreement

Each of these considerations is discussed in turn below.

### **6.1 The Principle of Development**

#### Principle of Partially Retaining Built Development

- 6.1.1 Although the Local Planning Authority (LPA) has previously issued a demolition notice in relation to a six storey development at the site, the current application must be assessed on its own merits. The LPA must also consider the principles of sustainable development and whether amendments to the built scheme which bring it in line with planning policy would be preferable in environmental terms to the total demolition of the building. The 2011 enforcement action against development on the site of a similar height to that currently proposed does not preclude the granting of the subject planning application provided that the development is found to be acceptable in relation to relevant planning policy and all other material planning considerations. The merits of the proposed development will be discussed in detail below.

#### Commercial Floorspace

- 6.1.2 Prior to the consenting of 2005/1469, the site comprised 670sqm of B2 floorspace. The proposal would provide 563sqm of B1 floorspace and would therefore result in a loss of commercial floorspace compared to the pre-existing condition. However, the reduction in floorspace would be relatively minimal and the site is not located within a priority employment area where the provision of employment floorspace is prioritised. The proposed B1 floorspace would also provide a higher employment yield than B2 floorspace (based on the employment densities set out in the Planning Contributions SPD). As such, the extent of commercial floorspace provided is considered acceptable.
- 6.1.3 The proposed commercial floorspace would be of an acceptable standard and would suit the needs of small to medium enterprises in line with the objectives of DMLP policy DM15. In order to ensure that the space is appropriately marketed and fitted-out to an acceptable standard, a condition will be imposed requiring such details to be submitted and approved prior to the occupation of the

residential units. Given that the development would provide less than 1,000sqm of commercial floorspace, the provision of 10% of the floorspace as affordable is not required.

#### Residential Use

- 6.1.4 London Plan policy 3.3 and Core Strategy policy CS19 support housing growth. DMLP policy DM19 states that there should be a general presumption in favour of housing, particularly affordable housing (including social/affordable rented and intermediate housing) to meet identified housing need, in the borough. London Plan policy 3.3 sets a London-wide housing delivery target of 42,000 additional homes per year up to 2025, of which Hackney should provide 1,599 additional homes per year.
- 6.1.5 The proposal to provide 16 units of residential accommodation is supported by the above mentioned policies. It is noted that the provision of residential use is in keeping with the established character of the area. The principle of a residential use at the site was also established with the granting of planning permission 2005/1469.

#### Housing Mix

- 6.1.6 London Plan policy 3.8 together with the Mayors Housing SPG seek to promote housing choice and a balanced mix of unit sizes in new developments. CS19 sets out the requirements for new residential development and DMLP policy DM22 states that the preferred unit mix in the market tenure is 33% family sized (three bedrooms or larger). It is also noted that DMLP policy DM22 states that variations to preferred size mix may be considered, dependent on site and area location and characteristics, and scheme viability.
- 6.1.7 The housing mix of the proposal, as set out in the table on page 2 of this report, would provide 25% of units as family sized. Whilst it is noted that this is below the preferred unit mix set out in DM22, given the layout of the development, where one three bedroom unit is provided on each floor and the provision of additional three bed units is likely to result in an inefficient use of the floorspace and a disproportional reduction in the number of units, the proposed housing mix is considered acceptable.

#### Affordable Housing

- 6.1.8 London Plan policy 3.12 requires councils to seek the maximum reasonable amount of affordable housing when negotiating on residential and mixed use schemes. This policy is supported by paragraph 3.71, which states that developers should provide development appraisals to demonstrate that each scheme maximises affordable housing output. Core Strategy policy CS20 and DMLP policy DM21 gives a target for developments of more than 10 units to provide 50% of units as affordable, with a proportion of 60% social rented and 40% intermediate housing within this provision, subject to scheme viability and site characteristics. Policy CS20 also states that affordable housing should be

provided on site in the first instance but that, under exceptional circumstances, off-site provision of affordable housing may be accepted.

- 6.1.9 A Financial Viability Assessment (FVA) has been submitted in order to gauge the maximum reasonable amount of affordable housing that can be provided as part of the development. This has been reviewed by the Council's Strategic Property Services Team who have found that the development could provide a total of 8 units of Affordable Housing on site comprising 8x1 bedroom Shared Ownership units. This is in line with the 50% target set out in CS20 and officers believe is the maximum reasonable amount that could be provided. Although all units would be provided as shared ownership rather than a mix of social rented and intermediate, given that the development has a single core and shared entrances and given that such an arrangement is likely to prove unattractive to a potential registered provider, the proposed Affordable Housing Mix is considered acceptable.

## **6.2 Design, Appearance and Impact upon Heritage Assets**

### Site Context

- 6.2.1 The site is an irregular parcel with its main frontage and access on Stanway Street and a narrow enclosed passageway providing a secondary secured access from Hoxton Street. To the west, the site sits behind a row of dwellings which are within the Hoxton Street Conservation Area including two listed buildings. The urban fabric surrounding Stanway Street is characterised by a mix of interwar and post-war brick estates. A six storey building has been built on the site which is not in accordance with the approved scheme (2005/1469) and is subject to an enforcement notice. The subject proposal has been arrived at to revise the as-built scheme.

### Height and Massing

- 6.2.2 Whilst the proposal is 15.2 metres high and approximately 1.2m taller than the scheme approved in 2005, this change in height is not considered substantial enough to significantly increase the visual impact of the development within its surroundings. The building height appears broadly in line with its surroundings and that of adjacent buildings on Stanway Street, including the five storey pitched roof buildings to the north
- 6.2.3 The proposal of reducing the overall massing of the built development and removing the southern volume at the front is considered acceptable in design terms as this provides a more legible built form. This would also partially mitigate any sense of enclosure impacts upon 15 Stanway Street to the south as well as any potential impact caused by the additional 1.2m height increase compared to the 2005 consented scheme. The proposal would also improve the legibility of the building within the streetscape by creating separation from 15 Stanway Street.

Layout

- 6.2.4 The two entrances to the building on Stanway Street are provided at ground floor level which is considered a significant improvement on the built scheme where ground floor access was raised two metres from ground level. The proposal to provide a principal access from Stanway Street is supported in design terms. The secondary access route onto Hoxton Street will be required by condition to be used for emergency access only as this long enclosed route is not of an adequate standard to be used as communal access to the building.
- 6.2.5 Internally, the communal corridors and access core have been redesigned to provide natural light and ventilation which is considered a significant improvement on the built scheme. The internal layout of units has also been significantly improved with all units meeting Housing Technical Standards.

Appearance

- 6.2.6 The removal of the southern volume at the front of the building is considered to improve its overall design and proportions. The reduction in the number of windows on the side elevations is also beneficial to the appearance of the building, which looks calmer and more legible and would partially reduce the overlooking of neighbour properties to south and north.
- 6.2.7 The proposed oriel angled windows on the northern elevation are not objected to in design terms, subject to conditions ensuring that the final materials and finishes are of an acceptable standard. Details of the lower ground and upper ground floor commercial windows will be secured by condition in order to limit overlooking of neighbour properties without compromising ventilation and outward views for users.
- 6.2.8 The principle of maintaining the existing brick on the façades is not objected to in design terms subject to conditions requiring the cleaning and repointing of the brickwork to ensure matching colour and finish. Details of works to remedy any causes of damp on the built facades will also be secured by condition. Waste water pipes, which are external on the as built scheme, have now been internalised which is supported.
- 6.2.9 A condition is recommended requiring the submission of material samples of the existing brick and proposed brick. The condition will be worded so as to allow the Local Planning Authority to require the total recladding of the building should the submitted materials be found to be unacceptable. Details of the proposed glass balustrades and aluminium doors will also be required along with details of soffits and balconies and a detailed section-drawing of the proposed roof projecting cornice.
- 6.2.10 Front boundary walls and fences will be required to match those of adjacent properties in terms of overall height, with a lower brick part matching the building elevation and contemporary styled vertical rails on top of it.



Impact on conservation area and nearby Heritage Assets

- 6.2.11 The building is not readily visible from the Hoxton Street Conservation Area and would not have a significant impact on this heritage asset. A condition it recommended requiring detail of the finishes to the Hoxton Street access, including the access door and the internal long corridor and the access door and ground floor façade facing the site courtyard, in order to ensure that the final appearance is acceptable and will preserve or enhance the conservation area.
- 6.2.12 The proposal would also not be visible in views of the principle elevations of the adjacent listed buildings on Hoxton Street. The scale, design and appearance of the proposal are such that they are not considered to negatively affect the setting of these listed buildings.
- 6.2.13 Based on the above, the proposal is considered in line with Section 66 of the Planning (Listed Buildings and Conservation Areas) 1990 Act and is not objected to in heritage terms.

**6.3 Standard of Accommodation**

Standard of Residential Accommodation

- 6.3.1 The Mayor Housing SPG provides guidance on the standards for all new residential development within London. DMLP policies DM1 and DM19 outline that new housing in Hackney should comply with the London Plan and Mayor's Housing SPG. This includes criteria such as minimum space standards and access to private amenity space.
- 6.3.2 The residential units are a mix of one, two and three bedroom units. All the units meet the area requirements in the London Plan. Each unit is provided with private amenity space generally in form of cantilevered balconies. All units within the scheme would be provided with a dual aspect. Although the one bedroom units on the south-western corner of the each residential floor would be provided with outlook from a single aspect only (due to obscured glazing to secondary windows), given the constraints of the site and the provision of good outlook from all of other units within the scheme, this is considered acceptable.
- 6.3.3 A Daylight/Sunlight report has been submitted which assesses the internal daylight levels within the proposed development. The report finds that all assessed units comply with BRE guidance in terms of internal daylight. Given that a planning application has been submitted to erect a two storey roof extension at the adjacent building at 15 Stanway Street (2014/3679) and given that a development of a similar scale was allowed at appeal in 2013 (application reference number: 2012/0145; Appeal reference number: 2183414), an additional analysis has been submitted to model the effects of this development upon internal daylight within the proposed scheme. The results have found that all rooms within the scheme continue to meet BRE guidelines with the exception of the first floor unit on the south west corner of the floorplan. Given the compliance with BRE guidelines elsewhere in the

scheme and the close proximity of the subject development to the proposed development at 15 Stanway Street, this is considered acceptable.

- 6.3.4 The residential units are accessed from one core, with entrances on the east and west elevations. A condition will be imposed requiring 10% of the units are adaptable for wheelchairs and compliance with Part M of the building regulations in order to ensure that the development is adequately accessible.
- 6.3.5 The proposal would fall short of the open space standards set out in DMLP policy DM31 for a development of this size (48sqm) but the development would still provide a substantial provision of communal open space for a building in a dense urban area. As such, extent of open space proposed would be acceptable. A condition
- 6.3.6 The child yield for the development would be 13.6. Given the extent of the local provision of play space, full compliance with the standards set out in the GLA's Playspace SPG is not considered necessary. However, a condition is recommended requiring the submission of details of playspace to be installed in the rear amenity space within the development in order to ensure that there is an adequate provision.

#### Standard of Commercial Accommodation

- 6.3.7 DMLP policy DM15 relates to new business (Class B1) floorspace and requires such floorspace to be well designed, high quality and incorporate a range of unit sizes and types that are flexible with good natural light, suitable for sub-division and configuration including for occupiers by small or independent commercial enterprises.
- 6.3.8 The proposed development provides two units open plan office space that could be readily adapted to the needs of different types of occupiers and would be appropriately sized for small to medium enterprises. The commercial space would be provided with sufficient natural light from windows on the north and south elevations. Given that less than 1000sqm of office floorspace is proposed, the standards set out in DM31 in relation to open space are not considered to apply. As such, the standard of office accommodation proposed is considered acceptable. However, as per the requirements of DM15, a condition is recommended requiring the submission of a marketing and fit-out plan to ensure that the space is marketed and fitted-out appropriately and will stand a reasonable chance of being let on the open market.

## **6.4 Traffic and Transportation**

### Surrounding Highways & Transportation Network and Accessibility of the Site

- 6.4.1 The application site is located in a sustainable location with good access to public transport (bus & Rail) and good pedestrian and cycle links to and from the site. The highways surrounding the site are within a controlled parking zone. The vast majority of trips to and from the site are likely to occur by sustainable means.

Car Parking

- 6.4.2 A car free development is supported by both location and regional policies subject to future residents (except disabled) being excluded from applying for a car parking permit. Any disabled car parking associated with the development can be met on the public highway if required including the area to front of the site where the crossover will be reinstated and traffic regulation orders can be amended.

Cycle Parking

- 6.4.3 The applicant is proposing 24 cycle spaces to be provided within an enclosure upon the building's forecourt which falls short of the most recent London Plan standards. Given the capacity for additional spaces upon the site, a condition is recommended requiring the submission of details for the provision of 28 long term residential spaces and 6 long term commercial spaces along with 2 short stay spaces.

Urban Realm

- 6.4.4 In accordance with core strategy (CS 6 & 24) and DMLP polices (Policies DM1, DM3, DM4, DM44, DM45 and DM46) all developments are expected to integrate the proposed development into public realm and or provided contributions to urban realm improvements in the vicinity of the site. An obligation to undertake S278 works including removal of redundant crossover and footway reinstatement and renewal to the front of the site is recommended.

**6.5 Energy and Carbon Emissions**

- 6.5.1 Policy 7.6 of the London Plan 2011 seeks to ensure that developments incorporate best practice in resource management and climate change mitigation and adaptation. Chapter 5 of the London Plan sets out a comprehensive range of polices aimed at achieving climate change mitigation. Key policies include Policy 5.2 which sets out the following energy hierarchy: be lean: use less energy; be clean: supply energy efficiently; be green: use renewable energy. Similarly Policy 29 and 30 of the Hackney Core Strategy 2010 aim to address climate change at local level and encourage the use of renewable technologies for on-site energy generation and the establishment of decentralised energy networks.
- 6.5.2 The proposal will achieve the energy standards that were required at the time the application was initially submitted (which are more onerous than those currently in place). This will be achieved through fabric efficiency measures, clean energy production and the installation of a Solar PV array to offset the emissions from the commercial element of the development. It is recommended that the submission of details in regards to mitigating summertime overheating be conditioned. Water saving measures are proposed to reduce the consumption of potable water and are in line with current regulations. As such the proposal is considered acceptable in relation to sustainability subject to the conditions set out in recommendation B of this report.

## **6.6 Amenity of Nearby Occupiers**

### Daylight/Sunlight/Overshadowing

- 6.6.1 A daylight/sunlight assessment has been submitted in line with the methodology set out in the BRE report “Site Layout Planning for Daylight and Sunlight – A Good Practice Guide (2011)”.
- 6.6.2 When assessing daylight to existing properties, the primary methods of measurement are vertical sky component (VSC); and No Sky Line (NSL).
- 6.6.3 The BRE Report sets out two guidelines for vertical sky component:
- a) If the vertical sky component at the centre of the existing window exceeds 27% with the new development in place, then enough sky light should still be reaching the existing window
  - b) If the vertical sky component within the new development is both less than 27% and less than 0.8 times its former value, then the reduction in daylight will appear noticeable to the occupants and more of the room will appear dimly lit
- 6.6.4 The BRE Report also gives guidance on the distribution of light in existing buildings, based on the areas of the working plane which can receive direct skylight before and after. If this area is reduced to less than 0.8 times its value before, then the distribution of light in the room is likely to be adversely affected, and more of the room will appear poorly lit. This is referred to as the No Sky Line (NSL) analysis.
- 6.6.5 For sunlight, the primary method of measurement is annual probable sunlight hours (APSH) to windows of main habitable rooms of neighbouring properties that face within 90° of due south and subtend the new development at an angle of 25 degrees from the centre of the lowest window to a main living room. If a point at the centre of a window can receive more than one quarter of APSH, including at least 5% of APSH in the winter months, then the room should still receive enough sunlight. If these percentages are not met and the reduction in APSH is more than 20% of its former value, then the loss of sunlight will be noticeable.
- 6.6.6 For shadow assessment, the requirement is that a garden or amenity area with a requirement for sunlight should have at least 50% of its area receiving 2 hours of sunlight on 21 March.

### Daylight/Sunlight Assessment

- 6.6.7 The following properties have been identified as in need of assessment for daylight/sunlight:
- 1-29 Rosalind House
  - 128a Hoxton Street (Hoxton Hall)
  - 128 Hoxton Street

- 126 Hoxton Street
- 124 Hoxton Street
- 15 Stanway Street
- 89-113 Stanway Court

The methodology by which these properties were identified is considered sound and is in line with that set out in BRE guidance.

- 6.6.8 All of the windows assessed for daylight and sunlight at the above properties pass the relevant tests for daylight and sunlight. As such, the development is considered acceptable in terms of its impact upon daylight/sunlight.

#### Overshadowing Assessment

- 6.6.9 The development would not result in any adjacent amenity areas receiving less than 2 hours of sunlight on 21 March. As such, the proposal is considered acceptable in terms of its overshadowing impact.

#### Noise and Disturbance

- 6.6.10 The nature of the commercial use and the extent of floorspace proposed are such that it is considered unlikely the proposal would give rise to an unacceptable impact upon neighbour residential occupiers in terms of noise and disturbance. A condition would be attached in the event of planning permission being granted requiring the noise from plant to not exceed background noise.

#### Privacy

- 6.6.11 The proposed development includes windows in its northern elevation at first to fourth floor level which would face residential window in the residential development to the north (Rosalind House) at a distance of 10-15m. Where overlooking distances are as little as 10m, the windows in question will be oriel windows which would provide outlook to the east and west rather than directly towards the adjacent windows. Those windows in the recessed part of the north elevation will not be oriel windows but will be at such a distance (approx. 14-15m) that the extent of direct overlooking would be within acceptable limits for an inner urban location. A condition is recommended requiring the amenity space at first floor level to be fitted with privacy screens in order to protect the privacy of adjacent neighbouring residents to the north.
- 6.6.12 The residential windows at first to fourth floor level on the south elevation of the proposed development would not directly face any adjacent residential windows but would obliquely face residential windows within 15 Stanway Street to the south. A condition is recommended the two windows with the greatest impact to be obscured glazed in order to prevent unacceptable overlooking.
- 6.6.13 The windows and balconies on the eastern and western elevation are at such a distance as any overlooking of adjacent residential uses within be acceptable limits.

6.6.14 The windows to commercial unit on the northern and southern elevation will be glazed with partly obscured glazing or similar to ensure that there is not a sense of overlooking upon the residents to the north and south.

Increased Sense of Enclosure

6.6.15 The proposed development would be at such a distance from buildings to the north, east and west and would be of such a scale and design, that it not considered there would be an unacceptable overbearing impact upon neighbouring residents in these directions. While there would be some overbearing impact upon the residential windows on the eastern elevation of 15 Stanway Street to the south, those units affected would have a dual aspect so would retain a reasonable level of outlook.

**6.8 Trees, Landscape and Biodiversity**

Trees and Landscaping

6.8.1 A landscaping scheme is proposed for the front and rear communal gardens which is supported and will help integrate the scheme within its surroundings. Conditions are recommended requiring details and finishes of the front and rear gardens along with details of the new trees that have been proposed on the front garden.

Biodiversity

6.8.2 Given that the site has already been redeveloped, it is considered unlikely that there would be any habitats for protected species affected by the proposal. However, in order to ensure that the proposal would not have an unacceptable impact upon ecology and biodiversity a condition is recommended requiring details of ecological enhancements such as bird and bat boxes.

**6.9 Other Planning Matters**

Waste

6.9.1 The development site is considered capable of providing adequate storage of waste, subject to a condition requiring further details.

Land and Air Pollution

6.9.2 The site is situated on a Site of Potential Concern and was formerly used was most recently used as a printworks. Given that the site has already been redeveloped, a condition is recommended requiring details in relation to soil contamination before any further works commence on site.

6.9.3 A condition is recommended requiring the submission of an Air Quality Assessment prior to occupation of the development in order to ensure that the proposal will be acceptable in terms of Air Quality.

Flood Risk/Drainage

- 6.9.4 A condition is recommended requiring the submission of details of Sustainable Urban Drainage in order to ensure that drainage on site is adequately sustainable.

**6.10.2 Section 106 Agreement and Community Infrastructure Levy**

- 6.10.1 Details of likely legal agreement contributions and clauses have been prepared in line with the Council's SPD on Planning Contributions (2015), and the relevant regulations (Community Infrastructure Levy Regulations 2010) and the resulting level of contributions and Heads of Terms for the legal Agreement are detailed at Recommendation B below.
- 6.10.2 In the case of the subject application, the legal agreement should secure a "Car Free" agreement as discussed elsewhere in the report and listed at Recommendation B. The agreement should also secure contributions towards s278 works related to the roadways immediately adjacent to the site (details to be confirmed). A travel plan should also be secured within the agreement.
- 6.10.3 In addition, the legal agreement should include measures regarding apprentices and local labour during construction as well as a commitment to carry out all works in keeping with the National Considerate Contractor Scheme as per the requirements of the Planning Contributions SPD for a development of this size and nature. The proposal also qualifies for contributions towards training and support for local employment during the construction and operational phase of the development. Based on the formula set out in the Planning Contributions SPD, the Ways into Work contribution for the development would be £35,675.15.
- 6.10.4 The legal agreement should secure the provision of 8 Shared Ownership units on site (8x1 bed).
- 6.10.5 The Mayor of London has introduced a Community Infrastructure Levy to assist in the funding of Crossrail. This is relevant to the proposed development and is charged at a rate of £35 per sqm of development, minus any existing floorspace which has been occupied for its lawful use for at least 6 of the last 36 months and floorspace which is proposed to be provided as affordable housing. The proposal is CIL liable with a Mayoral CIL charge of £56,595 (subject to any relief for affordable housing).
- 6.10.6 LB of Hackney also has its own Local CIL Charging Schedule. Hackney's CIL Charging Schedule requires a Local CIL charge of £190psqm for residential development and a nil charge for office floorspace in this part of the borough. The Local CIL charge is therefore £337,820 (subject to any relief for affordable housing).

**7. CONCLUSION**

- 7.1 The changes to the proposed scheme when compared against the built development enforced against by the council bring the development in line with relevant policies in relation to design, housing mix, affordable housing, land use, transport, sustainability and is acceptable in relation to all other relevant material planning considerations. As such, the proposal is in line with all pertinent policies in the Hackney Local Development Framework Core Strategy (2010), Development Management Local Plan (July 2015) and the Further Alterations to the London Plan (2015), and the granting of full planning permission is recommended subject to conditions and the completion of a section 106 legal agreement and Section 278 Highways Agreement.

**8. RECOMMENDATION**

**Recommendation A**

That Full Planning Permission be approved subject to the following conditions:

**8.1.1 SCB0 – Development in accordance with plans**

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

**8.1.2 SCB1 - Completion within 12 months**

The building hereby permitted shall be demolished and all materials resulting from the demolition shall be removed within two months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-

- i) Within 12 months of the date of this decision the alterations to the development set out in the approved plans shall be completed in their entirety.
- ii) Within 3 months of the date of this decision a scheme for the details set out in conditions 3-8 below shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.
- iii) Within 12 months of the date of this decision a scheme for the details set out in conditions 9-16 below shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation
- iv) The approved scheme and the necessary alterations shall have been carried out and completed in accordance with the approved timetable.



REASON: In order to ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved, to ensure that the final appearance of the development is acceptable, to ensure that the development is adequately sustainable, to ensure that the development provides sustainable urban drainage, to protect human health from harm and pollution resulting from land contamination, to protect air quality and people's health, in the interests of public safety and amenity, to ensure an adequate provision is made for cycle and waste storage, in order improve the ecology and biodiversity of the site, to ensure the commercial space is appropriately marketed and fitted out, to ensure the development is adequately secure and provided with acceptable access, to ensure the development is wheelchair accessible and to safeguard the amenity of neighbouring occupiers.

### **8.1.3 Details to be approved**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) Material samples for all external materials and items on façade are submitted for approval, including:
  - I. Existing brick and proposed brick to match it; mortar and proposed pointing;
  - II. Windows and doors;
  - III. Balconies and balustrades (including soffit finish specification);
  - IV. Projecting parapet;
  - V. All boundary walls and fences;
  - VI. Outdoor paving.
- b) A scheme for repointing and cleaning of existing brickwork including treatment to any damp on façades.
- c) Detailed technical drawings including detailed section drawings (scale 1:5, 1:10 and 1:20) of all different areas of external envelope, a section drawing of the ground floor elevation, typical floor elevation with door and balcony and typical floor elevation with window, showing windows detail, sills, joints and interface with brickwork and balconies.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and appearance of the conservation area.

### **8.1.4 Energy and Sustainability –**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority within the timeframes set out in a) and b) below. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) Within 3 months of the date of this permission and prior to any further development being carried out on site a full dynamic over heating assessment carried out to the GLA's requirements using CIBSE guidelines TM 49 and TM53 shall be submitted confirming that the development will not be subject to summertime over-heating.
- b) If the development fails the dynamic assessment, details of the mitigation measures that will be installed must be submitted within 18 months of this condition.

REASON: In the interests of the promotion of sustainable forms of development and construction.

#### **8.1.5 Sustainable Urban Drainage**

Full details of Sustainable Urban Drainage measures to be implemented at the site shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission and prior to any further development being carried out on site.

REASON: To ensure that the development provides sustainable urban drainage

#### **8.1.6 Details of Hard and Soft Landscaping**

A hard and soft landscaping scheme, illustrated on detailed drawings, shall be submitted to and approved by the Local Planning Authority, in writing, within 3 months of the date of this permission. Details shall include:

- Planting showing location, species, type of stock, numbers of trees/plants, all areas to be seeded or turfed and tree pits and all external lighting showing location and type of lighting.
- Details of play space and play equipment.

All landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months of the date of this permission or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of five years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

#### **8.1.7 Contaminated Land: Risk Assessment**

Within 3 months of the date of this permission an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority and no further development at the site shall take place before this condition is discharged. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British

Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include: a survey of the extent, scale and nature of contamination; the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; ground waters and surface waters; ecological systems; and archaeological sites and ancient monuments.

REASON: To protect human health, water resources, property and the wider environment from harm and pollution resulting from land contamination.

#### **8.1.8 Contaminated Land: Remediation Scheme**

Where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, no further development at the site shall take place until a detailed remediation scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

#### **8.1.9 Contaminated Land: Implementation of Remediation Scheme**

The approved remediation scheme shall be carried out [and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority] within 12 months of the date of this permission or before the development [or relevant phase of development] is occupied, whichever is the sooner.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

#### **8.1.10 Air Quality**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority within 12 months of the date of this permission and prior to the occupation of the relevant parts of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) An Air Quality Assessment including details of the position of inlets and

vents associated with air conditioning or ventilation.

REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

#### **8.1.11 Energy and Sustainability**

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority within 12 months of the date of this permission and prior to the occupation of the relevant part of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) A full air permeability test assessment confirming that the building achieves an average permeability of  $5\text{m}^3/(\text{h.m})@50\text{pa}$
- b) A full specification and commissioning certificates, carried out by an MCS registered installer, confirming the installed Solar PV array generates 3.88kWh per square metre of commercial floor space.

REASON: In the interests of the promotion of sustainable forms of development and construction.

#### **8.1.12 Delivery and Servicing Plan**

The development hereby approved shall not be occupied (or within 12 months of the date of this permission, whichever is the sooner) until a detailed Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. Delivery and Servicing to the site shall only be carried out in accordance with the details thus approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity.

#### **8.1.13 Cycle Parking**

Notwithstanding the details shown on the approved plans, full details of secure cycle parking for 28 long term residential spaces and 6 long term commercial spaces along with 2 short stay spaces cycles serving the development site shall be submitted to and approved in writing by the local planning authority within 12 months of the date of this permission and prior to the occupation of the development unless otherwise agreed in writing.

REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.

#### **8.1.14 Ecology and Biodiversity**

Details of ecological enhancements to be installed at the site are to be submitted and approved within 12 months of the date of this permission and prior to the occupation of the development. The development hereby approved shall be implemented fully in accordance with the details thus approved.

REASON: In order improve the ecology and biodiversity of the site.

#### **8.1.15 Waste Storage**

Within 12 months of the date of this permission and prior to occupation of the development hereby approved, details of waste storage shall be submitted to and approved in writing by the Local Planning Authority to include details of the location and volume of storage as well as details of waste storage collection.

REASON: To ensure the development is satisfactorily served in terms of refuse collection and safeguard against the build-up of pollution.

#### **8.1.16 Details of marketing and fit out of B1 premises:**

Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, within 12 months of the granting of permission. The development shall not be carried out otherwise than in accordance with the details thus approved.

- Full details of a marketing and fit-out strategy for the B1 floorspace including details of a further actions strategy. The details submitted shall include, but not be limited to, details of initial fit out, details of the minimum general scheme of marketing, details of the maximum rates, tenures and durations to be offered, flexibility of the space/s offered, any contributions towards the start-up costs of businesses that lease the space etc. and shall include a defined duration for the marketing exercise. The further actions strategy shall include, but not be limited to, details of further fit out, subdivision, flexibility for tenants, management arrangements, marketing actions etc. and shall include defined timescales for further actions to be undertaken. The fit out and marketing of the office space shall not be carried out otherwise than in accordance with the details thus approved unless otherwise agreed in writing by the local planning authority. In the event that the initial actions within the strategy are unsuccessful, the further actions will be undertaken in full, unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the employment floorspace hereby approved is adequately marketed and provided to meet the needs of Small to Medium Enterprises within the borough.

#### **8.1.17 Reporting unexpected contamination**

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the site investigation, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of the approved remediation scheme.

The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with the implementation of the remediation scheme.

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

#### **8.1.18 Secure by Design**

The proposed development, hereby approved shall achieve Secure by Design accreditation, prior to occupation of the residential units.

REASON: To ensure satisfactory living standards and safeguard against potential crime and anti-social behaviour.

#### **8.1.19 No new pipes and plumbing**

No new plumbing, pipes, soil stacks, flues, vents grilles, security alarms or ductwork shall be fixed on the external faces of the building unless as otherwise shown on the drawings hereby approved.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

#### **8.1.20 Restriction of noise from plant and equipment**

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the pre-existing background level as determined by BS4142 -"Method of rating industrial noise affecting mixed residential and industrial areas".

REASON: To safeguard the amenity of nearby premises and the area generally

#### **8.1.21 Roof plant**

No roof plant (including all external enclosures, machinery and other installations) other than any shown on the drawings hereby approved shall be placed upon or attached to the roof unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

#### **8.1.22 Obstruction of footways**

No doors or gates shall be erected in a way that enables them to be opened over or across the adjoining footways, carriageways and rights of way.

REASON: In the interests of public safety and to prevent obstruction of the public highway.

#### **8.1.23 Accessibility (Part M4(2))**

All dwellings within the development hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (2) 'accessible and adaptable dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter.

REASON: To ensure that the proposed development is adequately accessible for future occupiers.

#### **8.1.24 Accessibility (Part M4(3))**

At least 10% of all dwellings across all tenure types within the development hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (3) 'wheelchair user dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the proposed development is adequately accessible for future occupiers.

#### **8.1.25 Hoxton Street Access**

Access to and from the development via Hoxton Street shall be for emergency access or maintenance purposes only.

REASON: To ensure that the development is provided with an acceptable standard of access.

#### **8.1.26 Wheelchair accessible units**

10% of the units within the scheme must be design to be wheelchair accessible or

easily adaptable for residents who are wheelchair users.

REASON: In order to ensure that the development is adequately accessible.

#### **8.1.27 Obscured/Oriel Glazing/Privacy Screen**

Notwithstanding the details shown on the approved plans, the windows on the north and south elevations of the development hereby approved shall be installed as follows:

- a) the windows on the southern elevation at first to fourth floor level, other than those which serve the bedroom to flat 4, 8, 12 and 16, shall be permanently glazed with obscured glass.
- b) The windows on the north elevation at first to fourth floor level that serve units 3, 7, 11 and 15, shall be installed as oriel windows.
- c) The windows to the commercial units on the north and south elevations at lower and upper ground floor level shall be partially obscured glazed to a height of 1.8m from ground level.
- d) A privacy screen to a height of 18.m is to be erected on the north side of the roof terrace at first floor level.

The development shall only be carried strictly in accordance with the details above.

REASON: In order to safeguard the amenity of neighbouring occupiers.



## 8.2. Recommendation B

- 8.2.1 That the above recommendations be subject to the applicant, the landowners and their mortgagees enter into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in order to secure the following matters to the satisfaction to the satisfaction of Assistant Director of Planning & Regulatory Services and the Assistant Director of Legal Services

### Highways and Transportation

- Car-Free Agreement – to restrict residents of the development from obtaining parking permits to park in the surrounding CPZ bays.
- The owner shall be required to enter into agreement under Section 278 of the Highways Act to pay the Council to undertake highway works to be confirmed through negotiation with the Council, the Developer and TfL
- Travel Plan

### Ways into Work Contribution

- A ways into work contribution of £35,675.15 payable prior to the implementation of the development.

### Employment, Skills and Construction

- Employment and Skills Plan to be submitted and approved prior to implementation;
- Active programme for recruiting and retaining apprentices and as a minimum take on at least one apprentice per £2 million of construction contract value and provide the Council with written information documenting that programme within seven days of a written request from the Council;
- Commitment to the Council's local labour and construction initiatives (30% on site employment and 30% local labour for first five years of operational phase) in compliance with an Employment and Skills Plan.
- Quarterly Labour returns through 5 year period
- A support fee of £1,500 per apprentice placement in order to cover; pre-employment, recruitment process, post-employment mentoring and support; and
- If the length of the build/project does not allow for an apprenticeship placement, and it can be demonstrated that all reasonable endeavours have been undertaken to deliver the apprenticeship, a £7,000 fee per apprentice will be payable to allow for the creation of alternative training opportunities elsewhere in the borough.
- Considerate Contractor Scheme – the applicant to carry out all works in keeping with the National Considerate Contractor Scheme.

### Affordable Housing

- The provision of 8 Shared Ownership units (8x1 bed) on site.

Costs

- Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Section 106 Agreement, payable prior to completion of the s106.
- S106 Monitoring costs payable prior to completion of the development.

## **8.2. Recommendation C**

- 8.3.1 Sub-Committee grants delegated authority to the Head of Planning or in the absence the Growth Team Manager or Development Management Team Manager Leader to make any minor alterations, additions or deletions to the recommended conditions as set out in this report provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice-Chairman) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

## **9 INFORMATIVES**

A reason for approval is required quoting all the Core Strategy, and London Plan policies listed at sections 5 of this report. In addition the following informatives should be added:

- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act
- SI.28 Refuse Storage and Disposal Arrangements
- SI.34 Landscaping
- SI.45 The Construction (Design & Management) Regulations 1994
- SI.48 Soundproofing

NSI Prior consent for construction from the Local Authority.

NSI A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200..

NSI With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not

permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

NSI We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."

NSI It is therefore recommended that flood resilience and/or resistance constructions are used for the basement to reduce the risk of groundwater ingress. Refer to the guidance document 'Improving the Flood Performance of New Buildings Flood Resilient Construction, 2007' by Department for Communities and Local Government for further guidance

NSI The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; and construction methods.



**Signed .....** **Date 25 May 2017**

**ALED RICHARDS – DIRECTOR – PUBLIC REALM, NEIGHBOURHOODS AND HOUSING**

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Hackney Local Development Framework Strategy (2010) and the London Plan (Consolidated alterations since 2004) Core Plan with since	2 Hillman Street London E8 1FB	Barry Coughlan 2 Hillman Street London E8 1FB Tel: 02083567939

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HANWAL HOUSE

2016/04/19





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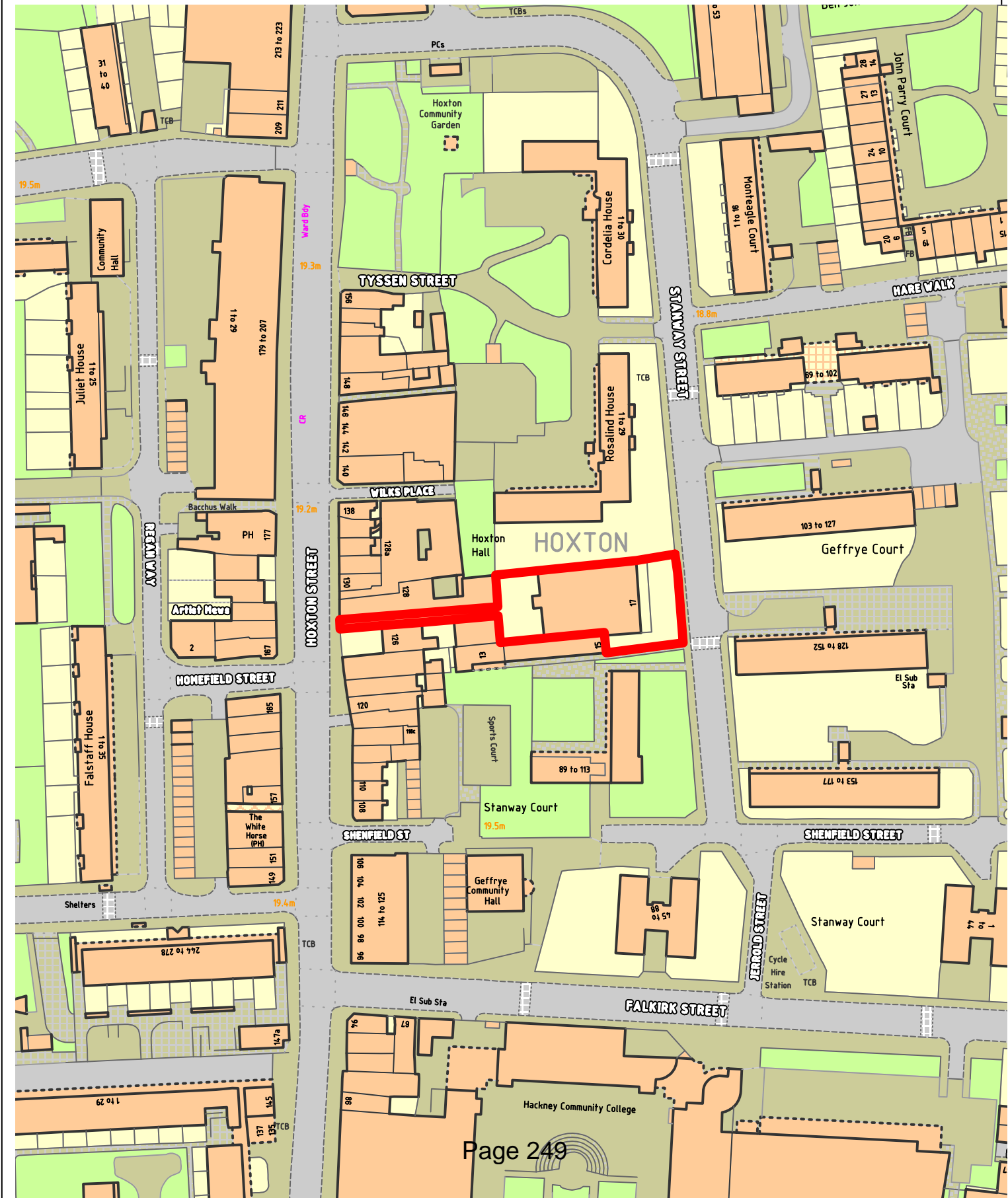
Date: 25/05/2017

Title: 17 Stanway Street London N1 6RS

Scale 1:1250

Prepared by : Technical Support

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## Delegated Decisions

Dated 25/04/2017 to 25/05/2017

**Total No. Applications:** 319

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2015/4239 <b>Registered:</b> 03/12/2015 <b>Address:</b> 2 Alexandra Grove London N4 2LG	Details pursuant to condition 4 (Contaminated Land) of planning permission 2014/1752 dated 19/08/2014: "Erection of a single storey rear extension at ground floor level and garage conversion in connection with creation 1x2 bed residential unit at ground floor level.	<b>Decision Date:</b> 23/05/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Ben Spencer  <b>Tel:</b> 84435056
<b>App No:</b> 2016/3414 <b>Registered:</b> 19/09/2016 <b>Address:</b> Building at the Rear of 2 Finsbury Park Road London N4 2JZ	Details pursuant to condition 6 (contaminated land) attached to planning permission 2015/1494 dated 24/06/2015.	<b>Decision Date:</b> 24/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Nissen Richards Studio  <b>Tel:</b> 02078708899  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Miss Elizabeth Kenyon  <b>Tel:</b>
<b>App No:</b> 2016/3494 <b>Registered:</b> 27/09/2016 <b>Address:</b> 39 Brownswood Road Hackney LONDON N4 2HP	Erection of rear roof extension and introduction of three roof lights to front elevation associated with the creation of an additional residential studio unit.	<b>Decision Date:</b> 23/05/17  <b>Decision:</b> Approved	<b>Agent:</b> AG Design Ltd  <b>Tel:</b> 07515651778  <b>Officer:</b> James Clark	<b>Applicant:</b> Mr Rupert Le-Uff  <b>Tel:</b>

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<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2016/4600 <b>Registered:</b> 23/12/2016 <b>Address:</b> Flat B, 32 Gloucester Drive, London N4 2LN	Erection of single-storey rear extension at lower ground floor level; erect enlarged terrace to rear at upper ground floor level; enlarge existing front lightwell to side (west) with new window to side; erection single-storey front extension (porch) at upper ground floor level; associated alterations to windows and doors on front, rear and side elevations at lower and upper ground floor levels and to front boundary wall	<b>Decision Date:</b> 27/04/17  <b>Decision:</b> APPXC	<b>Agent:</b> Inhouse Design Associates <b>Tel:</b> 02073595044  <b>Officer:</b> James Clark	<b>Applicant:</b> Jon and Sonja Homan and Rose  <b>Tel:</b>
<b>App No:</b> 2017/0526 <b>Registered:</b> 15/03/2017 <b>Address:</b> Flat B, 1 Stable Place, London N4 2JB	Erection of single-storey side/rear extension at ground floor level to existing Flat 2 including associated green roof and rooflight; establish enlarged patio area at ground floor level to Flat 2	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> APPXC	<b>Agent:</b> GPAD London Ltd <b>Tel:</b> 02075492133  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Mr James Blissett  <b>Tel:</b> 02075492133
<b>App No:</b> 2017/0742 <b>Registered:</b> 30/03/2017 <b>Address:</b> 68 Gloucester Drive, London N4 2LN	Existing use of lower ground floor level of building as four (4) residential flats (C3 use class) and erection of a rear roof extension.	<b>Decision Date:</b> 17/05/17  <b>Decision:</b> Refused	<b>Agent:</b> UPP Consultants Limited <b>Tel:</b> 020 8202 9996  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> YMK Estates Limited  <b>Tel:</b> 020 8202 9996
<b>App No:</b> 2017/0957 <b>Registered:</b> 14/03/2017 <b>Address:</b> 34 Wilberforce Road London N4 2SR	Submission of details pursuant to condition 4 (Boundary walls) attached to planning permission ref 2013/2216 dated 16/09/2013.	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Ms Diane Israel <b>Tel:</b> 02073595044  <b>Officer:</b> James Clark	<b>Applicant:</b> Ms Diane Israel  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0985 <b>Registered:</b> 15/03/2017 <b>Address:</b> 310-312 Seven Sisters Road Hackney LONDON N4 2AG	Installation of two fascia signs (internally illuminated); two hanging signs (internally illuminated) and one branch nameplate (non-illuminated on both the Seven Sisters Road and Wilberforce Road facades at ground floor level.	<b>Decision Date:</b> 08/05/17  <b>Decision:</b> Approved	<b>Agent:</b> AQP  <b>Tel:</b> 02076139942  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Ben French  <b>Tel:</b>
<b>App No:</b> 2017/1166 <b>Registered:</b> 31/03/2017 <b>Address:</b> 14 Wilberforce Road Hackney LONDON N4 2SW	Submission of details/specifications pursuant to conditions 5 (Dustbin recycling enclosure details), 6 (Front railings details) and 7 (Modification of scheme details) of planning permission 2014/0655 dated 17/04/2014.	<b>Decision Date:</b> 22/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Vivendi Architects LTD  <b>Tel:</b> 02032324000  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Mr T Constantinides  <b>Tel:</b>
<b>App No:</b> 2017/1173 <b>Registered:</b> 30/03/2017 <b>Address:</b> Flat A, 36 Gloucester Drive London N4 2LN	Replace rear ground floor timber doors with three panel aluminium bi-fold doors; replace first floor rear timber framed window with aluminium framed glazed doors; construct rear access stairs from the ground floor to the rear garden and insertion of a first floor rear balustrade to create a first floor rear terrace.	<b>Decision Date:</b> 17/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Melissa White Architects  <b>Tel:</b> 07956404299  <b>Officer:</b> James Clark	<b>Applicant:</b> Mr Jamie McFarlane  <b>Tel:</b>
<b>App No:</b> 2016/2591 <b>Registered:</b> 18/10/2016 <b>Address:</b> Flat A, 47 Albion Road, London N16 9PP	Erection of single-storey terrace to rear at upper ground floor level with canopy roof; erection of landscaping, minor structures and residential alterations to rear elevation, in rear garden at lower and upper ground floor levels and to front garden walls	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> Approved	<b>Agent:</b> Model Projects  <b>Tel:</b> 02070958833  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Mr Serge Milbank  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2016/3991 <b>Registered:</b> 02/11/2016 <b>Address:</b> 1 Crown Place London EC2A 2BT	Submission of details pursuant to conditions 22 (drainage strategy) and 24 (water supply impact study) attached to planning permission 2015/0877 dated 04/12/2015.	<b>Decision Date:</b> 10/05/17  <b>Decision:</b> Approved	<b>Agent:</b> CBRE Ltd  <b>Tel:</b> 02071823285  <b>Officer:</b> Barry Coughlan	<b>Applicant:</b> c/o agent  <b>Tel:</b>
<b>App No:</b> 2016/4341 <b>Registered:</b> 30/11/2016 <b>Address:</b> 1 Crown Place London EC2A 2BT	Submission of details pursuant to conditions 14 (environmental management plan) and 16 (construction logistics plan) attached to planning permission 2015/0877 dated 04/12/2015	<b>Decision Date:</b> 11/05/17  <b>Decision:</b> Approved	<b>Agent:</b> CBRE Ltd  <b>Tel:</b> 02071823285  <b>Officer:</b> Barry Coughlan	<b>Applicant:</b> c/o agent  <b>Tel:</b>
<b>App No:</b> 2017/0042 <b>Registered:</b> 09/03/2017 <b>Address:</b> 68 Barbould Road Hackney LONDON N16 0ST	Replacement of external windows and doors and alterations to arrangement of openings (including introduction of additional openings) to north, south and west elevations.	<b>Decision Date:</b> 03/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Melissa White Architects  <b>Tel:</b> 07956404299  <b>Officer:</b> James Clark	<b>Applicant:</b> Ms Clive Kentish  <b>Tel:</b>
<b>App No:</b> 2017/0394 <b>Registered:</b> 09/02/2017 <b>Address:</b> 54 Lordship Park, LONDON, N16 5UA	Variation of condition 2 (Compliance with Drawings) attached to planning permission 2015/1574 dated 04/08/2015 for the "Excavation of basement and erection of two-storey rear extension at lower ground and ground floor level; erection of two rear dormer roof extensions, replacement of existing 2 rooflights in front roofslope; creation of front and rear lightwells and provision of new front railings and external alterations. All in connection with extension and conversion of existing property to provide a total of seven self-contained flats (currently authorised as four self-contained flats)."  The variation would allow an extension to walkway above the rear lightwell.	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Almond Initiatives Ltd  <b>Tel:</b> 07971097028  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr B Aussenberg  <b>Tel:</b>



<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0713 <b>Registered:</b> 17/03/2017 <b>Address:</b> 138 Albion Road London N16 9PA	Prior approval sought for change of use of retail unit (A1 use class) to two residential flats (C3 use class)	<b>Decision Date:</b> 05/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Tal Arc Limited  <b>Tel:</b>  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> C/O Agent  <b>Tel:</b>
<b>App No:</b> 2017/0895 <b>Registered:</b> 10/03/2017 <b>Address:</b> 33 Albion Grove LONDON N16 8RE	Submission of details pursuant to condition 4 (samples) of planning permission dated 11/05/2016 (2016/0830).	<b>Decision Date:</b> 28/04/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Oliver Bayliss  <b>Tel:</b>
<b>App No:</b> 2017/0971 <b>Registered:</b> 02/05/2017 <b>Address:</b> 106 Green Lanes London N16 9EH	Erection of a single storey rear extension at first floor level.	<b>Decision Date:</b> 25/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> RPR Planning Ltd  <b>Tel:</b> 07896617854  <b>Officer:</b> Catherine Slade	<b>Applicant:</b> Mr Yiannis Forardaris  <b>Tel:</b>
<b>App No:</b> 2017/1012 <b>Registered:</b> 15/03/2017 <b>Address:</b> 18 Lidfield Road Hackney LONDON N16 9NA	Discharge of condition 4 (Details of Glazed Lightwell) of planning permission 2016/4424 dated 26/01/2017.	<b>Decision Date:</b> 05/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Hartleys Projects Ltd  <b>Tel:</b> 02073549268  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr S Maddrell  <b>Tel:</b>

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<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1067 <b>Registered:</b> 29/03/2017 <b>Address:</b> 58 Green Lanes Hackney London N16 9NH	Prior notification for change of use of Offices (B1A use class) to 5no. residential flats (C3 use class).	<b>Decision Date:</b> 24/05/17  <b>Decision:</b> Refused	<b>Agent:</b> L K Design Services  <b>Tel:</b> 01255 431 825  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Mr David Benedikt  <b>Tel:</b>
<b>App No:</b> 2017/1180 <b>Registered:</b> 28/03/2017 <b>Address:</b> 75 Nevill Road London N16 8SW	Prior notification for change of use from Class A1 (retail) to Class C3 (residential) at ground floor level (Schedule 2, Part 3, Class M of the GPDO 2015 (as amended).	<b>Decision Date:</b> 15/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Pinnacle Architecture Ltd  <b>Tel:</b> 0208 806 5353  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Halit Sargon  <b>Tel:</b>
<b>App No:</b> 2017/1249 <b>Registered:</b> 31/03/2017 <b>Address:</b> St Marys Primary School Barn Street London N16 0PP	T1: Mulberry - Crown reduce up to 1-1.5m, Crown lift over buildings. T2: Prunus Avium (Wild Cherry) - Crown reduce 2-2.5m. T3-T6: 4 x Birch - Crown thin up to 10%, Crown lift by 3-4m from ground level. T7: Large Sycamore - Crown lift to 3-4m Reduce spread to property by 1-2m. Crown thin by up to 10%.	<b>Decision Date:</b> 27/04/17  <b>Decision:</b> NOB	<b>Agent:</b> Able Tree Services Ltd.  <b>Tel:</b> 02085242271  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Rob Thompson  <b>Tel:</b> 0797316676
<b>App No:</b> 2017/1385 <b>Registered:</b> 07/04/2017 <b>Address:</b> Flat A, 22 Lordship Park London N16 5UD	(T1) Birch Tree - Crown thin up to 10% - reduce end weight of the single lowest limb growing towards the property by approximately 1M.	<b>Decision Date:</b> 04/05/17  <b>Decision:</b> NOB	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Clive Pavely  <b>Tel:</b> 02088001479

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b>	2016/1553	Excavation of basement and creation of lightwells to the front and rear and associated works.	<b>Decision Date:</b>	<b>Agent:</b> Pinnacle Architecture Ltd	<b>Applicant:</b> Mr & Mrs M Feldman
<b>Registered:</b>	08/07/2016			<b>Tel:</b> 02088065353	<b>Tel:</b>
<b>Address:</b>	8 Lynmouth Road Hackney LONDON N16 6XL		<b>Decision:</b> Approved	<b>Officer:</b> Catherine Slade	
<b>App No:</b>	2016/2066	Conversion of single dwellinghouse into 2No. self-contained flats including associated works comprising introduction of rear lightwell, repositioning of external stairway and alterations to openings to rear elevation  For the purposes of consultation:  Proposed accommodation comprises 1No. one bed flat at basement and part ground floor levels and 1No. three bed flat at part ground and upper floors	<b>Decision Date:</b>	<b>Agent:</b> Al-Rasheed Dauda. Architect	<b>Applicant:</b> Ms B Boyd
<b>Registered:</b>	06/01/2017			<b>Tel:</b> 020 8257 8305	<b>Tel:</b>
<b>Address:</b>	89 Geldeston Road London E5 8RS		<b>Decision:</b> APPXC	<b>Officer:</b> Catherine Slade	
<b>App No:</b>	2016/2850	Retrospective permission for erection of part single, part two-storey rear extensions at lower and upper ground floor levels to provide floorspace in association with existing Synagogue (D1 use class)	<b>Decision Date:</b>	<b>Agent:</b> Al-Rasheed Dauda. Architect	<b>Applicant:</b> Beis Talmud Trust
<b>Registered:</b>	14/12/2016			<b>Tel:</b> 02082578305	<b>Tel:</b>
<b>Address:</b>	Lower and Upper Ground Floor, 78 Cazenove Road London N16 6AA		<b>Decision:</b> Refused	<b>Officer:</b> Tim Wild	
<b>App No:</b>	2016/3963	Non material amendment to permission 2015/3811 dated 28/10/2015. Amendments relate to change of material at refuse entrance from aluminium to matching brick.	<b>Decision Date:</b>	<b>Agent:</b> ISA	<b>Applicant:</b> Heathview Estates Limited
<b>Registered:</b>	08/11/2016			<b>Tel:</b> 01312296444	<b>Tel:</b>
<b>Address:</b>	92-94 Stamford Hill London N16 6XS		<b>Decision:</b> Approved	<b>Officer:</b> Steve Fraser-Lim	

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2016/4086 <b>Registered:</b> 28/11/2016 <b>Address:</b> 29 Forburg Road London N16 6HP	The erection of a single storey rear extension at ground floor level; erection of rear roof dormer extension; replacement of existing front door and window at basement level; replacement of existing rear window at basement level; installation of skylight to front roof slope; conversion of dwelling into 2 self-contained flats.	<b>Decision Date:</b> 03/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Mr Steven Adams  <b>Tel:</b> 02077227664  <b>Officer:</b> James Clark	<b>Applicant:</b> H.Moskovitz  <b>Tel:</b>
<b>App No:</b> 2017/0231 <b>Registered:</b> 06/03/2017 <b>Address:</b> 104 Geldeston Road London E5 8RS	Prior Approval for the erection of single storey rear extension at ground floor level 4.5m depth; 3m maximum height; 3m eaves height.	<b>Decision Date:</b> 28/04/17  <b>Decision:</b> Approved	<b>Agent:</b> Paramount Planning Ltd  <b>Tel:</b> 02081501823  <b>Officer:</b> James Clark	<b>Applicant:</b> Mr J Wider  <b>Tel:</b>
<b>App No:</b> 2017/0296 <b>Registered:</b> 28/03/2017 <b>Address:</b> 69 Alkham Road Hackney LONDON N16 6XE	Erection of extension at ground floor level to the rear.	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Hugo Braddick  <b>Tel:</b> 07855447518  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Jesse Hershkowitz  <b>Tel:</b>
<b>App No:</b> 2017/0395 <b>Registered:</b> 09/03/2017 <b>Address:</b> 93 Upper Clapton Road LONDON E5 9BU	Erection of two storey roof extension to provide two residential units.	<b>Decision Date:</b> 28/04/17  <b>Decision:</b> Refused	<b>Agent:</b> Former Studio  <b>Tel:</b> 07753103111  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Cityhomes Estates  <b>Tel:</b>
<b>App No:</b> 2017/0768 <b>Registered:</b> 15/03/2017 <b>Address:</b> 16 Hogan Way London E5 8RF	Erection of dormer extension to main rear roof and insertion of roof lights to front roof slope.	<b>Decision Date:</b> 02/05/17  <b>Decision:</b> Approved	<b>Agent:</b> MINIMASPACE  <b>Tel:</b> 07912485017  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Mr Karl Jeffrey  <b>Tel:</b>

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b>	2017/1055	Replacement of 3no. timber white framed windows to the front elevation at lower ground floor level with timber white framed windows.	<b>Decision Date:</b>	<b>Agent:</b> Everest Limited	<b>Applicant:</b> Mr Christian Vydelingum
<b>Registered:</b>	30/03/2017		16/05/17	<b>Tel:</b> 01707877354	<b>Tel:</b> 02088068092
<b>Address:</b>	Flat A, 100 Cazenove Road London N16 6AD		<b>Decision:</b> APPSCO	<b>Officer:</b> Ashleigh Richards	
<b>App No:</b>	2017/1176	Variation of condition 2 (development in accordance with plans) of planning permission 2016/0069 dated 21/04/2016 for erection of single storey extensions to north and south elevations and extension of existing covered play area. The effect of the variation would be a reduction in footprint of extension to north elevation and increase in footprints of extensions to south elevation (together with consequent reduction in area of covered play space) together with associated changes to the arrangement of openings	<b>Decision Date:</b>	<b>Agent:</b> Rosenfelder Associates	<b>Applicant:</b> Simon Marks Primary School
<b>Registered:</b>	29/03/2017		16/05/17	<b>Tel:</b> 020777944425	<b>Tel:</b>
<b>Address:</b>	Simon Marks Primary School 75 Cazenove Road Hackney LONDON N16 6PD		<b>Decision:</b> APPSCO	<b>Officer:</b> Catherine Slade	
<b>App No:</b>	2017/1236	Insertion of two double patio doors on the lower ground floor rear elevation and associated landscaping to the rear garden.	<b>Decision Date:</b>	<b>Agent:</b> OSM Architects	<b>Applicant:</b> Ms Gabrielle Samuels
<b>Registered:</b>	30/03/2017		19/05/17	<b>Tel:</b> 02072377807	<b>Tel:</b>
<b>Address:</b>	132 Osbaldeston Road London N16 6NJ		<b>Decision:</b> Approved	<b>Officer:</b> James Clark	
<b>App No:</b>	2017/1511	Rear Garden (T1) Magnolia - Crown reduce in volume by up to 10% in volume. (T2) Plum Tree - Crown reduce to most recent pruning points, leaving suitable furnishing growth.	<b>Decision Date:</b>	<b>Agent:</b> M Parkin Tree Specialists Ltd	<b>Applicant:</b> Ms Williams
<b>Registered:</b>	20/04/2017		19/05/17	<b>Tel:</b> 07976732995	<b>Tel:</b> 07817237084
<b>Address:</b>	94 Forburg Road LONDON N16 6HT		<b>Decision:</b> NOB	<b>Officer:</b> Marc Sanders	

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0025 <b>Registered:</b> 08/03/2017 <b>Address:</b> 515 Kingsland Road London E8 4AR	Change of use of first and second floors from minicab office (sui generis) to 1 x 2 bed self-contained dwelling (use class C3)	<b>Decision Date:</b> 02/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Mr Al-Rasheed Dauda  <b>Tel:</b> 020 8257 8305  <b>Officer:</b> Toyin Omodara	<b>Applicant:</b> Mr Dov Berlin  <b>Tel:</b>
<b>App No:</b> 2017/0127 <b>Registered:</b> 30/03/2017 <b>Address:</b> 54a - 56a Lawford Road London N1 5BL	Submission of details pursuant to condition 3 (details) of planning permission ref 2014/3465 dated 10/02/2015.	<b>Decision Date:</b> 09/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Firstplan  <b>Tel:</b> 02030967014  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Englefield Estate Trust  <b>Tel:</b>
<b>App No:</b> 2017/1006 <b>Registered:</b> 30/03/2017 <b>Address:</b> 27 Northchurch Road London N1 4ED	Submission of detail pursuant to conditions 3 (detailed drawings), 4 (retention of chimney breast), 7 (materials) attached to listed building consent 2016/3062 dated 18/10/2016	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Martyn Clarke Architecture  <b>Tel:</b> 02072637121  <b>Officer:</b> Toyin Omodara	<b>Applicant:</b> Mrs Francesca Mahoney  <b>Tel:</b>
<b>App No:</b> 2017/1069 <b>Registered:</b> 12/04/2017 <b>Address:</b> 70 Downham Road London N1 5BG	Erection of single storey ground floor rear extension.	<b>Decision Date:</b> 22/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> The Art of Building Ltd  <b>Tel:</b> 01509891105  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Mr James Brown  <b>Tel:</b> 07930749519
<b>App No:</b> 2017/1075 <b>Registered:</b> 30/03/2017 <b>Address:</b> 27 Stamford Road, London N1 4JP	Submission of details pursuant to condition 3 attached to planning permission ref 2014/2284 dated 08/09/2014	<b>Decision Date:</b> 08/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Cyrenne Khaliq  <b>Tel:</b> 07971685576

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1090 <b>Registered:</b> 30/03/2017 <b>Address:</b> 82a Mortimer Road London N1 4LH	Erection of a single storey lower ground floor rear extension, erection of a rear roof extension and installation of a roof light to the front roof slope	<b>Decision Date:</b> 08/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Adaptation Architecture  <b>Tel:</b> 02075369543  <b>Officer:</b> Toyin Omodara	<b>Applicant:</b> Mrs Elizabeth Haines  <b>Tel:</b>
<b>App No:</b> 2017/1112 <b>Registered:</b> 08/05/2017 <b>Address:</b> 501-505 Kingsland Road London E8 4AU	Non-material amendment to planning permission ref 2015/3580 dated 11/11/2016 comprising amendment to wording of condition 6 to allow for the commercial units to be completed to BREEAM 'Very Good' rating, rather than the approved 'Excellent' rating.	<b>Decision Date:</b> 17/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Savills (UK) Ltd  <b>Tel:</b> 02075579993  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> c/o Agent  <b>Tel:</b>
<b>App No:</b> 2017/1135 <b>Registered:</b> 23/03/2017 <b>Address:</b> 9 Buckingham Road London N1 4DG	(T1) Acer pseudoplatanus (Sycamore Tree) Crown reduce by up to 25%, (approx 2.5m lengths) thin by up to 20%. (T2) Birch. Thin by up to 20%, reduce tips from building by up to 3m.	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> NOB	<b>Agent:</b> Sakura Treee Services  <b>Tel:</b> 07958553219  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Tim Doidge  <b>Tel:</b> 07958553219
<b>App No:</b> 2017/1161 <b>Registered:</b> 24/03/2017 <b>Address:</b> 21 Northchurch Terrace London N1 4EB	Creation of front lightwell, erection of two single-storey rear extensions at lower ground floor level, lowering of floor level in single-storey side extension, elevational alterations, insertion of new rooflight in single-storey side extension and relocation of gate in rear side boundary wall.	<b>Decision Date:</b> 15/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Carolyn Squire Architect  <b>Tel:</b> 07976374221  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Ms Nancy Korman  <b>Tel:</b> 02072494919
<b>App No:</b> 2017/1165 <b>Registered:</b> 23/03/2017 <b>Address:</b> 21 Northchurch Terrace London N1 4EB	Creation of front lightwell, erection of two single-storey rear extensions at lower ground floor level, lowering of floor level in single-storey side extension, elevational alterations, insertion of new rooflight in single-storey side extension, relocation of gate in rear side boundary wall and internal alterations.	<b>Decision Date:</b> 15/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Carolyn Squire Architect  <b>Tel:</b> 07976374221  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Ms Nancy Korman  <b>Tel:</b> 02072494919

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1216 <b>Registered:</b> 30/03/2017 <b>Address:</b> 102 Mortimer Road London N1 4LA	Sycamore - Crown reduce height and spread by 30% (3-3.5m) to provide balanced and compact form, crown thin 15% remainder also removing any deadwood, remove 1 x low branch to north-east back to main stem, maintenance works in line with good Arboricultural practice	<b>Decision Date:</b> 02/05/17  <b>Decision:</b> NOB	<b>Agent:</b> Custom Cutters Tree Specialists Ltd <b>Tel:</b> 02083657722 <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Paula Ekenger <b>Tel:</b> 07949651682
<b>App No:</b> 2017/1256 <b>Registered:</b> 31/03/2017 <b>Address:</b> Unit 204 10 Southgate Road London N1 3LY	Existing use of the premises as a self-contained dwelling (use class C3).	<b>Decision Date:</b> 22/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Reeves Law <b>Tel:</b> 02077490979 <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr Vincent Paul Summers <b>Tel:</b>
<b>App No:</b> 2017/1502 <b>Registered:</b> 20/04/2017 <b>Address:</b> 85 De Beauvoir Road London N1 4EL	Front garden (T1) - Lime Tree - Re-pollard to previous pruning points.	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> NOB	<b>Agent:</b> CSG Usher's <b>Tel:</b> 01992703840 <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Jennifer Lopez-Vega <b>Tel:</b> 02072493745
<b>App No:</b> 2017/1529 <b>Registered:</b> 02/05/2017 <b>Address:</b> Eagle Mews London N1 4JB	(T1) Silver birch - Canopy thin by up to 15% (T2) Silver birch - Canopy thin by up to 15%	<b>Decision Date:</b> 22/05/17  <b>Decision:</b> NOB	<b>Agent:</b> Forbes Treecare <b>Tel:</b> 07921149118 <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Ryan Atkinson <b>Tel:</b> 07825396388



<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b>	2015/2811	Installation of an ATM and composite security panel with fascia signage in shopfront (Retrospective Application).	<b>Decision Date:</b>	<b>Agent:</b> NoteMachine UK Ltd	<b>Applicant:</b> Ms Jan Clark
<b>Registered:</b>	06/10/2015		24/05/17	<b>Tel:</b> 01873811634	<b>Tel:</b> 01873 811634
<b>Address:</b>	54 Boleyn Road London N16 8JL		<b>Decision:</b> Approved	<b>Officer:</b> Nick Bovaird	
<b>App No:</b>	2015/2883	Installation of an ATM and composite security panel with fascia signage in shopfront (Retrospective Application for Advertisement Consent).	<b>Decision Date:</b>	<b>Agent:</b> NoteMachine UK Ltd	<b>Applicant:</b> Ms Jan Clark
<b>Registered:</b>	02/10/2015		24/05/17	<b>Tel:</b> 01873811634	<b>Tel:</b> 01873 811634
<b>Address:</b>	54 Boleyn Road London N16 8JL		<b>Decision:</b> Approved	<b>Officer:</b> Nick Bovaird	
<b>App No:</b>	2017/0410	Installation of 5 no. internally illuminated fascia signs and 2 internally illuminated projecting sign at a height of 3m from ground floor level.	<b>Decision Date:</b>	<b>Agent:</b> Quadrant Design	<b>Applicant:</b> Mr Nik Pfeiffer
<b>Registered:</b>	19/04/2017		25/04/17	<b>Tel:</b> 01189591581	<b>Tel:</b>
<b>Address:</b>	16 Kingsland High Street Hackney LONDON E8 2JP		<b>Decision:</b> Approved	<b>Officer:</b> Sissi Yang	
<b>App No:</b>	2017/0496	Proposed erection of a single storey rear extension at ground floor level (max 5.5m depth; max 3m at eaves and max 3m in height)	<b>Decision Date:</b>	<b>Agent:</b> Eilidh Smith	<b>Applicant:</b> Eilidh Smith
<b>Registered:</b>	13/02/2017		22/05/17	<b>Tel:</b> 020 7609 6348	<b>Tel:</b>
<b>Address:</b>	115 Ridley Road LONDON E8 2NH		<b>Decision:</b> DNR	<b>Officer:</b> Nick Bovaird	
<b>App No:</b>	2017/0598	Variation of condition 3 (Hours of Opening) attached to planning permission ref 2012/1140 dated 19/06/2012 for the change of use of basement and ground floor to restaurant/hot food take away (Class A3/A5); incorporating rear external flue and new shopfront.	<b>Decision Date:</b>	<b>Agent:</b> TLT LLP	<b>Applicant:</b> Mr Simon Conigliaro
<b>Registered:</b>	21/03/2017		11/05/17	<b>Tel:</b> 03330061439	<b>Tel:</b>
<b>Address:</b>	538 Kingsland Road, London E8 4AH		<b>Decision:</b> Refused	<b>Officer:</b> Nick Bovaird	

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>	
<b>App No:</b>	2017/0720	Internal alterations including provision of habitable loft space, enlargement of mezzanine level and creation/replacement to internal staircase.	<b>Decision Date:</b>	27/04/17	<b>Agent:</b> Paolo Cossu Architects	<b>Applicant:</b> Mr Marco Manacorda
<b>Registered:</b>	03/03/2017		<b>Decision:</b>	APPXC	<b>Tel:</b> 02071127533	<b>Tel:</b>
<b>Address:</b>	Flat 32, 2 Lansdowne Drive LONDON E8 3EZ		<b>Officer:</b>	Ashleigh Richards		
<b>App No:</b>	2017/0769	Erection of a single storey side/rear extension at lower ground floor level to wraparound the existing two storey outrigger.	<b>Decision Date:</b>	22/05/17	<b>Agent:</b> ABN7 Architects	<b>Applicant:</b> Carter
<b>Registered:</b>	19/05/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 02076096348	<b>Tel:</b>
<b>Address:</b>	115 Ridley Road Hackney LONDON E8 2NH		<b>Officer:</b>	Nick Bovaird		
<b>App No:</b>	2017/0814	Replacement of timber single glazed windows and doors with timber double glazed windows and doors.	<b>Decision Date:</b>	02/05/17	<b>Agent:</b> Refine and Resolve Architects Ltd	<b>Applicant:</b> Family Mosaic
<b>Registered:</b>	31/03/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 08452605554	<b>Tel:</b>
<b>Address:</b>	67 Sandringham Road London E8 2LL		<b>Officer:</b>	Sissi Yang		
<b>App No:</b>	2017/0868	Erection of single storey side extension; reduce depth of existing terrace; insertion of two roof lights to the principal roof slope; convert front boundary wall to railings; insert one roof light to the first floor outrigger roof; rear elevation/dormer fenestration alterations and landscaping to the rear garden area.	<b>Decision Date:</b>	03/05/17	<b>Agent:</b> FRMWRK Limited	<b>Applicant:</b> Mr Nicholas Singleton
<b>Registered:</b>	09/03/2017		<b>Decision:</b>	APPSCO	<b>Tel:</b> 00447969528343	<b>Tel:</b>
<b>Address:</b>	17 St Philips Road LONDON E8 3BP		<b>Officer:</b>	James Clark		

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>	
<b>App No:</b>	2017/0935	Replacement of single front door with a double door. Replacement of the front door with new shopfront frames with grey frame and stallriser. New overlaid with grey mesh panelling.	<b>Decision Date:</b>	11/05/17	<b>Agent:</b> A Richardson, Architect	<b>Applicant:</b> Mr Antoine Detrie
<b>Registered:</b>	07/04/2017		<b>Decision:</b>	APPSCO	<b>Tel:</b> 07860919562	<b>Tel:</b> 07860919562
<b>Address:</b>	14 Kingsland High Street London E8 2JP		<b>Officer:</b>	Sissi Yang		
<b>App No:</b>	2017/0958	Installation of internally illuminated hanging sign at a height of 3.4m from ground floor level measuring 2.3m x 0.7m x 0.125m.	<b>Decision Date:</b>	10/05/17	<b>Agent:</b> A Richardson, Architect	<b>Applicant:</b> Mr Antoine Detrie
<b>Registered:</b>	07/04/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 07860919562	<b>Tel:</b> 07860919562
<b>Address:</b>	14 Kingsland High Street London E8 2JP		<b>Officer:</b>	Sissi Yang		
<b>App No:</b>	2017/1093	Submission of details pursuant to conditions 4 (commercial fit out), 9 (soundproofing/noise assessment) and 10 (rooftop plant) of planning reference 2016/3580 dated 03/03/2017	<b>Decision Date:</b>	11/05/17	<b>Agent:</b> PPM Planning Limited	<b>Applicant:</b> Alpha House Developments
<b>Registered:</b>	21/03/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 02087616371	<b>Tel:</b>
<b>Address:</b>	Former Alpha House Tyssen Street LONDON E8 2ND		<b>Officer:</b>	Catherine Slade		
<b>App No:</b>	2017/1184	Submission of details pursuant to condition 17 (marketing strategy) attached to permission 2014/3632, dated 31/03/15	<b>Decision Date:</b>	28/04/17	<b>Agent:</b> Waugh Thistleton Architects Ltd.	<b>Applicant:</b> c/o Agent
<b>Registered:</b>	03/04/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 02076135727	<b>Tel:</b> 02073287171
<b>Address:</b>	67A-71, 67A Dalston Lane LONDON E8 2NG		<b>Officer:</b>	Gareth Barnett		

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1295 <b>Registered:</b> 07/04/2017 <b>Address:</b> 23 Ritson Road, London E8 1DE	Erection of single-storey rear and side extensions at ground floor level; erection of external alterations including replacement window (with obscure glazing) to rear/side elevation at first floor level and rooflight to two-storey rear addition	<b>Decision Date:</b> 25/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Gresford Architects  <b>Tel:</b> 02072491855  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Ms Mirribell Stolzenberg  <b>Tel:</b>
<b>App No:</b> 2017/1299 <b>Registered:</b> 24/04/2017 <b>Address:</b> 51-55 Kingsland High Street Hackney LONDON E8 2JS	Submission of details pursuant to condition 8 (Car Charging Points) attached to permission 2015/2577 dated 13/10/15	<b>Decision Date:</b> 28/04/17  <b>Decision:</b> Approved	<b>Agent:</b> Bennett Construction London  <b>Tel:</b> 02070145490  <b>Officer:</b> Gareth Barnett	<b>Applicant:</b> Mr Niall Murray  <b>Tel:</b> 02070145490
<b>App No:</b> 2017/1347 <b>Registered:</b> 11/04/2017 <b>Address:</b> 15 Ritson Road London E8 1DE	Erection of rear dormer extension and two rooflights to front roof slope and other associated external alterations.	<b>Decision Date:</b> 24/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Howard Sharp and Partners LLP  <b>Tel:</b> 01732456888  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Ms Pamela Gordon  <b>Tel:</b>
<b>App No:</b> 2017/1352 <b>Registered:</b> 31/03/2017 <b>Address:</b> 32 St Philips Road, London, E8 3BP	(T1) (Front Garden) Lime Tree crown Reduce to previous points. (T2) Pear Tree - Prune back overhang (Northern part of the canopy) to suitable growth points (tree situated at number 30) (T3) (Rear Garden) Lime Tree - Prune back overhang (Westerly part of the canopy) to suitable growth points or back to stem (tree situated at number 15 Elrington Road)	<b>Decision Date:</b> 04/05/17  <b>Decision:</b> NOB	<b>Agent:</b> Mr Mick Parkin  <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Ben Hughes  <b>Tel:</b> 0207 923 9513

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1429 <b>Registered:</b> 07/04/2017 <b>Address:</b> 22 Wilton Way London E8 3EE	T1 - Bay Tree - fell, T6 - Olive Tree - fell, T4 - Cherry Tree - fell	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> NOB	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mrs Joanna Brennan  <b>Tel:</b>
<b>App No:</b> 2017/1510 <b>Registered:</b> 20/04/2017 <b>Address:</b> 37 Fassett Square LONDON E8 1DQ	Rear Garden (T1) Crown Reduce to most recent pruning points leaving suitable furnishing growth.	<b>Decision Date:</b> 27/04/17  <b>Decision:</b> NOB	<b>Agent:</b> M Parkin Tree Specialists Ltd <b>Tel:</b> 07976732995 <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Peake  <b>Tel:</b> 07949042964
<b>App No:</b> 2017/1515 <b>Registered:</b> 20/04/2017 <b>Address:</b> 25 A Parkholme Road LONDON E8 3AG	Front Property (T1) Re-pollard to most recent pruning points. (T2) Re-pollard to most recent pruning points. Rear Property (T3) Eucalyptus - Remove.	<b>Decision Date:</b> 19/05/17  <b>Decision:</b> NOB	<b>Agent:</b> M Parkin Tree Specialists Ltd <b>Tel:</b> 07976732995 <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Barker  <b>Tel:</b> 02079230847
<b>App No:</b> 2017/1516 <b>Registered:</b> 20/04/2017 <b>Address:</b> 27 Parkholme Road LONDON E8 3AG	Rear Garden (T1) Bay Tree - Crown reduce in volume by up to 30%.	<b>Decision Date:</b> 16/05/17  <b>Decision:</b> NOB	<b>Agent:</b> M Parkin Tree Specialists Ltd <b>Tel:</b> 07976732995 <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mrs Davis  <b>Tel:</b> 07881430348
<b>App No:</b> 2017/1517 <b>Registered:</b> 20/04/2017 <b>Address:</b> 29 Parkholme Road LONDON E8 3AG	Front Property (T1) Crown reduce up to 2m below previous pruning points.	<b>Decision Date:</b> 16/05/17  <b>Decision:</b> NOB	<b>Agent:</b> M Parkin Tree Specialists Ltd <b>Tel:</b> 07976732995 <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Hedley  <b>Tel:</b> 02072543084

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1539 <b>Registered:</b> 02/05/2017 <b>Address:</b> Flat A, 10 Downs Park Road London E8 2HD	(T1) Lime Tree - Re-Pollard. (T2) Lime Tree - Re-Pollard.	<b>Decision Date:</b> 19/05/17  <b>Decision:</b> NOB	<b>Agent:</b> Able Tree Services Ltd.  <b>Tel:</b> 02085242271  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Steve Cook Cook  <b>Tel:</b> 07837517779
<b>App No:</b> 2017/1589 <b>Registered:</b> 27/04/2017 <b>Address:</b> 42 Cecilia Road Hackney LONDON E8 2ER	(T1) London Plane Tree : Crown lift to a height of 6M from ground level. Reduce branches back from the adjacent property to create 3m clearance.	<b>Decision Date:</b> 18/05/17  <b>Decision:</b> NOB	<b>Agent:</b> Pace Arb Ltd  <b>Tel:</b> 07812604367  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mrs Phan  <b>Tel:</b> 07732061900
<b>App No:</b> 2017/1604 <b>Registered:</b> 02/05/2017 <b>Address:</b> 15 Parkholme Road London E8 3AG	(T1) Cypress Tree - Remove and Replace (T2) Cypress Tree - Remove and Replace	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> NOB	<b>Agent:</b> LG trees  <b>Tel:</b> 07863927519  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Briggs  <b>Tel:</b>
<b>App No:</b> 2015/2520 <b>Registered:</b> 17/07/2015 <b>Address:</b> 62 Paul Street London EC2A 4NA	Submission of details in relation to condition 17 (Ground Investigation) of planning permission 2011/3021 granted 11/12/2014.	<b>Decision Date:</b> 10/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Stiff and Trevillion ltd  <b>Tel:</b> 02089605550  <b>Officer:</b> Evie Learman	<b>Applicant:</b> Mr Paul Brosnahan  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2016/0859 <b>Registered:</b> 22/03/2016 <b>Address:</b> 2 Kingsland Road London E2 8DA	Erection of a three storey extension to accommodate C1 Hotel use (3 room hotel) at first, second and third floor level. New entrance at ground floor level.	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> APPXC	<b>Agent:</b> WHAT_architecture  <b>Tel:</b> 2077299848  <b>Officer:</b> Toyin Omodara	<b>Applicant:</b> Mr Anthony Hoete  <b>Tel:</b> 2077299848
<b>App No:</b> 2016/2631 <b>Registered:</b> 22/07/2016 <b>Address:</b> Telephone Exchange 74 Shoreditch High Street London E1 6JN	Installation of 5 non illuminated advertisement hoarding signs	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Miss Anna McAree  <b>Tel:</b> 02076912823
<b>App No:</b> 2016/3619 <b>Registered:</b> 24/10/2016 <b>Address:</b> The Oarsman 281 Kingsland Road London E2 8AS	Erection of a mansard roof extension; two storey rear extensions at first and second floor levels, with roof terrace at third floor level, to provide 5 residential dwellings (comprising 4 x 2 bedroom and 1 x 1 bedroom dwellings); excavation and lowering of basement floor and associated external works to facilitate refurbishment to existing public house and nightclub	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> APPXC	<b>Agent:</b> Mackenzie Wheeler Architects  <b>Tel:</b> 02076130514  <b>Officer:</b> Toyin Omodara	<b>Applicant:</b> Mr John Twomey  <b>Tel:</b>
<b>App No:</b> 2016/4428 <b>Registered:</b> 22/03/2017 <b>Address:</b> 87 Kingsland Road London E2 8AG	Change of use of the ground floor and basement from a mini cab office (sui generis use) to a mixed use as a mini cab office and hot food takeaway within the same planning unit (sui generis use) and associated shopfront alteration and external flue and extract installation.	<b>Decision Date:</b> 09/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Simplicity Designs Ltd  <b>Tel:</b> 07985701774  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Mr Ahbab Miah  <b>Tel:</b>
<b>App No:</b> 2016/4612 <b>Registered:</b> 10/02/2017 <b>Address:</b> 29 Holywell Row & 30 Scrutton Street London EC2A 4JB	Submission of details pursuant to condition 3 (materials) attached to planning permission ref 2014/3166 dated 24/11/2014	<b>Decision Date:</b> 11/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Metropolis Planning & Design  <b>Tel:</b> 02073242662  <b>Officer:</b> Toyin Omodara	<b>Applicant:</b> Holywell Group Ltd  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2016/4621 <b>Registered:</b> 24/01/2017 <b>Address:</b> 114-125 Stanway Court London N1 6SE	Demolition of two garages and erection of walls and fences in association with the provision of refuse and recycling stores.	<b>Decision Date:</b> 25/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Mr Ander Zabala  <b>Tel:</b> 02083563806
<b>App No:</b> 2017/0417 <b>Registered:</b> 08/03/2017 <b>Address:</b> 362-364 Old Street London EC1V 9LT	Erection of a two storey roof extension to provide 1 x 2 bedroom self-contained dwelling (use class C3)	<b>Decision Date:</b> 02/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> KR Planning  <b>Tel:</b> 07545264252  <b>Officer:</b> Toyin Omodara	<b>Applicant:</b> Mr Cormac Dolan  <b>Tel:</b>
<b>App No:</b> 2017/0652 <b>Registered:</b> 05/04/2017 <b>Address:</b> 1 Crown Place Hackney LONDON EC2A 2BT	Display of adverts to construction hoardings on south eastern and eastern boundaries of the site.	<b>Decision Date:</b> 11/05/17  <b>Decision:</b> Approved	<b>Agent:</b> CBRE  <b>Tel:</b> 02071823285  <b>Officer:</b> Barry Coughlan	<b>Applicant:</b> c/o agent  <b>Tel:</b>



<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>	
<b>App No:</b>	2017/0833	Variation of conditions 3 (window details), 4 (plant noise) and 6 (hours of use for terrace) attached to planning permission 2016/3876 dated 03/02/2017 for erection of single-storey wooden structure at roof level (6.7m x 2.5m x 2.5m high); new plant room on roof (3m x 3m x 2.5m high); new fire escape stair enclosure on roof (2.7m x 5m x 2.5m high); provision of roof terrace; relocation of roof plant; new balustrade at roof level; external alterations to windows and doors on main facades including provision of Juliet balconies and new extract ducts on rear elevation; provision of cycle storage. The effect of the variation would be to allow for the window details to be as described in the drawings submitted with the original application, the plant noise to be assessed against current methodologies and for the roof terrace to be available until 9pm rather than 6pm.	<b>Decision Date:</b>	25/04/17	<b>Applicant:</b> Broadgate Adjoining Properties	
<b>Registered:</b>	07/03/2017		<b>Decision:</b>	APPXC		<b>Tel:</b>
<b>Address:</b>	18 - 20 Appold Street London EC2A 2AS					<b>Officer:</b> Gerard Livett
<b>App No:</b>	2017/0877	Prior approval for siting and appearance: Installation of telephone kiosk on footway outside 22 Shoreditch High Street	<b>Decision Date:</b>	25/04/17	<b>Applicant:</b> Mr Tom Fisher	
<b>Registered:</b>	15/03/2017		<b>Decision:</b>	Refused	<b>Tel:</b>	
<b>Address:</b>	Pavement adjacent to 22 Shoreditch High Street London E1 6PG			<b>Officer:</b> Evie Learman		
<b>App No:</b>	2017/0902	Prior approval for siting and appearance: Installation of telephone kiosk on footway outside 46 Great Eastern Street	<b>Decision Date:</b>	27/04/17	<b>Applicant:</b> Mr Tom Fisher	
<b>Registered:</b>	10/03/2017		<b>Decision:</b>	Refused	<b>Tel:</b>	
<b>Address:</b>	Pavement Adjacent to 46 Great Eastern Street London EC2A 3EW			<b>Officer:</b> Evie Learman		
<b>App No:</b>	2017/0905	Elevational alterations including replacement of doors and lowering of cil height (to 150mm from pavement level) to 4 x ground floor windows	<b>Decision Date:</b>	25/04/17	<b>Applicant:</b> Ben Chesterfield	
<b>Registered:</b>	08/03/2017		<b>Decision:</b>	APPSCO	<b>Tel:</b> 07949059090	
<b>Address:</b>	84-88 Great Eastern Street London EC2A 3JL			<b>Officer:</b> Toyin Omodara		

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b>	2017/0983	Installation of 2 no. internally illuminated fascia signs, 3 no. fascia signs and 2 no. halo illuminated pillar signs.	<b>Decision Date:</b>	<b>Agent:</b> Savills	<b>Applicant:</b> Pret-A-Manger (Europe) Ltd
<b>Registered:</b>	17/03/2017			<b>Tel:</b> 02920368907	<b>Tel:</b>
<b>Address:</b>	57 Great Eastern Street London EC2A 3QD		<b>Decision:</b> Approved	<b>Officer:</b> Alix Hauser	
<b>App No:</b>	2017/1044	Infilling of the existing rear undercroft at lower ground floor level and change of use of the ground and lower ground floor level from office (use class B1) to retail or restaurant use (use classes A1 or A3), erection of a rear roof extension and installation of rooflights within the front roofslope to accommodate B1 office use, and installation of a new glazed entrance and shopfront.	<b>Decision Date:</b>	<b>Agent:</b> CMA Planning	<b>Applicant:</b> Skylla Properties Limited
<b>Registered:</b>	29/03/2017			<b>Tel:</b> 02077497686	<b>Tel:</b>
<b>Address:</b>	1 Bath Place London EC2A 3DA		<b>Decision:</b> APPXC	<b>Officer:</b> Muhammad Saleem	
<b>App No:</b>	2017/1230	Alterations to ground floor front elevation including insertion of full height windows and new entrance doors.	<b>Decision Date:</b>	<b>Agent:</b> Lewis Berkeley Limited	<b>Applicant:</b> Mr Ray Ormiston
<b>Registered:</b>	29/03/2017			<b>Tel:</b> 02074913198	<b>Tel:</b>
<b>Address:</b>	80-84 Paul Street London EC2A 4NE		<b>Decision:</b> APPXC	<b>Officer:</b> Gerard Livett	
<b>App No:</b>	2016/4097	Existing use of the first to third floors, including creation of roof extension to create the third floor level, as three self-contained dwellings (use class C3) comprising 3 x 1 bed flats.	<b>Decision Date:</b>	<b>Agent:</b> Simplicity Design UK	<b>Applicant:</b> Mr Zeynel Akdogan
<b>Registered:</b>	17/03/2017			<b>Tel:</b> 07985701774	<b>Tel:</b> 07985 701 774
<b>Address:</b>	110 Kingsland Road London E2 8DP		<b>Decision:</b> Approved	<b>Officer:</b> Micheal Garvey	

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0605 <b>Registered:</b> 16/03/2017 <b>Address:</b> 6 Broadway Market Mews London E8 4TS	Erection of single storey first floor extension to provide a studio flat and new door at ground floor level	<b>Decision Date:</b> 27/04/17  <b>Decision:</b> APPXC	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Ms Dimitra Grivellis  <b>Tel:</b> 02072728482
<b>App No:</b> 2017/0771 <b>Registered:</b> 21/03/2017 <b>Address:</b> 280 Kingsland Road London E8 4DG	Outline application with landscaping reserved for erection of three-storey building to provide three self-contained studio flats (use class C3), and external alterations to main building with provision of new door to replace window in rear elevation.	<b>Decision Date:</b> 03/05/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr Chris Dolston  <b>Tel:</b> 07973689843
<b>App No:</b> 2017/1018 <b>Registered:</b> 16/03/2017 <b>Address:</b> Unit 19a Soda Studios 268 Kingsland Road London E8 4BH	Existing use of the premises as a self-contained dwelling (use class C3)	<b>Decision Date:</b> 02/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr Joe Gerrard  <b>Tel:</b> 07966259983
<b>App No:</b> 2017/1025 <b>Registered:</b> 15/03/2017 <b>Address:</b> 325 Kingsland Road London E8 4DL	Proposed change of use of building from retail (use class A1) to a mixed use comprising retail (use class A1) and residential (use class C3) in order to provide 2 x 1 bedroom self-contained dwellings on the upper floors.	<b>Decision Date:</b> 16/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Hartleys Projects Ltd  <b>Tel:</b> 02073549268  <b>Officer:</b> Toyin Omodara	<b>Applicant:</b> Ms B Bannerman  <b>Tel:</b>
<b>App No:</b> 2017/1056 <b>Registered:</b> 07/04/2017 <b>Address:</b> 218 Haggerston Road London E8 4HT	Change of use from A1 (Retail) to A3 (Restaurant) with installation of associated extraction equipment.	<b>Decision Date:</b> 15/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> HST Design  <b>Tel:</b> 07445202833  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Mr O Dogan  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1213 <b>Registered:</b> 28/03/2017 <b>Address:</b> Unit 19d Soda Studios 268 Kingsland Road London E8 4BH	Existing use of the premises as a self-contained dwelling (use class C3).	<b>Decision Date:</b> 08/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Mr Joe Gerrard  <b>Tel:</b> 07966259983
<b>App No:</b> 2017/1214 <b>Registered:</b> 29/03/2017 <b>Address:</b> Unit 19b Soda Studios 268 Kingsland Road London E8 4BH	Existing use of the premises as a self-contained dwelling (use class C3).	<b>Decision Date:</b> 08/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Mr Joe Gerrard  <b>Tel:</b>
<b>App No:</b> 2017/1300 <b>Registered:</b> 12/04/2017 <b>Address:</b> Unit 19c Soda Studios 268 Kingsland Road London E8 4BH	Existing use of the premises as a self-contained dwelling (use class C3).	<b>Decision Date:</b> 08/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Mr Joe Gerrard  <b>Tel:</b> 07966259983
<b>App No:</b> 2017/1375 <b>Registered:</b> 26/04/2017 <b>Address:</b> 4 Marlborough Avenue London E8 4JP	Prior approval for a larger homes extension for the construction of a ground floor rear extension with a depth of 6.0m, eaves height of 3.3m and a maximum height of 3.3m.	<b>Decision Date:</b> 18/05/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Claire Racine  <b>Tel:</b> 07855 868 434
<b>App No:</b> 2017/1398 <b>Registered:</b> 18/04/2017 <b>Address:</b> 1-13 Long Street Hackney E2 8HJ	Non material amendment to planning permission 2012/2013 comprising amendments to wording of conditions 16, 19, 23, 24 and 25 to allow submission of details on a phased basis.	<b>Decision Date:</b> 17/05/17  <b>Decision:</b> Approved	<b>Agent:</b> DP9 Ltd  <b>Tel:</b> 02070041736  <b>Officer:</b> Steve Fraser-Lim	<b>Applicant:</b> c/o Agent  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2016/4071 <b>Registered:</b> 21/03/2017 <b>Address:</b> 414 Mare Street London E8 1HP	Change of use of ground floor and basement from retail (use class A1) to café/restaurant (use class A3) and installation of ventilation equipment to the front of the premises.	<b>Decision Date:</b> 05/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Mr Richard Gregory  <b>Tel:</b> 01322407219  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr A Bukhtier  <b>Tel:</b>
<b>App No:</b> 2016/4236 <b>Registered:</b> 30/01/2017 <b>Address:</b> 242 Dalston Lane London E8 1JG	Change of use of basement and ground floor from a social club (use class D2) to mixed recording studio and retail premises (Sui Generis planning use) and installation of three roof light, new window to ground floor rear and alterations to rear elevations	<b>Decision Date:</b> 25/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> MAD Martinelli Architecture & Design  <b>Tel:</b> 07913448802  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Ms Rachel Kenedy  <b>Tel:</b>
<b>App No:</b> 2017/0183 <b>Registered:</b> 20/01/2017 <b>Address:</b> Northgate House Northgate	Test.	<b>Decision Date:</b> 23/05/17  <b>Decision:</b> Refused	<b>Agent:</b> L Clifton  <b>Tel:</b>  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> L Clifton  <b>Tel:</b>
<b>App No:</b> 2017/0359 <b>Registered:</b> 21/03/2017 <b>Address:</b> 414 Mare Street London E8 1HP	Internal alterations associated with change of use of ground floor and basement from retail (use class A1) to café/restaurant (use class A3), and installation of ventilation equipment.	<b>Decision Date:</b> 05/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Mr Richard Gregory  <b>Tel:</b> 01322407219  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr A Bukhtier  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0801 <b>Registered:</b> 11/04/2017 <b>Address:</b> 189 Richmond Road London E8 3NJ	Variation of condition 2 (development in accordance with approved plans) of planning permission ref 2016/4093 dated 03/02/2017 for the erection of two-storey rear extension at lower ground and ground floor level including demolition and replacement of the existing stair connecting the ground floor with the garden, alterations to the front brick fence and light well including new storage for bikes and bins and erection of a single storey outbuilding in the rear garden. The effect of the variation would be to increase the depth of the lower ground floor extension by 0.5m.	<b>Decision Date:</b> 22/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Paul Archer Design  <b>Tel:</b> 02036682668  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Paul Archer Design  <b>Tel:</b>
<b>App No:</b> 2017/0879 <b>Registered:</b> 14/03/2017 <b>Address:</b> 77 Hindrey Road London E5 8HQ	Removal of metal security grills at ground and first floor levels on the rear elevation, installation of glass sliding doors in external patio to extend the internal area living area and removal of existing windows and door in rear elevation at ground floor level.	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> APPSCO	<b>Agent:</b> RDD Architecture  <b>Tel:</b> 07598171611  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Mr Nicholas Madelin  <b>Tel:</b>
<b>App No:</b> 2017/1127 <b>Registered:</b> 31/03/2017 <b>Address:</b> 105 Graham Road London E8 1PB	Erection of part single and part two-storey rear extension at lower ground and ground floor levels and external alterations including installation of new entrance door on lower ground floor front elevation.	<b>Decision Date:</b> 22/05/17  <b>Decision:</b> APPXC	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Ms Imogen O'Rorke  <b>Tel:</b> 07961207028
<b>App No:</b> 2017/1178 <b>Registered:</b> 30/03/2017 <b>Address:</b> 30-34 Hindrey Road London E5 8HG (garages accessed from Tolsford Road)	Variation of condition 2 (approved drawings) of planning permission 2016/3446 dated 09/11/2016 for change of use of undercroft from garages (sui generis use) to light industrial use (use class B1) and associated external alterations including installation of new entrance gate. The effect of the variation would be to change the entrance gates and internal layout.	<b>Decision Date:</b> 16/05/17  <b>Decision:</b> APPXC	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr David Theakston  <b>Tel:</b> 07806669018

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>	
<b>App No:</b>	2017/1189	Non-material amendment to planning permission ref 2010/1239 dated 26/05/2011 comprising increased bulk to rear; alterations to fenestration, changes to layout, reduction of ground floor ceiling height, introduction of rear lightwell and alterations to shopfront	<b>Decision Date:</b>	11/05/17	<b>Agent:</b> Studio 303 Ltd	<b>Applicant:</b> Mr Tim Racher
<b>Registered:</b>	13/04/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 02072532587	<b>Tel:</b>
<b>Address:</b>	2 Sylvester Road London E8 1EP		<b>Officer:</b>	Toyin Omodara		
<b>App No:</b>	2017/1271	(T1) Sambucas nigra (Elder) - Crown reduce by up to 30%. (T2) Laurus nobilis (Bay Tree) - Prune to create cone shape. (Exempt, under 75mm in Diameter)	<b>Decision Date:</b>	08/05/17	<b>Agent:</b> Steve Hooper Treework	<b>Applicant:</b> Ms Charlotte Bacon
<b>Registered:</b>	31/03/2017		<b>Decision:</b>	NOB	<b>Tel:</b> 02083406041	<b>Tel:</b> 07740353917
<b>Address:</b>	15 Horton Road London E8 1DP		<b>Officer:</b>	Marc Sanders		
<b>App No:</b>	2017/1374	Non material amendment to planning permission ref 2013/1000 dated 07/10/2014 comprising removal of fire escape stair tower to the south western corner of the north block.	<b>Decision Date:</b>	11/05/17	<b>Agent:</b> Stephen Power Design	<b>Applicant:</b> Mr Prashant Patel
<b>Registered:</b>	21/04/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 07748646541	<b>Tel:</b>
<b>Address:</b>	398 Mare Street London E8 1HP		<b>Officer:</b>	Micheal Garvey		
<b>App No:</b>	2017/0047	Additional excavation at basement level and reconfiguration of floorspace; removal of existing single-storey rear extension at lower ground floor level; installation of timber door and windows to front elevation at basement level; installation of new steps and gate in front garden; installation of glazed folding doors, Juliet balcony as well as timber door and windows to rear elevation at basement, lower ground and upper ground floor levels; new boundary wall, internal walls with balustrading, steps and paved areas in rear garden	<b>Decision Date:</b>	10/05/17	<b>Agent:</b> Kenneth Lynch Architectural Design	<b>Applicant:</b> Rebecca Fuller
<b>Registered:</b>	11/01/2017		<b>Decision:</b>	APPXC	<b>Tel:</b> 01413347173	<b>Tel:</b> 07949231846
<b>Address:</b>	58 Norcott Road, London N16 7EL		<b>Officer:</b>	James Clark		

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0458 <b>Registered:</b> 08/03/2017 <b>Address:</b> 21 Charnock Road London E5 8DP	Erection of a single storey ground floor rear/side extension	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> APPSCO	<b>Agent:</b> FACTotum  <b>Tel:</b> 07875415014  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Mr & Mrs Lindsay & Lawson  <b>Tel:</b>
<b>App No:</b> 2017/0515 <b>Registered:</b> 28/02/2017 <b>Address:</b> 245 Evering Road London E5 8AL	Submission of details/specifications pursuant to condition 3 (Materials to be approved) of planning permission 2014/1107, dated 23/05/2014.	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> Approved	<b>Agent:</b> Douglas Architects  <b>Tel:</b> 07941534182  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Ms Sarah Swash  <b>Tel:</b>
<b>App No:</b> 2017/0817 <b>Registered:</b> 14/03/2017 <b>Address:</b> 40 Cricketfield Road LONDON E5 8NS	Erection of single-storey rear/side extension at ground floor level, replacement of 6 no. windows on front elevation with timber windows, extension of dormer to rear roof slope, addition of 1 no. roof light to main roof slope and 1 no. roof light to outrigger and associated rear elevational changes.	<b>Decision Date:</b> 09/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> ARCHEA (UK) Ltd  <b>Tel:</b> 07917333843  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Mr Jamie Treays  <b>Tel:</b>
<b>App No:</b> 2017/1083 <b>Registered:</b> 31/03/2017 <b>Address:</b> 1 Rowhill Mansions Rowhill Road London E5 8ED	Replacement of 1 no. timber window with 1 no. timber door to the rear at ground floor level.	<b>Decision Date:</b> 18/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Mr David Burningham  <b>Tel:</b> 01590 645 041  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Mr Jonathan Mchugh  <b>Tel:</b> 07779 114 240
<b>App No:</b> 2017/1085 <b>Registered:</b> 22/05/2017 <b>Address:</b> 255 Evering Road Hackney LONDON E5 8AL	Erection of rear dormer extension and rooflight at rear, new rooflights at front and side elevations and new skylight at side elevation.	<b>Decision Date:</b> 22/05/17  <b>Decision:</b> Approved	<b>Agent:</b> MS-DA  <b>Tel:</b> 02030959796  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Ms Paula Blomfield  <b>Tel:</b>



Application Details		Description:	Decision	Agent / Officer Details	Applicant Details	
<b>App No:</b>	2017/1154	Non-material amendment to vary conditions 10 (BREEAM), 14 (Residential Glazing System), 16 (Solar PV Installer), 37 (Bird and Bat Boxes) and removal of condition 17 (Plant Room Specification) attached to permission 2016/0307.	<b>Decision Date:</b>	28/04/17	<b>Agent:</b> CBRE Ltd	<b>Applicant:</b> c/o Agent
<b>Registered:</b>	28/03/2017		<b>Decision:</b>	APPXC	<b>Tel:</b> 02071823730	<b>Tel:</b>
<b>Address:</b>	Former Downsview School 65 Tiger Way/Downs Road London E5 8QP		<b>Officer:</b>	Gareth Barnett		
<b>App No:</b>	2017/1292	Prior Approval for a Larger Homes Extension for the erection of single storey ground floor rear extension measuring up to 4.2m deep, 3m eaves height and 4m maximum height.	<b>Decision Date:</b>	02/05/17	<b>Agent:</b> Derya Yilmaz	<b>Applicant:</b> .
<b>Registered:</b>	03/04/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 02077041017	<b>Tel:</b>
<b>Address:</b>	67 Stellman Close London E5 8QY		<b>Officer:</b>	Sissi Yang		
<b>App No:</b>	2017/1406	Rear Garden (T1) Malus spp (Apple Tree) - Fell and replace with Prunus amanogawa - Lombardy Cherry: Container grown 15-30Litre pot size, 2-2.75m. Staking should be installed no higher than 1/3 the height of the tree.	<b>Decision Date:</b>	15/05/17	<b>Agent:</b> Prime Real Estate Group Ltd	<b>Applicant:</b> Mrs Oung
<b>Registered:</b>	07/04/2017		<b>Decision:</b>	NOB	<b>Tel:</b> 02072588891	<b>Tel:</b>
<b>Address:</b>	184 Evering Road Hackney LONDON E5 8AJ		<b>Officer:</b>	Marc Sanders		
<b>App No:</b>	2017/1428	T1- reduce and lift overhang into Playground (playground side only) T2- reduce and lift overhang into Playground (playground side only) T3- reduce and lift overhang into Playground (playground side only) T4- reduce and lift overhang into Playground (playground side only)	<b>Decision Date:</b>	15/05/17	<b>Agent:</b>	<b>Applicant:</b> Miss Veronika Kozlova
<b>Registered:</b>	07/04/2017		<b>Decision:</b>	NOB	<b>Tel:</b>	<b>Tel:</b>
<b>Address:</b>	2 Narford Road London E5 8RD		<b>Officer:</b>	Marc Sanders		

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b>	2017/1663	(T1) Front Garden	<b>Decision</b>	<b>Agent:</b>	<b>Applicant:</b> Mr Jonathan Regis
<b>Registered:</b>	27/04/2017	Aesculus hippocastanum (Horse chestnut) - Crown	<b>Date:</b> 18/05/17	<b>Tel:</b>	<b>Tel:</b> 020 8886 0201
<b>Address:</b>	56 Brooke Road Hackney London N16 7RX	reduce by up to 30% (approximately branch lengths of up to 3m)	<b>Decision:</b> NOB	<b>Officer:</b> Marc Sanders	
<b>App No:</b>	2017/0199	Replacement of single-storey ground floor rear extension and erection of roof extension to create an additional storey.	<b>Decision</b>	<b>Agent:</b> Edward McCann Architects	<b>Applicant:</b> Mr Georg Ruffles
<b>Registered:</b>	10/03/2017		<b>Date:</b> 26/04/17	<b>Tel:</b> 07734593280	<b>Tel:</b> 07885207586
<b>Address:</b>	125 Hassett Road London E9 5SL		<b>Decision:</b> Refused	<b>Officer:</b> Alix Hauser	
<b>App No:</b>	2017/0222	Replacement of single-storey ground floor rear extension, erection of roof extension to create an additional storey and erection of a single-storey extension over the existing rear outrigger.	<b>Decision</b>	<b>Agent:</b> Edward McCann Architects	<b>Applicant:</b> Mr Georg Ruffles
<b>Registered:</b>	07/03/2017		<b>Date:</b> 26/04/17	<b>Tel:</b> 07734593280	<b>Tel:</b> 07885207586
<b>Address:</b>	125 Hassett Road London E9 5SL		<b>Decision:</b> Refused	<b>Officer:</b> Alix Hauser	
<b>App No:</b>	2017/0419	Erection of a rear roof extension at second floor level.	<b>Decision</b>	<b>Agent:</b> Opzet Designers Limited	<b>Applicant:</b> Mr S Chana
<b>Registered:</b>	30/03/2017		<b>Date:</b> 11/05/17	<b>Tel:</b> 02082200733	<b>Tel:</b> 0208 220 0073
<b>Address:</b>	1 Kemeys Street London E9 5RQ		<b>Decision:</b> Refused	<b>Officer:</b> Alix Hauser	

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0448 <b>Registered:</b> 13/03/2017 <b>Address:</b> 24 Meynell Road London E9 7AP	Erection of a single storey ground floor rear extension.	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> APPXC	<b>Agent:</b> Leckenby Architecture  <b>Tel:</b> 07836258128  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Mr Brian Oppenheim  <b>Tel:</b>
<b>App No:</b> 2017/0666 <b>Registered:</b> 17/03/2017 <b>Address:</b> 8 Bushberry Road London E9 5SX	Proposed erection of rear roof extension, extension to roof of rear projection and two front rooflights.	<b>Decision Date:</b> 08/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Burston Architects  <b>Tel:</b> 02083652202  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr Michael Birmingham  <b>Tel:</b>
<b>App No:</b> 2017/0959 <b>Registered:</b> 07/04/2017 <b>Address:</b> 251 Wick Road London E9 5DG	Prior notification for change of use from retail shop (Use Class A1) to Restaurant / Cafe (Use Class A3).	<b>Decision Date:</b> 16/05/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr Antonio Rucco  <b>Tel:</b>
<b>App No:</b> 2017/0989 <b>Registered:</b> 21/03/2017 <b>Address:</b> 145 Hassett Road London E9 5SH	Erection of single storey side/rear infill extension and rear roof extension to main rear roof slope and roof extension to rear outrigger.	<b>Decision Date:</b> 11/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Grace Howat Architects Ltd  <b>Tel:</b> 07971543233  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Mr Markus Bolton  <b>Tel:</b>
<b>App No:</b> 2017/0994 <b>Registered:</b> 31/03/2017 <b>Address:</b> 27 - 28 Cadogan Terrace London E9 5EG	Change of use from a 10-bed House in Multiple Occupation (Sui Generis use) to a 10-bed Residential Care Home (Use Class C2) and external alterations including replacement windows and new rear garden fence.	<b>Decision Date:</b> 23/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Leith Planning Limited  <b>Tel:</b> 01253795548  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr Jon Mumford  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1155 <b>Registered:</b> 23/03/2017 <b>Address:</b> 27 Benn Street London E9 5SU	Proposed erection of rear roof extension and insertion of three rooflights in front roofslope.	<b>Decision Date:</b> 08/05/17  <b>Decision:</b> Approved	<b>Agent:</b> E1WF Architecture  <b>Tel:</b> 07920181490  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr Paul Cundy  <b>Tel:</b>
<b>App No:</b> 2017/1608 <b>Registered:</b> 02/05/2017 <b>Address:</b> 24 Meynell Road London E9 7AP	Rear Garden (T2) Eucalyptus - Remove & Replace, (T3) Fig - Remove & Replace	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> NOB	<b>Agent:</b> Leckenby Architecture  <b>Tel:</b> 07836258128  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Brian Oppenheim  <b>Tel:</b> 020 7603 3528
<b>App No:</b> 2016/2627 <b>Registered:</b> 22/07/2016 <b>Address:</b> British Telecom Telephone Exchange Paragon Road London E9 6NP	Installation of 1 hoarding non illuminated advertisement sign	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Miss Anna McAree  <b>Tel:</b> 020 7691 2823
<b>App No:</b> 2016/3507 <b>Registered:</b> 27/09/2016 <b>Address:</b> Homerton Baptist Church Barnabas Road London E9 5SD	Submission of details pursuant to Condition 3 (materials and design details), Condition 5 (landscaping), Condition 7 (PV and Rain Water Harvesting), Condition 17 (Cycle Storage) and Condition 19 (Construction Management Plan) attached to planning permission 2015/3968 dated 28/08/2016.	<b>Decision Date:</b> 18/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Nicholas Taylor + Associates  <b>Tel:</b> 02076363961  <b>Officer:</b> Alicia Sterling	<b>Applicant:</b> Mr c/o Agent  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0593 <b>Registered:</b> 21/02/2017 <b>Address:</b> 1 Bridge House Shepherds Lane LONDON E9 6JL	Submission of details pursuant to the discharge of condition 30 (full details and samples of all ground surface materials and details of any fences, gates of other boundary treatment) attached to planning approval 2015/3391 dated 26/01/2017	<b>Decision Date:</b> 28/04/17  <b>Decision:</b> Approved	<b>Agent:</b> Hawkins\Brown  <b>Tel:</b> 02073365710  <b>Officer:</b> Alicia Sterling	<b>Applicant:</b> Mr Kenneth Gow  <b>Tel:</b>
<b>App No:</b> 2017/0610 <b>Registered:</b> 21/02/2017 <b>Address:</b> 1 Bridge House Shepherds Lane LONDON E9 6JL	Submission of details pursuant to the discharge of condition 28 attached to planning approval 2015/3391 dated 26/01/2017, as follows:  Detailed elevations and sections at 1:20 of the following:  - Window openings (The window openings should provide a deep recess, and brickwork should be revealed at the four sides of the openings) - Recessed brick false windows - Balconies/ cable ties - Balustrades - Entrance gates - Metal cladding (to Bridge House ground floor) - Roof edge details - Recessed terraces (soffit and reveals) - Lift overrun/plant housing - Residential entrances - Glazed curtain walling (to community centre) - Bin store enclosure - Coping (Excluding Glazed curtain walling (to community centre) and Lift overrun/plant housing they will be discharged in a later application.)	<b>Decision Date:</b> 28/04/17  <b>Decision:</b> Approved	<b>Agent:</b> Hawkins\Brown  <b>Tel:</b> 02073365710  <b>Officer:</b> Alicia Sterling	<b>Applicant:</b> c/o Agent  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0612 <b>Registered:</b> 21/02/2017 <b>Address:</b> 1 Bridge House Shepherds Lane LONDON E9 6JL	Submission of details pursuant to the discharge of condition 35 (full details of the arrangements for storage for refuse and recycling areas) attached to planning approval 2015/3391 dated 26/01/2017.	<b>Decision Date:</b> 10/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Hawkins\Brown  <b>Tel:</b> 02073365710  <b>Officer:</b> Alicia Sterling	<b>Applicant:</b> Mr Gow  <b>Tel:</b> 02073365710
<b>App No:</b> 2017/0619 <b>Registered:</b> 21/02/2017 <b>Address:</b> 1 Bridge House Shepherds Lane LONDON E9 6JL	Submission of details pursuant to the discharge of condition 41 (full details of biodiverse, substrate-based extensive green roofs) attached to planning approval 2015/3391 dated 26/01/2017.	<b>Decision Date:</b> 28/04/17  <b>Decision:</b> Approved	<b>Agent:</b> Hawkins\Brown  <b>Tel:</b> 02073365710  <b>Officer:</b> Alicia Sterling	<b>Applicant:</b> Mr Gow  <b>Tel:</b>
<b>App No:</b> 2017/0823 <b>Registered:</b> 06/03/2017 <b>Address:</b> 42 Lower Clapton Road London E5 0PD	Alterations to ground floor windows and doors to side and front elevations	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr & Mrs Martinelli - Desormeaux  <b>Tel:</b> 07913448802
<b>App No:</b> 2017/0850 <b>Registered:</b> 31/03/2017 <b>Address:</b> 48 Brenthouse Road London E9 6QG	Erection of roof extension to create an additional storey	<b>Decision Date:</b> 16/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Mr Stewart Maclachlan  <b>Tel:</b>  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Ms Francesca Balestreri  <b>Tel:</b>
<b>App No:</b> 2017/0878 <b>Registered:</b> 16/03/2017 <b>Address:</b> 20 Clapton Square London E5 8HP	Erection of single storey lower ground floor rear extension	<b>Decision Date:</b> 03/05/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Miss Jenny Melville  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0883 <b>Registered:</b> 16/03/2017 <b>Address:</b> 20 Clapton Square London E5 8HP	Erection of single storey lower ground floor rear extension and internal alterations to facilitate conversion of lower ground floor 1 bedroom flat to a 2 bedroom flat	<b>Decision Date:</b> 03/05/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Miss Jenny Melville  <b>Tel:</b>
<b>App No:</b> 2017/0916 <b>Registered:</b> 10/03/2017 <b>Address:</b> 22 A Sutton Place London E9 6EH	Erection of a single storey ground floor rear extension	<b>Decision Date:</b> 16/05/17  <b>Decision:</b> Refused	<b>Agent:</b> William Tozer Associates <b>Tel:</b> 02074040675 <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Ms Niamh Byrne  <b>Tel:</b>
<b>App No:</b> 2017/1064 <b>Registered:</b> 25/04/2017 <b>Address:</b> 87 Lower Clapton Road London E5 0NP	Prior notification for change of use from retail shop (use class A1) to restaurant (use class A3). Proposed opening hours are 0800 to 0000 Monday to Sunday.	<b>Decision Date:</b> 02/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Mr Niall Forde  <b>Tel:</b>  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> .  <b>Tel:</b>
<b>App No:</b> 2017/1208 <b>Registered:</b> 21/04/2017 <b>Address:</b> 5a Cresset Road London E9 6FE	Non material amendment to planning permission ref 2016/1482 dated 15/09/2016 for erection of a roof extension to create an additional storey. The effect of the amendment would be to extend approved second floor infill extension at the south east corner of the site to include first floor level.	<b>Decision Date:</b> 16/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Matheson Whiteley <b>Tel:</b> 02070333589 <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr Benjamin Reichen  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1396 <b>Registered:</b> 07/04/2017 <b>Address:</b> 12 Sutton Place London E9 6EH	(T1, T2, T3, T4 & T5) Acer pseudoplatanus (Sycamore Trees) - Fell	<b>Decision Date:</b> 09/05/17  <b>Decision:</b> NOB	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Charlie Nairn  <b>Tel:</b>
<b>App No:</b> 2017/1431 <b>Registered:</b> 10/04/2017 <b>Address:</b> 11 Sutton Place London E9 6EH	Proposals: Rear Garden - (T1) Lime Tree - Crown Reduce back to most recent pruning points. (T2) Acer pseudoplatanus (Sycamore Tree) - Crown thin by up to 10%, reduce back from property by up to 2m.	<b>Decision Date:</b> 11/05/17  <b>Decision:</b> NOB	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Howard Lloyd  <b>Tel:</b> 02089859504
<b>App No:</b> 2017/1522 <b>Registered:</b> 20/04/2017 <b>Address:</b> 13 Sutton Place London E9 6EH	Rear Property - (T1) Acer pseudoplatanus (Sycamore tree) - Remove.	<b>Decision Date:</b> 11/05/17  <b>Decision:</b> NOB	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Martyn Williams  <b>Tel:</b> 02085330993
<b>App No:</b> 2017/1540 <b>Registered:</b> 02/05/2017 <b>Address:</b> 61 Lyme Grove London E9 6PX	Front Property - (T1) Carpinus betulus (Hornbeam) - Sensitive Crown reduction/reshape.	<b>Decision Date:</b> 22/05/17  <b>Decision:</b> NOB	<b>Agent:</b> Hickson Wardle Treecare <b>Tel:</b> 07771664397  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Charles King  <b>Tel:</b>



<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0968 <b>Registered:</b> 26/04/2017 <b>Address:</b> 18-42 Wharf Road London N1 7SW	Submission of details pursuant to condition 4 (materials/details - commercial units) attached to planning permission 2011/0444 dated 30/03/2012	<b>Decision Date:</b> 09/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Maddox and Associates Ltd <b>Tel:</b> 08451211706 <b>Officer:</b> Barry Coughlan	<b>Applicant:</b> Mr N/a  <b>Tel:</b>
<b>App No:</b> 2017/1024 <b>Registered:</b> 24/03/2017 <b>Address:</b> 241-255 City Road London EC1V 1JQ	Installation of 1 free standing internally illuminated double sided advertisement signs and associated logo box.	<b>Decision Date:</b> 17/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Wildstone Planning <b>Tel:</b> 02073139571 <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Co-Operative Group  <b>Tel:</b>
<b>App No:</b> 2017/1134 <b>Registered:</b> 23/03/2017 <b>Address:</b> 30-40 Underwood Street, London, N1 7JQ	Internal alterations to create 5 additional self-contained residential units. [Existing dwelling mix is 4 x 2-bed; 8 x 3-bed; 2 x 4-bed. Proposed dwelling mix is 9 x 1-bed; 4 x 2-bed; 6 x 3-bed]	<b>Decision Date:</b> 08/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> C7 Architects <b>Tel:</b> 01483422220 <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Octagon Assets Limited  <b>Tel:</b>
<b>App No:</b> 2017/1237 <b>Registered:</b> 31/03/2017 <b>Address:</b> 197 - 205 City Road London EC1V 1JN	Erection of metal fence with associated gates at rear of property.	<b>Decision Date:</b> 22/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Weston Allison Wright <b>Tel:</b> 01604491227 <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Central London City Road Ltd  <b>Tel:</b>
<b>App No:</b> 2017/1853 <b>Registered:</b> 17/05/2017 <b>Address:</b> Waterside 44-48 Wharf Road London N1 7UX	Non-material amendment to planning permission ref 2016/3731 dated 16/03/2017 comprising correction of drawing number and amendment to wording of condition 3 to allow the café use to open an hour earlier.	<b>Decision Date:</b> 23/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> RPS <b>Tel:</b> 02078321477 <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Lafayette Ltd  <b>Tel:</b>

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>	
<b>App No:</b>	2014/2643	Retrospective erection of single-storey extension at ground floor level with felt roofing; installation of timber door to street; establishment of 16.5m2 of storeroom (B8 use class) and retention of existing 57m2 of office and workshop (B1 use class)	<b>Decision Date:</b>	10/05/17	<b>Agent:</b> Terruli Projects	<b>Applicant:</b> Tom Roberts
<b>Registered:</b>	19/09/2014		<b>Decision:</b>	Approved	<b>Tel:</b>	<b>Tel:</b>
<b>Address:</b>	Rear of 77 Glyn Road, London E5 0JB		<b>Officer:</b>	Tim Wild		
<b>App No:</b>	2015/2699	Retention of single-storey rear/side extension at ground floor level.	<b>Decision Date:</b>	28/04/17	<b>Agent:</b> John Farquharson Partnership	<b>Applicant:</b> Mr Vipin Khatri
<b>Registered:</b>	13/08/2015		<b>Decision:</b>	Approved	<b>Tel:</b> 01708 750 011	<b>Tel:</b> 020 8522 5909
<b>Address:</b>	42 Coopersale Road, London E9 6BA		<b>Officer:</b>	Louise Smith		
<b>App No:</b>	2016/2985	Erection of two storey side extension and canopy over courtyard, introduction of lift overrun, and alterations to fenestration and access arrangements including erection of canopy to front elevation	<b>Decision Date:</b>	19/05/17	<b>Agent:</b> Ray Hole Architects	<b>Applicant:</b> Mr Dimitris Sofos
<b>Registered:</b>	29/09/2016		<b>Decision:</b>	APPXC	<b>Tel:</b> 020886624600	<b>Tel:</b> 02086624600
<b>Address:</b>	Pedro Youth Club Rushmore Road London E5 0HD		<b>Officer:</b>	Catherine Slade		
<b>App No:</b>	2016/3732	Erection of a 2 storey, 2-bed self-contained dwelling (use class C3).	<b>Decision Date:</b>	04/05/17	<b>Agent:</b> N/A	<b>Applicant:</b> Mrs Betty Heal
<b>Registered:</b>	16/11/2016		<b>Decision:</b>	APPXC	<b>Tel:</b>	<b>Tel:</b> 01707879942
<b>Address:</b>	17 Lockhurst Street London E5 0AP		<b>Officer:</b>	James Clark		

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2016/4016 <b>Registered:</b> 17/03/2017 <b>Address:</b> 78 Brooksbys Walk, London E9 6DA	Conversion of single dwellinghouse to three self-contained residential flats (one 3-bed, one 2-bed and one 1-bed); excavation at basement level to create habitable areas with rear lightwell and shop front alterations; erection of part single-storey, part two-storey rear extensions at ground and first floor levels; erection of mansard-style roof extension to create additional third floor level; associated alterations	<b>Decision Date:</b> 09/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Simplicity Designs UK Ltd <b>Tel:</b> 07985701774  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Mr Zia Hassan  <b>Tel:</b> 07985701774
<b>App No:</b> 2017/0302 <b>Registered:</b> 25/04/2017 <b>Address:</b> 138 Daubeney Road London E5 0EQ	Erection of extension at main roof level and rooflights to the front roofslope and erection of single storey rear extensions to the rear.	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> Refused	<b>Agent:</b> Milligan Knight Architects <b>Tel:</b> 07742033110  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr John Milligan  <b>Tel:</b> 07742033110
<b>App No:</b> 2017/0911 <b>Registered:</b> 13/03/2017 <b>Address:</b> 86 Glyn Road Hackney LONDON E5 0JD	Erection of single storey rear/side extension.	<b>Decision Date:</b> 04/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Sherif Satout  <b>Tel:</b>
<b>App No:</b> 2017/0939 <b>Registered:</b> 27/03/2017 <b>Address:</b> 103 Blurton Road LONDON E5 0NH	Submission of details pursuant to condition 4 (lightwell) attached to planning permission ref 2014/2086 dated 17/10/2014.	<b>Decision Date:</b> 15/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Mgl Architects <b>Tel:</b> 02077292269  <b>Officer:</b> James Clark	<b>Applicant:</b> Mr White  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0965 <b>Registered:</b> 28/03/2017 <b>Address:</b> Hackney Marshes Homerton Road LONDON E9 5PF	Submission of details pursuant to condition 3 (design details) attached to permission 2016/1018 dated 29/07/16	<b>Decision Date:</b> 10/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Gareth Barnett	<b>Applicant:</b> David White  <b>Tel:</b> 02083563899
<b>App No:</b> 2017/0975 <b>Registered:</b> 14/03/2017 <b>Address:</b> 151 Glenarm Road London E5 0NB	Erection of a single storey roof extension including a roof light; raised party wall & chimney; erection of a side/rear single storey extension and external fenestration alterations.	<b>Decision Date:</b> 08/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Chatty Design  <b>Tel:</b> 07999295427  <b>Officer:</b> James Clark	<b>Applicant:</b> Mr Thomas Phillips  <b>Tel:</b>
<b>App No:</b> 2017/1004 <b>Registered:</b> 30/03/2017 <b>Address:</b> 149 Homerton High Street, London E9 6AS	Submission of samples/details/specifications pursuant to conditions 3 (External Materials) and 4 (Green Roof) of planning permission ref. 2015/3037, dated 20/10/2015	<b>Decision Date:</b> 23/05/17  <b>Decision:</b> Approved	<b>Agent:</b> ZCD Architects  <b>Tel:</b> 02030959762  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Mr Amit Gandesha  <b>Tel:</b> 07711526476
<b>App No:</b> 2017/1109 <b>Registered:</b> 21/03/2017 <b>Address:</b> 56-58 Brooksbys Walk, London E9 6DA	Submission of details/specifications pursuant to condition 6 (Measures to Reduce the Overall Level of Surface Water Flood Risk) of planning permission ref. 2015/0872, dated 24/09/2015	<b>Decision Date:</b> 15/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Seesaw Studios  <b>Tel:</b> 02072545671  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Atlantic Housing  <b>Tel:</b>
<b>App No:</b> 2017/1151 <b>Registered:</b> 22/03/2017 <b>Address:</b> 70 Coopersale Road LONDON E9 6BA	Erection of single storey rear/side extension.	<b>Decision Date:</b> 16/05/17  <b>Decision:</b> Refused	<b>Agent:</b> KRS Design  <b>Tel:</b> 07432635078  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Mr Andrew Chitolie  <b>Tel:</b>

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b>	2017/1302	Replacement of existing single glazed framed windows with new double glazed uPVC windows.	<b>Decision Date:</b>	<b>Agent:</b> Pellings	<b>Applicant:</b> Mr Mark Cullern
<b>Registered:</b>	11/04/2017			<b>Tel:</b> 02084609114	<b>Tel:</b> 0300456998
<b>Address:</b>	8 Daubeney Road Hackney LONDON E5 0EF		<b>Decision:</b> Approved	<b>Officer:</b> Ashleigh Richards	
<b>App No:</b>	2017/1349	Replacement of existing single glazed uPVC frame windows with new double glazed uPVC windows.	<b>Decision Date:</b>	<b>Agent:</b> Pellings	<b>Applicant:</b> Mr Mark Cullern
<b>Registered:</b>	11/04/2017			<b>Tel:</b> 02084609114	<b>Tel:</b> 0300456998
<b>Address:</b>	196 Daubeney Road London E5 0ED		<b>Decision:</b> Approved	<b>Officer:</b> Ashleigh Richards	
<b>App No:</b>	2015/3549	Demolition of existing buildings/structures and erection of single-storey building (two levels at basement and ground floor level) with projecting rooflight above; installation of new gates to yard for storage (B8 use class) purposes	<b>Decision Date:</b>	<b>Agent:</b> Stuart Cunliffe	<b>Applicant:</b> Monavon Construction Ltd
<b>Registered:</b>	13/10/2015			<b>Tel:</b> 01707 708536	<b>Tel:</b>
<b>Address:</b>	R/O 38 Chatsworth Road, London E5 0LP		<b>Decision:</b> Refused	<b>Officer:</b> Tim Wild	
<b>App No:</b>	2016/1181	Details pursuant to conditions 3 (External materials), 4 (Tree Protection), 5 (Green/Brown Roof) attached to planning permission 2016/0229 dated 24/03/2016 for 'Erection of two x 2-bed dwellinghouses; two-storeys above ground (three split levels); associated roof terraces, green roof elements, photovoltaic panels, rooflights, refuse storage and cycle storage'	<b>Decision Date:</b>	<b>Agent:</b> City Architecture Office Ltd	<b>Applicant:</b> Ms Paula Smith
<b>Registered:</b>	26/05/2016			<b>Tel:</b> 02076135365	<b>Tel:</b>
<b>Address:</b>	45 Mildenhall Road London E5 0RT		<b>Decision:</b> Approved	<b>Officer:</b> Nick Bovaird	

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>	
<b>App No:</b>	2016/3920	Erection of single-storey roof extension at second floor level to provide 635m2 of flexible business (B1 use class), storage or distribution (B8 use class) and non-residential institution (D1 use class) floorspace	<b>Decision Date:</b>	12/05/17	<b>Agent:</b> Homes Design Ltd	<b>Applicant:</b> Mr Alexander Heilpern
<b>Registered:</b>	24/11/2016		<b>Decision:</b>	Approved	<b>Tel:</b> 07946872537	<b>Tel:</b> 07946872537
<b>Address:</b>	Grosvenor Works, Mount Pleasant Hill, London E5 9NE		<b>Officer:</b>	Tim Wild		
<b>App No:</b>	2016/4479	Proposed erection of a mansard style roof extension; erection of a single storey lower ground floor rear/side extension; first floor rear extension and external alterations.	<b>Decision Date:</b>	19/05/17	<b>Agent:</b> Ratliff/Landells LLP	<b>Applicant:</b> Kate Deas
<b>Registered:</b>	14/12/2016		<b>Decision:</b>	Approved	<b>Tel:</b> 07973353201	<b>Tel:</b> 07967733130
<b>Address:</b>	13 Blurton Road Hackney LONDON E5 0NL		<b>Officer:</b>	James Clark		
<b>App No:</b>	2017/0145	Submission of details pursuant to condition 23a (Archaeology - Written Scheme of Investigation) attached to permission 2014/2552 dated 04/11/2015	<b>Decision Date:</b>	11/05/17	<b>Agent:</b> City Architecture Office Ltd	<b>Applicant:</b> Mr Ed Clothier
<b>Registered:</b>	20/02/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 02076135365	<b>Tel:</b>
<b>Address:</b>	Hunts Wharf Leaside Road London E5 9LU		<b>Officer:</b>	Gareth Barnett		
<b>App No:</b>	2017/0165	Submission of details pursuant to conditions 18 (Construction Management Plan), 31 (Lighting Strategy), 32 (Bat and Bird Box) attached to permission 2014/2552 dated 04/11/2015	<b>Decision Date:</b>	11/05/17	<b>Agent:</b> City Architecture Office Ltd	<b>Applicant:</b> Mr Ed Clothier
<b>Registered:</b>	20/02/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 02076135365	<b>Tel:</b>
<b>Address:</b>	Hunts Wharf Leaside Road London E5 9LU		<b>Officer:</b>	Gareth Barnett		

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b>	2017/0257	Submission of details pursuant to condition 24 (Air Quality) attached to permission 2014/2552 dated 04/11/15	<b>Decision Date:</b>	<b>Agent:</b> City Architecture Office Ltd	<b>Applicant:</b> Mr Ed Clothier
<b>Registered:</b>	28/02/2017		<b>Decision:</b>	<b>Tel:</b> 02076135365	<b>Tel:</b>
<b>Address:</b>	Hunts Wharf Leaside Road London E5 9LU		Approved	<b>Officer:</b> Gareth Barnett	
<b>App No:</b>	2017/0354	Erection of first floor rear/side extension and external alterations.	<b>Decision Date:</b>	<b>Agent:</b> Israel H Cola. Architect	<b>Applicant:</b> Mr Conrad Shawcross
<b>Registered:</b>	21/02/2017		<b>Decision:</b>	<b>Tel:</b> 07504919295	<b>Tel:</b> 02071686342
<b>Address:</b>	2 Millfields Road, London E5 0SB		Refused	<b>Officer:</b> Tim Wild	
<b>App No:</b>	2017/0411	Erection of single storey ground floor rear extension.	<b>Decision Date:</b>	<b>Agent:</b>	<b>Applicant:</b> Mrs Annie Macnee
<b>Registered:</b>	08/03/2017		<b>Decision:</b>	<b>Tel:</b>	<b>Tel:</b> 07949654430
<b>Address:</b>	128 Rushmore Road London E5 0EY		APPSCO	<b>Officer:</b> Ashleigh Richards	
<b>App No:</b>	2017/0424	Erection of a dormer roof extension above the roof slope facing Oulton Close and insertion of 2no rooflights to the elevation facing Mundford Road	<b>Decision Date:</b>	<b>Agent:</b> Get Rapid Plans	<b>Applicant:</b> Islam
<b>Registered:</b>	17/03/2017		<b>Decision:</b>	<b>Tel:</b> 07507665812	<b>Tel:</b> 07809237883
<b>Address:</b>	23 Oulton Close LONDON E5 9PQ		Approved	<b>Officer:</b> James Clark	
<b>App No:</b>	2017/0457	Erection of part single-storey, part two-storey 2-bed dwellinghouse (with basement level below); landscaped patio at basement level; garden at ground floor level with pergola above and 1.8m high glazed boundary screening	<b>Decision Date:</b>	<b>Agent:</b> Stuart Cunliffe	<b>Applicant:</b> Mr Ian McGowan
<b>Registered:</b>	31/03/2017		<b>Decision:</b>	<b>Tel:</b> 01707708536	<b>Tel:</b>
<b>Address:</b>	Rear of 38 Chatsworth Road, London E5 0LP		Refused	<b>Officer:</b> Tim Wild	

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0487 <b>Registered:</b> 24/03/2017 <b>Address:</b> 51 Dunlace Road Hackney LONDON E5 0NF	Conversion from residential house to three flats (1 x 1, 1 x2 and 1 x 3 bedrooms), erection of mansard roof at main roof level, erection of single storey rear extension at ground floor level with raised patio, steps, erection of single storey rear extension at first floor level, excavation of front lightwell, rear lightwell and basement with associated works, alteration to the rear window at second floor level.	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Harvey Wright Architects <b>Tel:</b> 02032396044  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Roy Kaminski  <b>Tel:</b>
<b>App No:</b> 2017/0753 <b>Registered:</b> 07/03/2017 <b>Address:</b> 42 Mildenhall Road, London E5 0RU	Erection of single-storey rear/side wraparound extensions at ground floor level	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> APPXC	<b>Agent:</b> Minimaspac <b>Tel:</b> 07912485017  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Mr Luke Yanez  <b>Tel:</b>
<b>App No:</b> 2017/0770 <b>Registered:</b> 07/04/2017 <b>Address:</b> Hunts Wharf / Site at Ziam Trading Estate Leaside Road Hackney LONDON E5 9LU	Non material amendment to permission 2014/2552 dated 03/11/16 to amend the consented internal layout, access and circulation arrangements, floor levels adjacent to towpath, entrance and window locations, landscaping and enclosure details	<b>Decision Date:</b> 11/05/17  <b>Decision:</b> Approved	<b>Agent:</b> CMA Planning <b>Tel:</b> 02077497686  <b>Officer:</b> Gareth Barnett	<b>Applicant:</b> Restoration Hunts Wharf Ltd  <b>Tel:</b>
<b>App No:</b> 2017/0796 <b>Registered:</b> 10/03/2017 <b>Address:</b> 130 Lower Clapton Road London E5 0QR	Proposed erection of a single storey rear extension at ground floor level, erection of a dormer roof extension to the main rear roof slope, insertion of front roof lights and alterations to rear windows at first floor level.	<b>Decision Date:</b> 27/04/17  <b>Decision:</b> Approved	<b>Agent:</b> Merritt Design Partnership Ltd. <b>Tel:</b> 02085089862  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr & Mrs Gaggia  <b>Tel:</b> 07703324569



<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b>	2017/0818	Erection of rear and side extension at lower ground level	<b>Decision Date:</b> 05/05/17	<b>Agent:</b>	<b>Applicant:</b> Mr & Mrs Jaime Bishop
<b>Registered:</b>	14/03/2017			<b>Tel:</b>	<b>Tel:</b> 02077290882
<b>Address:</b>	Flat A, 5 Thornby Road LONDON E5 9QL		<b>Decision:</b> APPXC	<b>Officer:</b> Ashleigh Richards	
<b>App No:</b>	2017/0886	Submission of details pursuant to condition 6 (Contamination) of planning permission ref. 2016/2178, dated 31/08/2016	<b>Decision Date:</b> 28/04/17	<b>Agent:</b> London Borough of Hackney	<b>Applicant:</b> Gary Smith
<b>Registered:</b>	07/03/2017			<b>Tel:</b> 02083565205	<b>Tel:</b> 02083562829
<b>Address:</b>	136-142 Lower Clapton Road, London E5 0QD		<b>Decision:</b> Approved	<b>Officer:</b> Tim Wild	
<b>App No:</b>	2017/0899	Proposed erection of rear dormer extension and front roof lights	<b>Decision Date:</b> 28/04/17	<b>Agent:</b> Kristina Gataveckaite	<b>Applicant:</b> Ms Naomi Safran
<b>Registered:</b>	10/03/2017			<b>Tel:</b> 07480234279	<b>Tel:</b>
<b>Address:</b>	35 Cleveleys Road LONDON E5 9JW		<b>Decision:</b> Approved	<b>Officer:</b> Sissi Yang	
<b>App No:</b>	2017/0913	Erection of a single storey rear/side extension; a rear extension and fenestration alterations to the ground and first floor rear elevation.	<b>Decision Date:</b> 28/04/17	<b>Agent:</b> George Beedle Architects Ltd	<b>Applicant:</b> Mr Nick Priestley
<b>Registered:</b>	09/03/2017			<b>Tel:</b> 07980604787	<b>Tel:</b> 07782356321
<b>Address:</b>	46 Cleveleys Road Hackney LONDON E5 9JN		<b>Decision:</b> APPSCO	<b>Officer:</b> James Clark	
<b>App No:</b>	2017/0921	Installation of anti-damping measures	<b>Decision Date:</b> 15/05/17	<b>Agent:</b>	<b>Applicant:</b> Mr Patrick Garrett
<b>Registered:</b>	30/03/2017			<b>Tel:</b>	<b>Tel:</b> 07476087087
<b>Address:</b>	162 A Lower Clapton Road London E5 0QJ		<b>Decision:</b> APPXC	<b>Officer:</b> Ashleigh Richards	

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b>	2017/0943	Existing use of the second floor (known as unit 9d) as a self contained residential unit (use class C3).	<b>Decision Date:</b>	<b>Agent:</b> Mr Came	<b>Applicant:</b> Mr Came
<b>Registered:</b>	17/03/2017			<b>Tel:</b> 02084180674	<b>Tel:</b>
<b>Address:</b>	Flat D, 9 Saratoga Road London E5 0SJ		<b>Decision:</b> Approved	<b>Officer:</b> Nick Bovaird	
<b>App No:</b>	2017/0984	Erection of single-storey roof extension to create new second floor level with two rear dormers and solar panels	<b>Decision Date:</b>	<b>Agent:</b> Jovik Architecture Ltd	<b>Applicant:</b> Mr Daniel James Beard
<b>Registered:</b>	14/03/2017			<b>Tel:</b> 07931591113	<b>Tel:</b>
<b>Address:</b>	169 Powerscroft Road, London E5 0PR		<b>Decision:</b> APPXC	<b>Officer:</b> Tim Wild	
<b>App No:</b>	2017/1080	Submission of details pursuant to condition 3 (sample and details) of planning permission ref. 2016/3492, dated 14/11/2016.	<b>Decision Date:</b>	<b>Agent:</b>	<b>Applicant:</b> Massie Kendall
<b>Registered:</b>	18/05/2017			<b>Tel:</b>	<b>Tel:</b>
<b>Address:</b>	58 Beecholme Estate Prout Road London E5 9NS		<b>Decision:</b> Approved	<b>Officer:</b> Louise Smith	
<b>App No:</b>	2017/1141	Prior Approval for a Larger Homes Extension for the erection of a ground floor extension with a depth of 6.0 metres, maximum eaves height of 2.7 metres and ridge height of a maximum of 2.7metres.	<b>Decision Date:</b>	<b>Agent:</b> Grosvenor Architecture Limited	<b>Applicant:</b> Mr Sunil Paul
<b>Registered:</b>	22/03/2017			<b>Tel:</b>	<b>Tel:</b>
<b>Address:</b>	130 Mildenhall Road London E5 0RZ		<b>Decision:</b> Refused	<b>Officer:</b> Sissi Yang	

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1270 <b>Registered:</b> 11/04/2017 <b>Address:</b> 59 Casimir Road London E5 9NU	Erection of rear dormer extension and installation of roof lights to front elevation.	<b>Decision Date:</b> 22/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Mr Paulo Ferranti  <b>Tel:</b> 02031500505  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Richard Sutton  <b>Tel:</b>
<b>App No:</b> 2017/1272 <b>Registered:</b> 13/04/2017 <b>Address:</b> Princess of Wales 146 Lea Bridge Road London E5 9RB	Installation of replacement swing sign (within an existing pole & frame), replacement wall mounted sign on the south west elevation; new pictorial sign (wall mounted) & new written sign painted directly on to the south east elevation; new pictorial sign (wall mounted) on the first floor and new written sign including the reposition of 4no external downlighters to the new sign on the northeast elevation and a painted sign on timber planters on the northwest elevation.	<b>Decision Date:</b> 23/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Sampson Associates  <b>Tel:</b> 02073948850  <b>Officer:</b> James Clark	<b>Applicant:</b> Clare Sibun  <b>Tel:</b>
<b>App No:</b> 2017/1354 <b>Registered:</b> 02/05/2017 <b>Address:</b> 122B Lea Bridge Road London E5 9RB	Replacement of existing windows with uPVC framed double glazed windows	<b>Decision Date:</b> 25/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Pellings  <b>Tel:</b> 02084609114  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Mark Cullern  <b>Tel:</b> 0300456998
<b>App No:</b> 2016/3638 <b>Registered:</b> 10/10/2016 <b>Address:</b> 91 Bayton Court Lansdowne Drive London E8 3HD	Submission of details pursuant to condition 20 (operational management plan) attached to planning permission 2014/2979 dated 31/03/2015	<b>Decision Date:</b> 28/04/17  <b>Decision:</b> Approved	<b>Agent:</b> PRP Architects  <b>Tel:</b> 020 8339 3083  <b>Officer:</b> Barry Coughlan	<b>Applicant:</b> Mr Marcos Fisher  <b>Tel:</b>

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>	
<b>App No:</b>	2016/4575	Demolition of the existing single storey rear addition and erection of full-width ground floor rear extension and half-width first floor rear extension. Installation of new rear windows at first, second and third floor levels. Replacement of window in east second floor room. Installation of new loft stair. Erection of a dormer to the East roof slope. Replacement of roof structure and covering.	<b>Decision Date:</b>	25/04/17	<b>Agent:</b>	<b>Applicant:</b> Mrs Ellen Wainright-Lee
<b>Registered:</b>	13/01/2017		<b>Decision:</b>	Approved	<b>Tel:</b>	<b>Tel:</b> 07968959545
<b>Address:</b>	300 Queensbridge Road London E8 3NH		<b>Officer:</b>	Raymond Okot		
<b>App No:</b>	2016/4583	Demolition of the existing single storey ground floor rear addition and erection of a full-width ground floor rear extension measuring 7.7m deep x 3.35m wide at the deepest end; Erection of half-width first floor rear extension measuring 4.8m deep x 3.15m wide; Installation of new rear windows at first, second and third floor levels; Replacement of window in east second floor room; Installation of new loft stair; Erection of a dormer to the East roof slope; Replacement of roof structure and covering.	<b>Decision Date:</b>	25/04/17	<b>Agent:</b>	<b>Applicant:</b> Mrs Ellen Wainright-Lee
<b>Registered:</b>	13/01/2017		<b>Decision:</b>	Approved	<b>Tel:</b>	<b>Tel:</b> 07968959545
<b>Address:</b>	300 Queensbridge Road London E8 3NH		<b>Officer:</b>	Raymond Okot		
<b>App No:</b>	2017/0085	Variation of condition 2 (development in accordance with approved plans) and 3 (Opening Hours) attached to planning permission reference 2014/2386 (dated 24/04/2015) for conversion of three railway arches to nursery (Use Class D1) and café (Use Class A3) and office (Use Class B1) together with works of conversion, external alterations and landscaping. The effect of the variation would be to allow extended opening hours for the café (Use Class A3) premises.	<b>Decision Date:</b>	16/05/17	<b>Agent:</b> Ronda Ltd	<b>Applicant:</b> Mr Giovanni BrighiI
<b>Registered:</b>	27/01/2017		<b>Decision:</b>	APPXC	<b>Tel:</b> 07752379392	<b>Tel:</b> 07479611124
<b>Address:</b>	Railway Arches 358-360 Westgate Street London E8 3RL		<b>Officer:</b>	Toyin Omodara		
<b>App No:</b>	2017/0155	Change of use of ground floor and basement from retail shop (Use Class A1) to a mixed use as retail / restaurant (sui generis use).	<b>Decision Date:</b>	27/04/17	<b>Agent:</b> Arena Architects - London Ltd	<b>Applicant:</b> Ms Andrea Bass
<b>Registered:</b>	13/03/2017		<b>Decision:</b>	APPXC	<b>Tel:</b> 02082573386	<b>Tel:</b> 07534116056
<b>Address:</b>	71 Broadway Market London E8 4PH		<b>Officer:</b>	Gerard Livett		

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0600 <b>Registered:</b> 21/04/2017 <b>Address:</b> 124 Mapledene Road London E8 3LL	Erection of a two storey side extension	<b>Decision Date:</b> 24/05/17  <b>Decision:</b> Refused	<b>Agent:</b> ALEKSA studio  <b>Tel:</b> 07825346184  <b>Officer:</b> Raymond Okot <b>Agent:</b> ALEKSA studio  <b>Tel:</b> 07825346184	<b>Applicant:</b> Mr Robin Mahoney  <b>Tel:</b>
<b>App No:</b> 2017/0615 <b>Registered:</b> 30/03/2017 <b>Address:</b> 8 Andrews Road London E8 4QN	Replacement of existing timber framed windows with aluminium framed windows	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Winston Newman  <b>Tel:</b> 02084588638  <b>Officer:</b> Toyin Omodara	<b>Applicant:</b> CPL  <b>Tel:</b> 02084588638
<b>App No:</b> 2017/0631 <b>Registered:</b> 17/03/2017 <b>Address:</b> 44 Albion Drive London E8 4LX	Erection of a two storey rear extension at lower and upper ground floor levels and alterations to the rear.	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Lyndon Goode Architects  <b>Tel:</b> 02079161920  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Mr Dimitri Doganis  <b>Tel:</b>
<b>App No:</b> 2017/0778 <b>Registered:</b> 31/03/2017 <b>Address:</b> London Fields Primary School Westgate Street London E8 3RL	Use of school playground for weekly Saturday market.	<b>Decision Date:</b> 23/05/17  <b>Decision:</b> APPXC	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Ms Caroline Tyson  <b>Tel:</b> 02072544330

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1000 <b>Registered:</b> 14/03/2017 <b>Address:</b> 280A Richmond Road, London, E8 3QW	Existing use of the premises as a self-contained dwelling (use class C3).	<b>Decision Date:</b> 04/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Reeves Law  <b>Tel:</b> 02077490979  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr Robert King  <b>Tel:</b>
<b>App No:</b> 2017/1001 <b>Registered:</b> 15/03/2017 <b>Address:</b> Ground Floor 21 Martello Street London E8 3PE	Existing use of the premises as a self-contained dwelling (use class C3).	<b>Decision Date:</b> 04/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Reeves Law  <b>Tel:</b> 02077490979  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr Robert King  <b>Tel:</b>
<b>App No:</b> 2017/1002 <b>Registered:</b> 15/03/2017 <b>Address:</b> 21a Martello Street London E8 3PE	Existing use of the premises as a self-contained dwelling (use class C3).	<b>Decision Date:</b> 04/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Reeves Law  <b>Tel:</b> 02077490979  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr Robert King  <b>Tel:</b>
<b>App No:</b> 2017/1088 <b>Registered:</b> 17/03/2017 <b>Address:</b> 62 Broadway Market London E8 4QJ	Change of use of lower ground floor from residential (Use Class C3) to restaurant / cafe (Use Class A3) in association with existing ground floor A3 use. External alterations including new shopfront and new windows at lower ground and ground floor levels on rear elevation.	<b>Decision Date:</b> 08/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Red Deer Limited  <b>Tel:</b> 02030959790  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr Paul Bloom  <b>Tel:</b> 07827296007
<b>App No:</b> 2017/1169 <b>Registered:</b> 31/03/2017 <b>Address:</b> 1 Dericote Street London E8 4PG	Alterations to existing staircase and provision of a maintenance stair to communal access area.	<b>Decision Date:</b> 15/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Craig Hutchinson Architect  <b>Tel:</b> 07511047496  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Mr Donald Beskine  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1194 <b>Registered:</b> 27/03/2017 <b>Address:</b> 13 Albion Square London E8 4ES	Rear Garden Plane (T1) (North Section of canopy, branches overhanging the rear garden 38 Middleton Road) - prune overextended limb back into the canopy line, to suitable growth points. (North - lower/middle canopy overhanging rear garden of Middleton Road) Reduce and thin single forking branch by up to 3 meters to suitable growth points. (West Section of canopy, prune over extended/phototrophic branches back into the canopy line)	<b>Decision Date:</b> 02/05/17  <b>Decision:</b> NOB	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Rosemary More  <b>Tel:</b> 0207 254 4329
<b>App No:</b> 2017/1296 <b>Registered:</b> 31/03/2017 <b>Address:</b> 41 Broadway Market London E8 4PH	Installation of new shopfront and external lighting.	<b>Decision Date:</b> 24/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> JS Surveying & Design Services Ltd <b>Tel:</b> 02085902248 <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr Ali Koz  <b>Tel:</b> 07884195557
<b>App No:</b> 2017/1319 <b>Registered:</b> 03/04/2017 <b>Address:</b> 9 Parkholme Road London E8 3AD	(T1) Sorbus aucuparia (Rowen tree) - Crown clean, light thin and 25% reduction of canopy cover (approximately 1M) (T2) Laurus nobilis (Bay tree) - Crown Reduce upper canopy by 30%, trim sides into tighter, more formal canopy (T3) Ceanothus - Prune back dead 'stubs'	<b>Decision Date:</b> 04/05/17  <b>Decision:</b> NOB	<b>Agent:</b> Hickson Wardle Treecare <b>Tel:</b> 07771664397 <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Ms Jacqueline Gordon  <b>Tel:</b>
<b>App No:</b> 2017/1343 <b>Registered:</b> 03/05/2017 <b>Address:</b> 11 Parkholme Road London E8 3AD	(T1) Cherry Tree - General prune, remove deadwood.	<b>Decision Date:</b> 04/05/17  <b>Decision:</b> NOB	<b>Agent:</b> Hickson Wardle Treecare <b>Tel:</b> 07771664397 <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Ms Jacqueline Gordon  <b>Tel:</b>

**Application Details****Description:****Decision****Agent / Officer  
Details****Applicant Details**

**App No:** 2017/1407  
**Registered:** 07/04/2017  
**Address:** 28-32 Ellingfort Road  
 London E8 3PA

Tree 1: Eriobotria japonica - Prune back from property, crown lift over the public highway. Tree 2: Eriobotria japonica (Loquat Tree) - Prune back from property, crown lift over the public highway. Tree 3: Acer pseudoplatanus (Sycamore Tree) - Pollard leaning stem to 5m.

**Decision  
Date:** 12/05/17  
**Decision:** NOB

**Agent:**  
**Tel:**  
**Officer:** Marc Sanders

**Applicant:** Miss Veronika Kozlova  
**Tel:**

**App No:** 2017/1446  
**Registered:** 07/04/2017  
**Address:** 68 Middleton Road  
 London E8 4BP

Rear Garden - (T1) Acer pseudoplatanus (Sycamore Tree) - Crown thin by up to a third.

**Decision  
Date:** 11/05/17  
**Decision:** NOB

**Agent:** LG trees  
**Tel:** 07863927519  
**Officer:** Marc Sanders

**Applicant:** Mr Ter-Berg  
**Tel:**

Page 302  
 Olympic Delivery Authority

**App No:** 2017/1730  
**Registered:** 04/05/2017  
**Address:** Hackney Wick Mess  
 Room Eastway London  
 E9 5JA

Observations to the London Legacy Development Corporation in relation to an application for the refurbishment of the driver mess facility at Hackney Wick bus stand (LLDC ref: 17/00129/FUL).

**Decision  
Date:** 12/05/17  
**Decision:** NOB

**Agent:**  
**Tel:**  
**Officer:** Alix Hauser

**Applicant:** London Legacy Development  
**Tel:** 0203 288 8808

**App No:** 2015/2436  
**Registered:** 29/07/2015  
**Address:** 57 Bethune Road  
 London  
 N16 5EE

Discharge of Condition 3 (Air conditioning units) of appeal decision APP/U5360/C/11/2159799 and discharge of Condition 4 (Air conditioning units) of appeal decision APP/U5360/A/14/2214779.

**Decision  
Date:** 23/05/17  
**Decision:** Approved

**Agent:** PPMS  
**Tel:** 02084584973  
**Officer:** Nick Bovaird

**Applicant:** C/O PPMS  
**Tel:**



<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b>	2017/0002	Erection or rear dormer.	<b>Decision Date:</b>	<b>Agent:</b> Prestige planning services	<b>Applicant:</b> Mr Zoldan
<b>Registered:</b>	28/03/2017		11/05/17	<b>Tel:</b> 07824628403	<b>Tel:</b>
<b>Address:</b>	28 St Andrews Mews LONDON N16 5HX		<b>Decision:</b> Approved	<b>Officer:</b> Louise Smith	
<b>App No:</b>	2017/0130	Convert 1 x 6 bedroom and 1 x 3 bedroom residential dwellings to 4 x 1 self-contained flats; insert 4no roof lights.	<b>Decision Date:</b>	<b>Agent:</b> Paramount Planning Ltd	<b>Applicant:</b> Mr Flaxer
<b>Registered:</b>	30/03/2017		24/05/17	<b>Tel:</b> 02081501823	<b>Tel:</b> 07749708930
<b>Address:</b>	99-101 Dunsmore Road London N16 5HT		<b>Decision:</b> Refused	<b>Officer:</b> James Clark	
<b>App No:</b>	2017/0470	Excavation at lower ground floor level to include front and rear lightwells and other associated external alterations to provide an additional self-contained residential flat at lower ground floor level.	<b>Decision Date:</b>	<b>Agent:</b> Paramount Planning Ltd	<b>Applicant:</b> Mr Beck
<b>Registered:</b>	09/03/2017		27/04/17	<b>Tel:</b> 02081501823	<b>Tel:</b> 07749708930
<b>Address:</b>	4 Heathland Road Hackney LONDON N16 5NL		<b>Decision:</b> Refused	<b>Officer:</b> Louise Smith	
<b>App No:</b>	2017/0531	Erection of single storey rear/side extension (demolition of existing rear extension).	<b>Decision Date:</b>	<b>Agent:</b> Vale View	<b>Applicant:</b> Mr Mark Studdert
<b>Registered:</b>	11/04/2017		22/05/17	<b>Tel:</b> 01305 889 379	<b>Tel:</b>
<b>Address:</b>	24 Allerton Road, London N16 5UJ		<b>Decision:</b> Approved	<b>Officer:</b> Sissi Yang	

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>	
<b>App No:</b>	2017/0653	Erection of dormer extension to main rear roof; erection of roof extension at second-floor level above existing two-storey rear outrigger and ground floor rear extension.	<b>Decision Date:</b>	08/05/17	<b>Agent:</b> Paramount Planning Ltd	<b>Applicant:</b> Mr Mendel
<b>Registered:</b>	17/03/2017		<b>Decision:</b>	Refused	<b>Tel:</b> 02081501823	<b>Tel:</b> 07749708930
<b>Address:</b>	4 Cranwich Road Hackney LONDON N16 5JX				<b>Officer:</b> Ashleigh Richards	
<b>App No:</b>	2017/0686	Prior Approval for erection of single-storey rear extension at ground floor level; 5.4m deep, 3m eaves height and 3m maximum height	<b>Decision Date:</b>	15/05/17	<b>Agent:</b> Prestige Planning Services	<b>Applicant:</b> Mr Gold
<b>Registered:</b>	07/04/2017		<b>Decision:</b>	Approved	<b>Tel:</b>	<b>Tel:</b>
<b>Address:</b>	53 Bethune Road, London N16 5EE				<b>Officer:</b> Tim Wild	
<b>App No:</b>	2017/0847	Retrospective application for the erection of a single storey side/rear extension with sukkah roof to wraparound the existing two storey rear outrigger; erection of a rear roof extension; erection of an additional storey above the rear outrigger; erection of shed outbuilding; elevational changes to include removal of a side elevation window.	<b>Decision Date:</b>	08/05/17	<b>Agent:</b> John Stebbing Architects Ltd	<b>Applicant:</b> Mr A Adolf
<b>Registered:</b>	17/03/2017		<b>Decision:</b>	Refused	<b>Tel:</b> 01284704546	<b>Tel:</b>
<b>Address:</b>	18 St Kildas Road Hackney LONDON N16 5BP				<b>Officer:</b> Nick Bovaird	
<b>App No:</b>	2017/1059	Sycamore (T1) - fell. Poor specimen, ivy covered, causing excessive shading Ash (G1) - fell group of ash 5 ash trees. smaller self seeded saplings, ivy covered, poor specimens and because of excessive shading	<b>Decision Date:</b>	08/05/17	<b>Agent:</b> Tree Amigos Ltd	<b>Applicant:</b> Mr Motti Rand
<b>Registered:</b>	17/03/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 01273477294	<b>Tel:</b> 02088024768
<b>Address:</b>	34-38 Bethune Road London N16 5BD				<b>Officer:</b> Marc Sanders	

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1106 <b>Registered:</b> 30/03/2017 <b>Address:</b> Clays Court 75-81 Stamford Hill LONDON N16 5TZ	Erection of 3x steel clad single storey front extensions to provide storage for pushchairs/buggies.	<b>Decision Date:</b> 24/05/17  <b>Decision:</b> Approved	<b>Agent:</b> jdw Architects  <b>Tel:</b> 01633245020  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Symon Smith  <b>Tel:</b>
<b>App No:</b> 2017/1110 <b>Registered:</b> 21/03/2017 <b>Address:</b> Flat 1 Fradel Lodge Schonfeld Square LONDON N16 0QW	(T1) Aesculus hippocastanum (Horse Chestnut Tree) Crown Reduce canopy (NE) over hanging Fradel Lodge back to the line indicated on the attached diagram.	<b>Decision Date:</b> 10/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Keith Archers Tree Care Ltd  <b>Tel:</b> 01708223332  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Solomon Tescher  <b>Tel:</b> 02088153055
<b>App No:</b> 2017/1114 <b>Registered:</b> 31/03/2017 <b>Address:</b> 73 Allerton Road London N16 5UF	Erection of a single storey side/rear extension at ground floor level; dormer extension to main rear roof slope and 3no. roof lights to the front roof slope.	<b>Decision Date:</b> 18/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Patrick Lewis Architects  <b>Tel:</b> 02030959707  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Mr Graham O'Brien  <b>Tel:</b>
<b>App No:</b> 2017/1152 <b>Registered:</b> 30/03/2017 <b>Address:</b> 4 Manor Road, London N16 5SA	Conversion of office (B1 use class) floorspace at upper ground, first and second floor levels into three 1-bed flats (C3 use class); external alterations to rear elevation and in rear garden at upper ground floor level (including cycle parking and walkable metal grilles over lightwells); removal of car park and refuse/recycling storage and establishment of landscaping, boundary treatments and refuse/recycling storage in front courtyard; internal and external alterations to Grade II listed building	<b>Decision Date:</b> 23/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Studio Verve Architects  <b>Tel:</b> 02072542852  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Mr Spitzer  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1159 <b>Registered:</b> 23/03/2017 <b>Address:</b> 67 Allerton Road, London N16 5UF	Erection of single storey side/rear extensions at ground floor level and other external alterations to include rooflights to the outrigger and alterations to existing windows to the rear.	<b>Decision Date:</b> 16/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Sadie Snelson Architects Ltd <b>Tel:</b> 07971012157  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mrs Goad  <b>Tel:</b>
<b>App No:</b> 2017/1280 <b>Registered:</b> 30/03/2017 <b>Address:</b> Tollgate Lodge Practice, 57 Stamford Hill, London N16 5SR	Variation of condition 1 (Period of Temporary Permission) of planning permission ref. 2015/1637, dated 15/07/2015, described as 'to allow for the retention of the temporary building and ramp and its use as a medical facility (Use Class D1) until 30/06/2020'. Variation of condition 1 is to allow the allow for the retention of the temporary building and ramp and its use as a medical facility (D1 use class) until 30/09/2022	<b>Decision Date:</b> 24/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Mr William Everson  <b>Tel:</b> 07825022164
<b>App No:</b> 2017/1377 <b>Registered:</b> 31/03/2017 <b>Address:</b> 4 Manor Road, London N16 5SA	Conversion of office (B1 use class) floorspace at upper ground, first and second floor levels into three 1-bed flats (C3 use class); external alterations to rear elevation and in rear garden at upper ground floor level (including cycle parking and walkable metal grilles over lightwells); removal of car park and refuse/recycling storage and establishment of landscaping, boundary treatments and refuse/recycling storage in front courtyard; internal and external alterations to Grade II listed building	<b>Decision Date:</b> 24/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Studio Verve Architects <b>Tel:</b> 02072542852  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Mr Spitzer  <b>Tel:</b>
<b>App No:</b> 2016/3408 <b>Registered:</b> 30/09/2016 <b>Address:</b> 10-14 Crossway London N16 8HX	Approval of details pursuant to condition 14: Playspace details attached to permission 2015/3916 dated 16/05/2016.	<b>Decision Date:</b> 10/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Evie Learman	<b>Applicant:</b> Mr Dino Ustic  <b>Tel:</b> 020 8366 1271

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b>	2016/3987	Change of use of the ground floor retail unit (A1 use class) for use as a gym/fitness centre (D2 use class)	<b>Decision Date:</b>	<b>Agent:</b> RPS CGMS	<b>Applicant:</b> The Gym Ltd.
<b>Registered:</b>	28/11/2016			<b>Tel:</b> 02078320285	<b>Tel:</b>
<b>Address:</b>	Maun House, Ground Floor 21-31 Shacklewell Lane, London E8 2DA		<b>Decision:</b> APPXC	<b>Officer:</b> Catherine Slade	
<b>App No:</b>	2016/4174	Submission of details pursuant to condition 15 (Sedum Roof) attached to permission 2015/3916, dated 16/05/16	<b>Decision Date:</b>	<b>Agent:</b>	<b>Applicant:</b> Mr Dino Ustic
<b>Registered:</b>	21/11/2016			<b>Tel:</b>	<b>Tel:</b> 02083661271
<b>Address:</b>	10-14 Crossway London N16 8HX		<b>Decision:</b> Approved	<b>Officer:</b> Evie Learman	
<b>App No:</b>	2017/0812	Existing use of part of building at first floor level as 3-bed residential flat (C3 use class).	<b>Decision Date:</b>	<b>Agent:</b>	<b>Applicant:</b> Somerford Assets 3 Limited
<b>Registered:</b>	03/03/2017			<b>Tel:</b>	<b>Tel:</b> 02075191000
<b>Address:</b>	Unit 101 Olympic House, 12 Somerford Grove, London N16 7RZ		<b>Decision:</b> Approved	<b>Officer:</b> Tim Wild	
<b>App No:</b>	2017/0813	Existing use of part of building at first floor level as 2-bed residential flat (C3 use class).	<b>Decision Date:</b>	<b>Agent:</b>	<b>Applicant:</b> Somerford Assets 3 Limited
<b>Registered:</b>	14/03/2017			<b>Tel:</b>	<b>Tel:</b> 02075191000
<b>Address:</b>	Unit 102 Olympic House, 12 Somerford Grove, London N16 7RZ		<b>Decision:</b> Approved	<b>Officer:</b> Tim Wild	
<b>App No:</b>	2017/0830	Existing use of part of building at first floor level as 2-bed residential flat (C3 use class).	<b>Decision Date:</b>	<b>Agent:</b>	<b>Applicant:</b> Somerford Assets 3 Ltd
<b>Registered:</b>	14/03/2017			<b>Tel:</b>	<b>Tel:</b> 02075191000
<b>Address:</b>	Unit 103 Olympic House, 12 Somerford Grove, London N16 7RZ		<b>Decision:</b> Approved	<b>Officer:</b> Tim Wild	

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0831 <b>Registered:</b> 14/03/2017 <b>Address:</b> Unit 104 Olympic House, 12 Somerford Grove, London N16 7RZ	Existing use of part of building at first floor level as 2-bed residential flat (C3 use class).	<b>Decision Date:</b> 02/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Somerford Assets 3 Ltd  <b>Tel:</b> 02075191000
<b>App No:</b> 2017/0835 <b>Registered:</b> 15/03/2017 <b>Address:</b> Unit 105 Olympic House, 12 Somerford Grove, London N16 7RZ	Existing use of part of building at first floor level as 2-bed residential flat (C3 use class).	<b>Decision Date:</b> 03/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Somerford Assets 3 Ltd  <b>Tel:</b> 02075191000
<b>App No:</b> 2017/0836 <b>Registered:</b> 15/03/2017 <b>Address:</b> Unit 106 Olympic House, 12 Somerford Grove, London N16 7RZ	Existing use of part of building at first floor level as 2-bed residential flat (C3 use class)	<b>Decision Date:</b> 02/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Somerford Assets 3 Ltd  <b>Tel:</b> 02075191000
<b>App No:</b> 2017/0839 <b>Registered:</b> 15/03/2017 <b>Address:</b> Unit 107 Olympic House, 12 Somerford Grove, London N16 7RZ	Existing use of part of building at first floor level as 2-bed residential flat (C3 use class)	<b>Decision Date:</b> 04/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Somerford Assets 3 Ltd  <b>Tel:</b> 02075191000
<b>App No:</b> 2017/0840 <b>Registered:</b> 22/03/2017 <b>Address:</b> Unit 108 Olympic House, 12 Somerford Grove, London N16 7RZ	Existing use of part of building at first floor level as 2-bed residential flat (C3 use class)	<b>Decision Date:</b> 04/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Somerford Assets 3 Ltd  <b>Tel:</b> 02075191000

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b>	2017/0841	Existing use of part of building at first floor level as 2-bed residential flat (C3 use class)	<b>Decision Date:</b>	<b>Agent:</b>	<b>Applicant:</b>
<b>Registered:</b>	15/03/2017		04/05/17		Somerford Assets 3 Ltd
<b>Address:</b>	Unit 109 Olympic House, 12 Somerford Grove, London N16 7RZ		<b>Decision:</b>	Approved	<b>Tel:</b>
				<b>Officer:</b>	Tim Wild
<b>App No:</b>	2017/0842	Existing use of part of building at first floor level as 2-bed residential flat (C3 use class)	<b>Decision Date:</b>	<b>Agent:</b>	<b>Applicant:</b>
<b>Registered:</b>	16/03/2017		04/05/17		Somerford Assets 3 Ltd
<b>Address:</b>	Unit 110 Olympic House 12 Somerford Grove London N16 7RZ		<b>Decision:</b>	Approved	<b>Tel:</b>
				<b>Officer:</b>	Tim Wild
<b>App No:</b>	2017/0843	Existing use of part of building at first floor level as 2-bed residential flat (C3 use class)	<b>Decision Date:</b>	<b>Agent:</b>	<b>Applicant:</b>
<b>Registered:</b>	15/03/2017		02/05/17		Somerford Assets 3 Ltd
<b>Address:</b>	Unit 111 Olympic House, 12 Somerford Grove, London N16 7RZ		<b>Decision:</b>	Approved	<b>Tel:</b>
				<b>Officer:</b>	Tim Wild
<b>App No:</b>	2017/0844	Existing use of part of building at first floor level as 2-bed residential flat (C3 use class)	<b>Decision Date:</b>	<b>Agent:</b>	<b>Applicant:</b>
<b>Registered:</b>	15/03/2017		04/05/17		Somerford Assets 3 Ltd
<b>Address:</b>	Unit 112 Olympic House, 12 Somerford Grove, London N16 7RZ		<b>Decision:</b>	Approved	<b>Tel:</b>
				<b>Officer:</b>	Tim Wild

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0944 <b>Registered:</b> 11/04/2017 <b>Address:</b> 77 Palatine Road London N16 8SY	Erection of mansard style roof extension	<b>Decision Date:</b> 16/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Delta Architects  <b>Tel:</b> 02076135702  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Stephen Kessell  <b>Tel:</b>
<b>App No:</b> 2017/0987 <b>Registered:</b> 14/03/2017 <b>Address:</b> 84 Belgrade Road Hackney LONDON N16 8DJ	Erection of single storey rear and side extension at ground floor level.	<b>Decision Date:</b> 04/05/17  <b>Decision:</b> Approved	<b>Agent:</b> STUDIO CAD PROJECTS LIMITED  <b>Tel:</b> 07958158190  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mrs HANNAH WALSH  <b>Tel:</b>
<b>App No:</b> 2017/1133 <b>Registered:</b> 11/04/2017 <b>Address:</b> 10-14 Crossway Hackney LONDON N16 8HX	Submission of details pursuant to the discharge of condition 22 (Designing Out Crime) of planning permission 2015/3916 dated 16/05/2016.	<b>Decision Date:</b> 10/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Evie Learman	<b>Applicant:</b> Mr Dino Ustic  <b>Tel:</b> 02083661271
<b>App No:</b> 2017/1143 <b>Registered:</b> 23/03/2017 <b>Address:</b> 7 Arcola Street Hackney LONDON E8 2DJ	Use of property as 8 self-contained flats	<b>Decision Date:</b> 15/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Bob Bennett Town Planning  <b>Tel:</b> 02085247719  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Stephen Foster  <b>Tel:</b> 02085100950



<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1472 <b>Registered:</b> 19/04/2017 <b>Address:</b> 64 Princess May Road London N16 8DG	Prior Approval for a Larger Homes Extension for the erection of single storey ground floor rear extension measuring up to 6.0m deep, 2.6m eaves height and 2.9m maximum height.	<b>Decision Date:</b> 15/05/17  <b>Decision:</b> DNR	<b>Agent:</b> Jonathan Cheifetz  <b>Tel:</b> 07946 341 941  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Jonathan Cheifetz  <b>Tel:</b> 07946 341 941
<b>App No:</b> 2016/2953 <b>Registered:</b> 20/09/2016 <b>Address:</b> 7 Leadale Road Hackney LONDON N16 6BZ	Erection of two front roof extensions.	<b>Decision Date:</b> 27/04/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Paramount Planning Ltd  <b>Tel:</b> 020 8150 1823  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Scharf  <b>Tel:</b>
<b>App No:</b> 2016/4784 <b>Registered:</b> 10/02/2017 <b>Address:</b> Land adjacent to 102 Darenth Road Hackney LONDON N16 6ED	Retrospective application for the excavation of a basement with a playground above.	<b>Decision Date:</b> 28/04/17  <b>Decision:</b> Approved	<b>Agent:</b> Collective Planning  <b>Tel:</b> 07713627094  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> orisaya ltd c/o agent  <b>Tel:</b>
<b>App No:</b> 2017/0043 <b>Registered:</b> 12/01/2017 <b>Address:</b> 31-35 Moundfield Road Hackney LONDON N16 6DT	Erection of extensions at first floor level to 31, 33 and 35 Moundfield Road and other associated external alterations.	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> John Stebbing Architects Ltd  <b>Tel:</b> 01284704546  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr & Mrs M Koppel  <b>Tel:</b> 07792390817

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0131 <b>Registered:</b> 03/03/2017 <b>Address:</b> 24 Knightland Road London E5 9HS	Installation of rear light well and repositioning of front stairwell leading down to existing basement level.	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> Refused	<b>Agent:</b> Paramount Planning Ltd  <b>Tel:</b> 02081501823  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Y Friedman  <b>Tel:</b> 07749708930
<b>App No:</b> 2017/0459 <b>Registered:</b> 06/03/2017 <b>Address:</b> 7 Leadale Road London N16 6BZ	Proposed erection of a rear roof extension and a front porch.	<b>Decision Date:</b> 27/04/17  <b>Decision:</b> Refused	<b>Agent:</b> Paramount Planning Ltd  <b>Tel:</b> 02081501823  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Mr Scharf  <b>Tel:</b> 07749708930
<b>App No:</b> 2017/0855 <b>Registered:</b> 15/03/2017 <b>Address:</b> 49 Warwick Grove Hackney LONDON E5 9HX	Proposed erection of a hip to gable roof extension; erection of a rear dormer to the main roof space and 2 no. rooflights to front roof slope.	<b>Decision Date:</b> 28/04/17  <b>Decision:</b> Approved	<b>Agent:</b> Wizarch Ltd  <b>Tel:</b> 02086812818  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Ms Louise Solomon  <b>Tel:</b> 07792582885
<b>App No:</b> 2017/0861 <b>Registered:</b> 29/03/2017 <b>Address:</b> 31-35 Moundfield Road, London N16 6DT	Erection of extensions at first floor level to 31, 33 and 35 Moundfield Road and other associated external alterations.	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> Approved	<b>Agent:</b> John Stebbing Architects Ltd  <b>Tel:</b> 01284704546  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr & Mrs M Koppel  <b>Tel:</b> 07792390817

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0873 <b>Registered:</b> 06/03/2017 <b>Address:</b> 238 Stamford Hill Hackney London N16 6TT	Prior approval sought for change of use of office floor space (B1(a) use class) at first floor level to 6no. residential flats (C3 use class)	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> Approved	<b>Agent:</b> William Paul Architecture <b>Tel:</b> 020 3176 2484  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> c/o Agent  <b>Tel:</b>
<b>App No:</b> 2017/0912 <b>Registered:</b> 17/03/2017 <b>Address:</b> 37 Egerton Road Hackney LONDON N16 6UE	Insertion of new and replacement windows and door to side elevation and erection of external steps at ground floor level, elevational changes.	<b>Decision Date:</b> 08/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Studio Verve Architects <b>Tel:</b> 02072542852  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Shulem Aksler  <b>Tel:</b>
<b>App No:</b> 2017/0966 <b>Registered:</b> 22/03/2017 <b>Address:</b> 51 Ashtead Road Hackney LONDON E5 9BJ	Variation of Condition 2 (Development in accordance with submitted plans) attached to planning permission ref 2016/2048 dated 13/01/2017 for the "Erection of a rear and front dormer roof extension, lower ground floor and ground floor rear extension, and excavation of a lightwell at lower ground floor level to the front." The variation would allow an infill between the two dormer windows to provide a single dormer window on the front roof slope.	<b>Decision Date:</b> 11/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Studio Verve Architects <b>Tel:</b> 02072542852  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Mr Joseph Landau  <b>Tel:</b>
<b>App No:</b> 2017/0981 <b>Registered:</b> 17/03/2017 <b>Address:</b> 51 Ashtead Road London E5 9BJ	Submission of details pursuant to condition 4 (Full details of railings 1:20) & 5 (amended proposed plans and sections showing reduction of the lightwell, no greater than 50%) attached to planning permission ref 2016/2048 dated 01/06/2016.	<b>Decision Date:</b> 10/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Studio Verve Architects <b>Tel:</b> 02072542852  <b>Officer:</b> James Clark	<b>Applicant:</b> Mr Joseph Landau  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1010 <b>Registered:</b> 17/03/2017 <b>Address:</b> 24 Warwick Grove, London E5 9HU	Retrospective change of use from a single family dwelling (Use Class C3) to an HMO (Sui Generis).	<b>Decision Date:</b> 09/05/17  <b>Decision:</b> Refused	<b>Agent:</b> AFA Planning  <b>Tel:</b> 02072535676  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Harjeet Gozra  <b>Tel:</b>
<b>App No:</b> 2017/1097 <b>Registered:</b> 30/03/2017 <b>Address:</b> 51 & 53 Asstead Road Hackney London E5 9BJ	Erection of a two storey rear extension (lower & upper ground floor level) to No's 51 & 53; erection of rear glass balustrade; erection of a rear and front dormer roof extension; excavation of a lightwell at lower ground floor level to the front to No 's 51; insertion of a roof light and exterior alterations.	<b>Decision Date:</b> 24/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Studio Verve Architects  <b>Tel:</b> 02072542852  <b>Officer:</b> James Clark	<b>Applicant:</b> Mr Joseph Landau  <b>Tel:</b>
<b>App No:</b> 2017/1158 <b>Registered:</b> 04/04/2017 <b>Address:</b> 23 Asstead Road LONDON E5 9BJ	Excavation of front light well	<b>Decision Date:</b> 19/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Paramount Planning Ltd  <b>Tel:</b> 02081501823  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Katz  <b>Tel:</b> 07749708930
<b>App No:</b> 2017/1164 <b>Registered:</b> 30/03/2017 <b>Address:</b> 101 Castlewood Road, London N16 6DJ	Erection of rear dormer roof extension.	<b>Decision Date:</b> 16/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Paramount Planning Ltd  <b>Tel:</b> 02081501823  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Gluck  <b>Tel:</b> 07749708930
<b>App No:</b> 2017/1196 <b>Registered:</b> 31/03/2017 <b>Address:</b> 27 Castlewood Road London N16 6DL	Prior Approval for a Larger Homes Extension with a maximum depth of 6.0 metres, maximum eaves height of 3m and ridge height of 3m.	<b>Decision Date:</b> 03/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Mr Maurice Freund  <b>Tel:</b> 02081501823  <b>Officer:</b> Louise Smith	<b>Applicant:</b> .  <b>Tel:</b>

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>	
<b>App No:</b>	2017/1224	Erection of rear roof extension to part main roof slope and part rear outrigger and insertion of 2no. roof lights to the main roof slope.	<b>Decision Date:</b>	19/05/17	<b>Agent:</b> Paramount Planning Ltd	<b>Applicant:</b> Mrs Roshsthiel
<b>Registered:</b>	30/03/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 02081501823	<b>Tel:</b> 07749708930
<b>Address:</b>	40 Moresby Road Hackney LONDON E5 9LF		<b>Officer:</b>	Ashleigh Richards		
<b>App No:</b>	2017/1225	Erection of roof extension to the front and rear roof slopes.	<b>Decision Date:</b>	19/05/17	<b>Agent:</b> Paramount Planning Ltd	<b>Applicant:</b> Mrs Roshsthiel
<b>Registered:</b>	30/03/2017		<b>Decision:</b>	Refused	<b>Tel:</b> 02081501823	<b>Tel:</b> 07749708930
<b>Address:</b>	40 Moresby Road Hackney LONDON E5 9LF		<b>Officer:</b>	Ashleigh Richards		
<b>App No:</b>	2017/1226	Submission of details pursuant to condition 6 (Tree Protection) of planning permission ref. 2013/4020, dated 25/06/2014	<b>Decision Date:</b>	16/05/17	<b>Agent:</b> Stern Thom Fehler Architects	<b>Applicant:</b> Moshe Brinner
<b>Registered:</b>	30/03/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 02084550342	<b>Tel:</b>
<b>Address:</b>	Sir John and Lady Cohen Court, Rookwood Road, London N16 6SD		<b>Officer:</b>	Tim Wild		
<b>App No:</b>	2017/1287	Erection of external lighting scheme to various elevations/roofs of school building and synagogue	<b>Decision Date:</b>	24/05/17	<b>Agent:</b> John Stebbing Architects Ltd	<b>Applicant:</b> Mr Y Baumgarten
<b>Registered:</b>	11/04/2017		<b>Decision:</b>	APPXC	<b>Tel:</b> 01284704546	<b>Tel:</b>
<b>Address:</b>	1-6 Belz Terrace, 40-42 Overlea Road, (Formely known as Moreshet Hatorah 96 Clapton Common) London E5 9AL		<b>Officer:</b>	Tim Wild		

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1289 <b>Registered:</b> 30/03/2017 <b>Address:</b> 67 Egerton Road London N16 6UE	Prior Approval for the erection of single storey rear/side extension at ground floor level measuring 6m depth; 3m maximum height; 3m eaves height.	<b>Decision Date:</b> 10/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Prestige Planning Services <b>Tel:</b> 07824628403  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> HOF  <b>Tel:</b>
<b>App No:</b> 2017/1342 <b>Registered:</b> 07/04/2017 <b>Address:</b> 1-6 Belz Terrace, 40-42 Overlea Road (Formerly known as Moreshet Hatorah 96 Clapton Common), London E5 9AL	Installation of roof plant, including air handling, air conditioning units and duct work, to roofs of school building and synagogue	<b>Decision Date:</b> 24/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> John Stebbing Architects Ltd <b>Tel:</b> 01284704546  <b>Officer:</b> Tim Wild	<b>Applicant:</b> Mr Y Baumgarten  <b>Tel:</b>
<b>App No:</b> 2016/3025 <b>Registered:</b> 22/03/2017 <b>Address:</b> Stoke Newington Seventh Day Adventist Church Yoakley Road Hackney LONDON N16 0BD	Demolition of existing building and erection of part single, part two storey building including ground floor link to existing building	<b>Decision Date:</b> 19/05/17  <b>Decision:</b> APPXC	<b>Agent:</b> Direct Planning Limited <b>Tel:</b> 01689 875 999  <b>Officer:</b> Catherine Slade	<b>Applicant:</b> Seventh Day Adventist Church  <b>Tel:</b>
<b>App No:</b> 2016/4224 <b>Registered:</b> 21/12/2016 <b>Address:</b> 27 Farleigh Road London N16 7TB	Erection of single storey rear/side extension at lower ground floor level.	<b>Decision Date:</b> 05/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Dominic McKenzie Architects <b>Tel:</b> 02033274780  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Dominic McKenzie <b>Tel:</b> 02033274780

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>	
<b>App No:</b>	2016/4487	Subdivision of 2-bed flat (C3 use class) at first and second floor levels to one 1-bed and one 2-bed flats; erection of single-storey rear extension at first floor level; extensions and alterations to an existing rear building volume at second floor level; associated alterations to rear elevation (fenestration)	<b>Decision Date:</b>	27/04/17	<b>Agent:</b> Simplicity Designs Ltd	<b>Applicant:</b> Parag Sheth
<b>Registered:</b>	07/03/2017		<b>Decision:</b>	Refused	<b>Tel:</b> 07985701774	<b>Tel:</b>
<b>Address:</b>	148 Stoke Newington High Street, London N16 7JP		<b>Officer:</b>	Tim Wild		
<b>App No:</b>	2016/4601	Conversion of single dwellinghouse to three self-contained flats (one 2-bed and two 3-beds); excavation at basement level to create additional habitable floorspace; erection of front and rear lightwells with metal railing surrounds; erection of single-storey rear extension at ground floor level; erection of single-storey rear extension at first floor level; erection of roof terrace to the rear elevation at first floor level with associated 1.8m high privacy screen and associated external alterations	<b>Decision Date:</b>	05/05/17	<b>Agent:</b> 4D Planning	<b>Applicant:</b> Mr Stavros Fafalios
<b>Registered:</b>	26/01/2017		<b>Decision:</b>	APPXC	<b>Tel:</b> 02031500183	<b>Tel:</b>
<b>Address:</b>	117 Manor Road, London N16 5PB		<b>Officer:</b>	James Clark		
<b>App No:</b>	2017/0375	Change of use from warehouse (B8 use class) to residential dwellings (C3 use class); demolition of existing single-storey warehouse; erection of part single-storey, part two-storey building (with partial basement level below) to establish two 3-bed dwellinghouses; associated louvres/opaque glazing, lightwells/terraces, green roofs and rooflights, cycle storage and refuse storage, and landscaping	<b>Decision Date:</b>	18/05/17	<b>Agent:</b> AKT Planning+Architecture	<b>Applicant:</b> Mrs C Minashi
<b>Registered:</b>	30/03/2017		<b>Decision:</b>	APPXC	<b>Tel:</b> 01865340989	<b>Tel:</b>
<b>Address:</b>	Land to the rear of 149 Stoke Newington High Street London N16 0NY		<b>Officer:</b>	Tim Wild		
<b>App No:</b>	2017/0694	Excavation of basement with front lightwell.	<b>Decision Date:</b>	02/05/17	<b>Agent:</b> Quorum Associates	<b>Applicant:</b> Mr Greg Allan
<b>Registered:</b>	06/03/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 01446774493	<b>Tel:</b> 07590688423
<b>Address:</b>	57 Bayston Road Hackney LONDON N16 7LU		<b>Officer:</b>	Sissi Yang		

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0723 <b>Registered:</b> 10/03/2017 <b>Address:</b> 16 Kersley Road Hackney LONDON N16 0NP	Single storey ground floor rear/side extension.	<b>Decision Date:</b> 28/04/17  <b>Decision:</b> Approved	<b>Agent:</b> Lk Design Services  <b>Tel:</b> 01255431825  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Marcus Johnson  <b>Tel:</b> 07733307377
<b>App No:</b> 2017/0832 <b>Registered:</b> 09/03/2017 <b>Address:</b> Flat 5, 149 Stoke Newington High Street London N16 0NY	Erection of single-storey rear extension at second floor level to provide additional residential floorspace to existing flat.	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Design Squared Ltd  <b>Tel:</b> 02077397287  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Bill Reddrop  <b>Tel:</b>
<b>App No:</b> 2017/0904 <b>Registered:</b> 20/03/2017 <b>Address:</b> First Floor Flat 48C Foul登 Road London N16 7UR	Erection of a mansard roof extension with dormer windows.	<b>Decision Date:</b> 08/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Kudos Plan & Design  <b>Tel:</b> 07904585920  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Ms Laura McCarthyCronin  <b>Tel:</b> 07796275059
<b>App No:</b> 2017/0937 <b>Registered:</b> 17/03/2017 <b>Address:</b> Flat A, 48 Foul登 Road London N16 7UR	Erection of a single storey rear extension at lower ground floor level.	<b>Decision Date:</b> 09/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Kudos Plan & Design  <b>Tel:</b> 07904585920  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Ms V Mitchell  <b>Tel:</b> 07919920508
<b>App No:</b> 2017/0963 <b>Registered:</b> 24/04/2017 <b>Address:</b> 27 Grayling Road LONDON N16 0BL	Erection of a rear roof dormer; erection of a single storey roof extension above the first floor outrigger; insertion of three front roof lights and insertion of one rear roof light.	<b>Decision Date:</b> 02/05/17  <b>Decision:</b> Approved	<b>Agent:</b> KRS Design  <b>Tel:</b> 07432635078  <b>Officer:</b> James Clark	<b>Applicant:</b> Mr & Mrs Haman  <b>Tel:</b>



<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0964 <b>Registered:</b> 21/03/2017 <b>Address:</b> 27 Grayling Road London N16 0BL	Erection of a single storey rear/side extension and exterior alterations	<b>Decision Date:</b> 02/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> KRS Design  <b>Tel:</b> 07432635078  <b>Officer:</b> James Clark	<b>Applicant:</b> Mr & Mrs Haman  <b>Tel:</b>
<b>App No:</b> 2017/0980 <b>Registered:</b> 14/03/2017 <b>Address:</b> 93 Stoke Newington Church Street London N16 0AS	Discharge of condition 3 (Mechanical Ventilation System) of planning permission 2015/4252 dated 22/07/2016.	<b>Decision Date:</b> 04/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Pegasus Group  <b>Tel:</b> 02038971110  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> The Good Egg Company  <b>Tel:</b>
<b>App No:</b> 2017/0999 <b>Registered:</b> 15/03/2017 <b>Address:</b> Button Court 177 Victorian Grove London N16 8GL	Erection of a two storey roof extension creating 2x2 and 1x3 bedroom units on the fourth & fifth floors respectively; associated roof level terraces and external elevation alterations	<b>Decision Date:</b> 03/05/17  <b>Decision:</b> Refused	<b>Agent:</b> Cooley Architects  <b>Tel:</b> 02031764481  <b>Officer:</b> James Clark	<b>Applicant:</b> Mr Odran Young  <b>Tel:</b>
<b>App No:</b> 2017/1111 <b>Registered:</b> 03/05/2017 <b>Address:</b> 35 Harcombe Road LONDON N16 0RX	Erection of single storey ground floor rear/side extension	<b>Decision Date:</b> 25/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> MoreSpace  <b>Tel:</b> 02088960777  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Ms Leigh Stanger  <b>Tel:</b> 07969131592

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1142 <b>Registered:</b> 21/03/2017 <b>Address:</b> 17 Sydner Road London N16 7UF	Proposed erection of a single storey side/rear extension at ground floor level (max 6m depth; max 3m at eaves and max 3m in height).	<b>Decision Date:</b> 26/04/17  <b>Decision:</b> Refused	<b>Agent:</b> Steyn Studio <b>Tel:</b> 02089077131 <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Ms S Jones <b>Tel:</b> 07990573889
<b>App No:</b> 2017/1195 <b>Registered:</b> 30/03/2017 <b>Address:</b> 147 Stoke Newington High Street LONDON N16 0NY	Prior approval for change of use of the ground floor shop (use class A1) to a restaurant (use class A3) under Schedule 2, Part 3, Class C of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended).	<b>Decision Date:</b> 18/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Firstplan <b>Tel:</b> 020 3096 7016 <b>Officer:</b> James Clark	<b>Applicant:</b> c/o Agent <b>Tel:</b>
<b>App No:</b> 2017/1239 <b>Registered:</b> 22/05/2017 <b>Address:</b> 18 Northwold Road London N16 7HR	Relocation of a window at first floor level in the rear part of the building from the west elevation overlooking Garnham Street Car Park to the south elevation facing Garnham Close.	<b>Decision Date:</b> 22/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Nicholas Kirk Architects <b>Tel:</b> 02032905033 <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Anselm Chatwin <b>Tel:</b>
<b>App No:</b> 2017/1251 <b>Registered:</b> 30/03/2017 <b>Address:</b> 27 Oldfield Road LONDON N16 0RR	Erection of single storey rear/side extension	<b>Decision Date:</b> 22/05/17  <b>Decision:</b> Approved	<b>Agent:</b> LK Design Services <b>Tel:</b> 01255431825 <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Mr Duncan White <b>Tel:</b> 07855427381
<b>App No:</b> 2017/1561 <b>Registered:</b> 26/04/2017 <b>Address:</b> 100 Nevill Road Hackney LONDON N16 0SX	Non material amendment to planning permission ref 2016/3918 dated 15/12/2016 comprising change the wording of condition 3 (materials)	<b>Decision Date:</b> 17/05/17  <b>Decision:</b> Approved	<b>Agent:</b> <b>Tel:</b> <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Ms Sally Britton <b>Tel:</b>

**Application Details****Description:****Decision****Agent / Officer  
Details****Applicant Details**

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<b>App No:</b> 2014/3341	Submission of details pursuant to condition 7 (remediation scheme) & condition 8 (validation report) attached to planning permission 2014/1628 dated 09/09/2014.	<b>Decision Date:</b> 11/05/17	<b>Agent:</b> Richard Trew	<b>Applicant:</b> Richard Trew
<b>Registered:</b> 21/10/2014			<b>Tel:</b> 020 7739 8945	<b>Tel:</b>
<b>Address:</b> Orchard Primary School Holcroft Road London E9 7BB		<b>Decision:</b> Approved	<b>Officer:</b> Barry Coughlan	

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<b>App No:</b> 2017/0067	Prior approval for relocation of telephone kiosk from outside 141 Mare Street to outside 102-106 Mare Street.	<b>Decision Date:</b> 08/05/17	<b>Agent:</b>	<b>Applicant:</b> Mrs Linda Kennedy
<b>Registered:</b> 31/01/2017			<b>Tel:</b>	<b>Tel:</b> 02076455844
<b>Address:</b> 102-106 Mare Street London E8 3SG		<b>Decision:</b> Approved	<b>Officer:</b> Gerard Livett	

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<b>App No:</b> 2017/0826	Erection of single-storey extension at fourth floor level to provide three self-contained dwellings (Use Class C3) comprising 3 x 1 bed flats and provision of refuse and cycle store at ground floor level.	<b>Decision Date:</b> 17/05/17	<b>Agent:</b> Rich Architecture	<b>Applicant:</b> Mr Norman Blair
<b>Registered:</b> 31/03/2017			<b>Tel:</b> 02070960652	<b>Tel:</b>
<b>Address:</b> 32-40 Well Street London E9 7QH		<b>Decision:</b> APPXC	<b>Officer:</b> Gerard Livett	

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<b>App No:</b> 2017/0891	Erection of single storey ground floor rear extension and replacement of existing ground floor rear roof.	<b>Decision Date:</b> 26/04/17	<b>Agent:</b> Planning Potential Ltd.	<b>Applicant:</b> Gentian Hackney Ltd
<b>Registered:</b> 17/03/2017			<b>Tel:</b> 02073578000	<b>Tel:</b>
<b>Address:</b> 89 Lauriston Road London E9 7HJ		<b>Decision:</b> APPXC	<b>Officer:</b> Micheal Garvey	

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<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>	
<b>App No:</b>	2017/1076	Non material amendment to planning permission ref 2013/2883 dated 19/03/2014 to change colour turquoise rainscreen cladding to white rainscreen cladding; change material of balcony screening from Siberain Larch to Barrique Oak and addition of green roof to first floor	<b>Decision Date:</b>	15/05/17	<b>Agent:</b> Tal Arc Ltd	<b>Applicant:</b> Mr Shahar
<b>Registered:</b>	04/05/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 0203 302 9916	<b>Tel:</b>
<b>Address:</b>	42 Well Street London E9 7PX		<b>Officer:</b>	Micheal Garvey		
<b>App No:</b>	2017/1145	Proposed replacement of existing UPVC windows with metal windows at first floor; replacement of existing plastic rain water pipes with bronze coloured metal rainwater pipes; replacement of existing garage door with bronze coloured metal window at ground floor level; repainting of external timber.	<b>Decision Date:</b>	12/05/17	<b>Agent:</b>	<b>Applicant:</b> Mrs Lucy O'Brien
<b>Registered:</b>	30/03/2017		<b>Decision:</b>	Approved	<b>Tel:</b>	<b>Tel:</b> 07885160025
<b>Address:</b>	24 Pennethorne Close London E9 7HF		<b>Officer:</b>	Raymond Okot		
<b>App No:</b>	2017/1153	Proposed replacement of existing UPVC window with metal window at first floor; replacement of existing plastic rain water pipes with bronze coloured metal rainwater pipes; replacement of existing garage door with bronze coloured metal window at ground floor level; repainting of external timber; replacement of external floor tiles.	<b>Decision Date:</b>	12/05/17	<b>Agent:</b> J Foster Architects	<b>Applicant:</b> Mrs Lucy O'Brien
<b>Registered:</b>	30/03/2017		<b>Decision:</b>	Approved	<b>Tel:</b> 07974662637	<b>Tel:</b> 07885160025
<b>Address:</b>	21 Pennethorne Close London E9 7HF		<b>Officer:</b>	Raymond Okot		
<b>App No:</b>	2017/1163	Proposed replacement of UPVC windows within front and rear elevations with metal windows, replacement of garage door with metal framed window, installation of new metal rain water pipes and alterations to rear roof slope including relocation of boiler flue and erection of new chimney stack and toilet stack.	<b>Decision Date:</b>	12/05/17	<b>Agent:</b>	<b>Applicant:</b> Mrs Kirsty Carter
<b>Registered:</b>	28/03/2017		<b>Decision:</b>	Approved	<b>Tel:</b>	<b>Tel:</b>
<b>Address:</b>	23 Pennethorne Close London E9 7HF		<b>Officer:</b>	Muhammad Saleem		
<b>App No:</b>	2017/1171	Proposed replacement of existing UPVC windows within front elevation with metal windows at ground floor and first floor level, a new metal window to replace existing garage door and replacement metal rain water pipe to rear of property	<b>Decision Date:</b>	12/05/17	<b>Agent:</b>	<b>Applicant:</b> Mr David Tatham
<b>Registered:</b>	29/03/2017		<b>Decision:</b>	Approved	<b>Tel:</b>	<b>Tel:</b>
<b>Address:</b>	22 Pennethorne Close London E9 7HF		<b>Officer:</b>	Muhammad Saleem		

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1172 <b>Registered:</b> 29/03/2017 <b>Address:</b> 19 Pennethorne Close London E9 7HF	Proposed replacement of UPVC windows within front rear and side elevations with metal windows, replacement of garage door with metal window and new metal rain water pipes.	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Mr Richard Willmore  <b>Tel:</b> 07974594719
<b>App No:</b> 2017/1174 <b>Registered:</b> 28/03/2017 <b>Address:</b> 20 Pennethorne Close London E9 7HF	Proposed replacement of UPVC windows within front and rear elevations with metal windows, replacement of garage door with metal window and new metal rain water pipes.	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Mr Richard Willmore  <b>Tel:</b> 07974594719
<b>App No:</b> 2017/1229 <b>Registered:</b> 30/03/2017 <b>Address:</b> 100 Lauriston Road London E9 7HA	Installation of 2 roof lights to closet wing roof and alteration to rear kitchen window	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> APPSCO	<b>Agent:</b> Gary McKee Architecture  <b>Tel:</b>  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Mr Daniel Harris  <b>Tel:</b>
<b>App No:</b> 2017/1453 <b>Registered:</b> 19/04/2017 <b>Address:</b> Unit 11 24A Shore Road London E9 7TA	Existing use of the premises as a self-contained dwelling (use class C3).	<b>Decision Date:</b> 23/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Jenna Al-Ali  <b>Tel:</b> 07713255243  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Ms Mays Al-Ali  <b>Tel:</b>
<b>App No:</b> 2017/1600 <b>Registered:</b> 03/05/2017 <b>Address:</b> Unit 9 24A Shore Road London E9 7TA	Existing use of the premises as a self-contained dwelling (use class C3).	<b>Decision Date:</b> 23/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Ms Jenna Al-Ali  <b>Tel:</b> 07713255243  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Ms Alice Dyke  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1638 <b>Registered:</b> 02/05/2017 <b>Address:</b> Unit 10 24A Shore Road London E9 7TA	Existing use of the premises as a self-contained dwelling (use class C3).	<b>Decision Date:</b> 23/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Jenna Al-Ali  <b>Tel:</b> 07713255243  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Ms Louise Avery  <b>Tel:</b>
<b>App No:</b> 2017/1749 <b>Registered:</b> 05/05/2017 <b>Address:</b> Unit 12 24A Shore Road London E9 7TA	Existing use of the premises as a self-contained dwelling (use class C3).	<b>Decision Date:</b> 23/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Jenna Al-Ali  <b>Tel:</b> 07713255243  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Miss Hannah Crowther  <b>Tel:</b>
<b>App No:</b> 2017/1822 <b>Registered:</b> 09/05/2017 <b>Address:</b> 50 - 52 Lauriston Road London E9 7EY	(T1) - Acer pseudoplatanus (Sycamore) - Remove and replace with a more appropriate species. (T2) - Fraxinus excelsior (Ash Tree) - Prune back from property to create up 2-3 meters clearance. Crown lift by up to 4m from ground level. (T3) - Tilia x europea (Lime Tree) - Crown reduce to previous pruning points, leaving suitable furnishing growth Or Crown lift to 4m from ground level, crown thin by up to 30%.	<b>Decision Date:</b> 22/05/17  <b>Decision:</b> NOB	<b>Agent:</b> Ms Laura Dewe Mathews  <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Ms Laura Dewe Mathews  <b>Tel:</b>
<b>App No:</b> 2016/4733 <b>Registered:</b> 21/04/2017 <b>Address:</b> 297A Green Lanes, London N4 2ES	Non-material amendment to planning permission ref. 2016/2597 dated 06/09/2016 comprising amendments to the window details of a proposed rear dormer and insertion of a replacement window in the side elevation at first floor level	<b>Decision Date:</b> 12/05/17  <b>Decision:</b> Approved	<b>Agent:</b> James Sloan Design  <b>Tel:</b>  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr B S Price  <b>Tel:</b>

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0728 <b>Registered:</b> 03/03/2017 <b>Address:</b> 176 Bethune Road London N16 5DS	Raising of roof ridge, erection of front and rear roof extensions, erection of single storey front and rear infill extensions at first floor level.	<b>Decision Date:</b> 02/05/17  <b>Decision:</b> Approved	<b>Agent:</b> Studio Verve Architects  <b>Tel:</b> 02072542852  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Ozer Oberlander  <b>Tel:</b>
<b>App No:</b> 2017/0829 <b>Registered:</b> 06/03/2017 <b>Address:</b> 9 Cranwich Road London N16 5HZ	Erection of a rear outbuilding	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> APPXC	<b>Agent:</b> Smart Garden Offices Ltd  <b>Tel:</b> 01473833997  <b>Officer:</b> Ashleigh Richards	<b>Applicant:</b> Mr Edd Fry  <b>Tel:</b> 07763399722
<b>App No:</b> 2017/0845 <b>Registered:</b> 09/03/2017 <b>Address:</b> Rear of Longner Court, Cranwich Road, Hackney, London, N16 5HY	Demolition of existing garages and erection of a two storey property (including excavation) at the rear of Longer Court. Proposal includes balcony to the rear at first floor level, parking to the front of the property and associated landscaping.	<b>Decision Date:</b> 25/04/17  <b>Decision:</b> APPXC	<b>Agent:</b> Studio Verve Architects  <b>Tel:</b> 02072542852  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr E. Stolzberg  <b>Tel:</b>
<b>App No:</b> 2017/1072 <b>Registered:</b> 17/03/2017 <b>Address:</b> Flat A 78 Cranwich Road Hackney LONDON N16 5JD	Alterations to the front facade of the property comprising new extract vent/air brick and window to provide ventilation into the existing basement.	<b>Decision Date:</b> 09/05/17  <b>Decision:</b> Approved	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Miss Sophie Golding  <b>Tel:</b> 07725824815

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