



# PLANNING SUB - COMMITTEE

Wednesday, 1st November, 2017

at 6.30 pm

Council Chamber, Hackney Town Hall,  
Mare Street, London  
E8 1EA

## Committee Members:

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

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

## Wednesday, 1st November, 2017

### ORDER OF BUSINESS

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# **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 3373 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

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## 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:

- Interim Director of Legal;
- 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 Suki Binjal, Interim Director of Legal, on 020 8356 6234 or email [suki.binjal@hackney.gov.uk](mailto:suki.binjal@hackney.gov.uk)



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

WEDNESDAY, 6TH SEPTEMBER, 2017

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

Cllr Katie Hanson (Vice-Chair),  
Cllr Barry Buitekant, Cllr Susan Fajana-Thomas,  
Cllr Ned Hercock, Cllr Christopher Kennedy and  
Cllr Michael Levy

**Officers in Attendance** Gareth Barnett (Senior Planning Officer), Graham Callam (Senior Planning Officer), Benita Edwards (Planning Team Leader), Mary O'Shaughnessy (Team Leader - North Team), Karen Page (Growth Team Manager), Emma Perry (Governance Services Officer), Ian Rae (Head of Planning) and Timothy Walder (Senior Conservation and Design Officer)

### 1 Apologies for Absence

1.1 There were no apologies for absence.

### 2 Declarations of Interest

2.1 Councillor Hanson stated that she had received a representation from one of the objectors for Item 6 – Land rear of 62 Navarino Road, however she had emailed it straight to officers.

2.2 Councillors Hanson and Stops declared a non-pecuniary interest in Item 7 – Hackney Marshes, as they both knew the objector, Tim Evans, representing the Hackney Marshes Users Group.

### 3 Members to agree the order of business

3.1 The order of business remained as per the agenda.

### 4 Minutes of the Previous Meetings

4.1 **RESOLVED** that the minutes of the previous meeting held on 24 July 2017 are **APPROVED** as an accurate record.

### 5 Rear of 77 Glynn Road, London E5 0JB

Demolition of existing building and erection of two storey (plus basement) building to provide commercial accommodation (use Class B1) at basement

level and one residential flat at ground and first floor levels. Proposal includes front lightwell and balconies to the front façade.

Post Submission Revisions:

The application has been revised to address concerns raised with regard to the impact of the massing on the application site and surrounding street scape. Revisions have also been made which have improved the quality of accommodation proposed and to omit some windows from the east and south elevations.

- 5.1 The Planning Officer introduced the report, as set out in the agenda.
- 5.2 Reference was made to the addendum, which set out the following amendments to the report:-
  - 4. Consultations
    - 4.5 A representation was received from Councillor Tom Rahilly today which supports the application because the current building that the proposal will replace the current run down building with a dual use property; will increase the commercial space on the site, enabling the expansion of a local business and potential creation of employment opportunities for local residents; and will provide a two bed residential unit for the local area in order to fund the development.
- 5.3 Councillor Sharon Patrick spoke in objection to the scheme, on behalf of residents, her comments are summarised as follows:-
  - The development would overlook 75 Glyn Road, resulting in a loss of light and amenity.
  - The development was too bulky for the location.
  - This would be the only commercial unit in a predominately residential area.
  - If there was a sound studio on site, would this be sound proofed?
  - She queried whether there would be a window/door opening onto the roof area.
- 5.4 Julie Hornsby and Katie Smith spoke in objection to the scheme, their comments are summarised as follows:-
  - The principle of regenerating the building was supported, as it was currently in a state of disrepair and was unsafe.
  - The window in the wall had now been removed and the scale of the development was too large for the location.
  - Kate Smith referred to some photos of her garden and how it would be adversely affected by the development.
  - It was suggested that the boundary of the development site was located 2m from the boundary wall of the neighbouring property. It was stated that this distance was 3.2m on the plans.
  - The ground levels differed between the neighbouring properties, which would alter the height of the development viewed from the neighbouring property.

- There had always been a working business on the site, which neighbours had a good relationship with.
  - The site already suffered with subsidence and it was felt that the proposed development and excavation for the basement would only add to this problem.
  - The development would result in a loss of privacy and light to neighbouring properties.
  - There was an existing misuse of the existing premises and therefore residents did not have confidence in the owner. It was felt that they cared more about generating a profit than the local community.
- 5.5 Reference was made to page 50 of the report and the land use details. It was explained that the scheme proposed B1 use and that the reference to B8 use was an error and should be deleted. It was confirmed that a separate planning application would be required for a change of use if a recording studio was provided. In response, the applicants stated that they had no intention of providing a recording studio. The applicant stated that they had been operating out of the premises since 2009 and that he lived two roads away. He wanted the opportunity to expand his existing business and provide an office for his record label.
- 5.6 In response to concerns raised, it was explained that the balcony would face onto the street and that the green roof had skylights and therefore no access.
- 5.7 Discussion took place surrounding the separation distance between the boundary of the development and the neighbouring property. The agent stated that accurate measurements had been taken and cross referenced with the plans for the basement development at the neighbouring property. The Planning Officer added that they also agreed with the measurements in the plans.
- 5.8 The following were identified as the main differences between the previous and existing proposals:-
- The scheme had been reduced from 3 to 2 storeys in height.
  - The massing on the first floor of the development had now been set back.
  - Removal of windows on the elevation facing Chelmer Road.
  - Different access provided for residential and commercial uses.

**Unanimously RESOLVED** that:-

**A) Planning Permission be GRANTED, subject to the following conditions:**

**1. Time Limit**

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.

**2. Development only in accordance with approved 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.

**3. Materials to be Approved**

Full details, with samples, of the materials to be used on the external surfaces of the buildings, including glazing 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 external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area before any works are commenced. These details are required prior to commencement as they are integral to the fabric of the development and cannot therefore be dealt with retrospectively.

**4. Details of Cycle Parking**

Prior to the commencement of the development full details cycle parking facilities shall be submitted to, and approved by, the Local Planning Authority in writing. The details submitted shall include drawings at a scale of 1:20 of the enclosure hereby permitted.

REASON: In order to ensure an acceptable design outcome that preserves the character and appearance of the residential area while protecting the roots of neighbouring trees.

**5. Details of Bin Storage**

Prior to the commencement of the bin enclosure in the front setback full details of the bin enclosure shall be submitted to, and approved by, the Local Planning Authority in writing. The details submitted shall include drawings at a scale of 1:20 of the enclosure hereby permitted.

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.

**6. Flat Roof**

The flat roof areas of the building hereby approved shall not be used as a terrace, balcony or any other amenity area.

REASON: To safeguard the amenities of the adjoining premises and the area generally.

**7. Obscure Glazing**

Notwithstanding the details shown on the approved drawings listed above and the requirements of condition 2 (compliance with drawings), the side windows

at ground level must be made from obscure glazing and fixed shut up to a height of 1.7m when measured internally.

Full details shall as listed below shall be submitted to and approved in writing by the Local Planning Authority, before any work is commenced.

The details required to be submitted shall include but not be limited to

- a) sample of the obscure glazing
- b) manufacturers details of the obscure glazing

The development shall not be carried out otherwise than in accordance with the details thus approved which shall be implemented in full prior to the first occupation of the development hereby approved and retained in perpetuity.

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 to protect the amenity of adjacent occupiers.

## 8. Living Roof

Prior to commencement of work on the relevant part of the development, a detailed specification and cross sectional drawings to a scale of 1:20 of the living roof system, with a substrate depth of at least 80mm not including the proposed vegetative mat, 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 which shall be retained in perpetuity.

REASON: To address adaptation to, and mitigation of, climate change; provide sustainable urban drainage; enhance biodiversity values, and improve to the appearance and resilience of the building.

**B) The Sub-Committee grants delegated authority to the Director of Public Realm and Head of Planning (or in their absence either the Growth Manager or DM and Enforcement Manager) to make any minor alterations, additions or deletions to the recommended conditions as set out in the 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).**

## 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.8 Soundproofing between dwellings / flats
- SI.24 Naming and Numbering
- SI.27 Fire Precautions Act

SI.28 Refuse Storage and Disposal Arrangements

SI.32 Consultation with Thames Water

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 County Highway Authority 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.

SI47 CIL  
NPPF

## 6 Land rear of 62 Navarino Road, London E8 1AQ

Demolition of single storey outbuildings and erection of two storey building to form 3 bedroom dwelling house (use class C3).

Post submission revisions:

Design changes include:- alterations to windows, reduction to ground floor footprint, increase in first floor bulk and one bedroom omitted.

- 6.1 The Planning Officer introduced the report, as set out in the agenda.
- 6.2 Reference was made to the addendum, which set out the following amendments to the report:-

▪ **Paragraphs 1.3, 7.3.6 and 7.6.3**

The planning application at adjoining land to the east referred to in these paragraphs has now been approved.

▪ **Paragraph 6.1.1 should be amended as follows (amended text in bold):**

6.1.1 The proposal involves demolishing two single storey structures and erection of a two storey building to provide a 3 bedroom single dwelling house. The proposed building will be 6.2 m in height, part 11m



deep and part 7.5m deep, and part 11.2m wide and part 4.5m wide at ground level and 8m wide and 7.5m deep at first floor level. The building is set back 5.7m from the west and 1.8m to the east at ground level.

▪ **Paragraph 4.5 – Comments/objections from interested parties**

Two further representations have been received which raised the following additional issues which have not been previously considered in the report:

- The accuracy of the information submitted and availability of information
- Precedent
- The lawfulness of the existing use of the site, whether such use has been abandoned and whether the lawful use of the site is as a garden and should be treated as such for application consideration purposes
- Amenity impacts arising from light spill

In response to these issues the following paragraphs should be added;

4.6.2 The information being considered is considered sufficiently accurate to make a determination given that the plans on which the application will be determined are consistent and accurate.

4.6.3 Each application is considered on its own individual merits and as such does not set a precedent for subsequent proposals of a different nature

7.2.4 Evidence available indicates that the parcel of land to which the application site relates has been separated from rear gardens for a significant period of time, with mapping evidence from the early 1950's indicating that this was the case then. The site has been visited by Council officers a number of times in the past 10 years in relation to alleged breaches of planning control. From the information available planning officers are satisfied that the use of the land as a separate planning unit for commercial purposes is the lawful use. The existing structures on site are also considered to be lawful.

7.2.5 Abandonment of a land use is a matter of fact and degree in each case. In this case, investigation by planning enforcement officers suggest use of the land for its lawful purpose within the last 10 years and as recently as 2012. In addition structures on site remain in situ. Council officers are not satisfied that the evidence available demonstrates that the use of the site has been abandoned. Notwithstanding, it is important to note that in the event that use of the site had been abandoned, given the lawful use of the land its land use would not default to being garden space and therefore land which had not been previously developed as defined by the NPPF (see below). On this basis, the land in question is considered to represent previously developed land.

*Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This*

*excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.*

7.6.5 The proposed building position, together with window size and position are such, that the proposal is not considered to give rise to unacceptable impacts in terms of light spill.

Other issues raised have been addressed within the officer report.

6.3 Ivor Christie spoke in objection to the scheme, his comments are summarised as follows:-

- The site was not brownfield land, it was designated as residential back land.
- The proposed scheme was inappropriate in scale and use of materials.
- There was an authorised industrial use in the 1990s.
- There had been no industrial use at 62b for the past 20 years.
- The footprint of the proposed scheme was larger than existing.
- He believed there was no legitimate reason for approval.
- The scheme would result in overlooking to neighbouring residents.
- In the 2015 report it stated that the lawful use of the use was unclear. It was suggested that this sentence was omitted from the 2017 report.
- It was felt that the proposed scheme would set a dangerous precedent.

6.4 Jonny Witherow (Agent) spoke in support of the scheme, his comments are summarised as follows:-

- The proposed scheme was proportionate for the site.
- The scheme had a quality design, modest scale and respected the existing site and location.
- The development would not be seen from neighbouring properties at ground floor level.
- The first floor level of the west façade had been slimmed down and the window fixed shut. The window could have obscured glazing if required.
- The development was set back on all sides and would therefore not be overbearing to neighbouring residents.
- The lightwell would alleviate the massing of the development.
- The development would be entirely constructed from cross laminated timber, which would minimise the construction on site and disruption to surrounding residents.
- The applicant recognised the concerns raised by local residents.
- It was felt that the site had been sensitively recycled and had a considered approach.

6.5 Discussion took place surrounding the land use issues and it was explained that the land had been separated before 1948 and enforcement officers had

looked at the operation of the site over the years. The lawful use was of a commercial nature.

- 6.6 Reference was made to paragraph 7.3.1 of the report and the description of the site as a back land site. The Planning Officer explained that there were some examples of similar development sites within the borough and stated that each development should be considered on its own merits. He did not believe that the scheme would set a precedent.
- 6.7 In response to a question regarding the flat roof, it was explained that if there was no other amenity space flat roofs were often used as terraces. It was unlikely that this would happen with this scheme, as there was no access to the roof area.
- 6.8 Discussion took place regarding the existing trees on site and it was explained that there was a tree protection condition included in the recommendation, in order to retain and maintain the more mature trees on site. The Planning Officer advised that the roots would not be affected by the development and would need to be looked after during the construction phase of the development, as part of the foundation methodology.
- 6.9 In response to a question regarding materials, it was explained that the scheme was subject to a number of design stages. Modern materials were proposed, with a timber cladding to the exterior of the development. It was advised that the development would not be visible from the street.
- 6.10 The Sub-Committee was keen to see a cross laminated timber construction and requested that this be conditioned.

(Councillor Hercock abstained from the vote).

**RESOLVED** that:-

**A) Planning permission be GRANTED, subject to the following conditions:**

**1. Commencement within 3 years**

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.

**2. Development only in accordance with submitted 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.

**3. Materials to be approved**

Full details, with samples, of the materials to be used on the external surfaces of the building, including glazing, shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant part of the work is commenced. 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.

**4. Details to be approved (General)**

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 relevant part of the work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a) Detailed drawings of all windows and doors
- b) Detail of refurbished timber slated steel framed gate
- c) Details of boundary walls
- d) Details of timber cladding

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.

**5. Green Roof**

A bio-diverse, substrate-based extensive green roof (80mm minimum substrate depth) shall be established on the roof 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 otherwise than in accordance with the details thus approved, which shall be implemented in full prior to the first occupation of the dwelling.

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.

**6. Dustbin Enclosures**

Details of dustbin and recycling enclosures showing the design, and external appearance, shall be submitted to and approved by the Local Planning Authority, in writing, before the use commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In order to provide for adequate bin and recycling enclosures in the interest of the appearance of the site and area.

**7. Obscured Glazing**

The windows in the east elevation at first floor level shall be permanently glazed in obscured glass and sealed shut.

REASON: To ensure that the development does not blight the adjacent land.

**8. Car Parking**

No vehicles shall be parked within the site following the first occupation of the development

REASON: To encourage sustainable transport use and preserve the character and appearance of the conservation area

**9. Provision of cycle Parking**

Space shall be made available for the secure parking of one cycle within the site before the use is first commenced.

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

**10. Tree Protection**

No development will take place on site until full details of tree protection for the Sycamore tree at 62 Navarino Road and Red Bud and Hawthorne trees at 64 Navarino Road, have been submitted to, and approved in writing by, the Council and until such approved protection has been erected on site.

Tree protection will be in accordance with BS5837:2005 (Trees in relation to construction - Recommendations) and will protect the root protection area calculated as described in Table 2 of that British Standard.

The protective fencing will be 2.4m high and conform to Figure 2 of BS5837:2005 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. On to this weldmesh panels should be securely fixed with wire or scaffold clamps.

REASON: In order to protect the existing tree during building operation and site works.

**11. Removal of Permitted Development Rights**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Part 1 Classes A-H to the second schedule to that Order.

REASON: In order to control future extensions in the interests of safeguarding the environment of adjoining occupiers.

**12. Accessibility**

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 development is adequately accessible for future occupiers.

**13. High Speed 1 Safeguarding**

Prior to the start of site investigations involving a borehole or trial pit deeper than one metre, details of the location and depth of site investigations including a method statement shall be submitted in writing and approved by the Local Planning Authority in consultation with HS1. This activity shall then be carried out only in compliance with the approved details unless previously agreed in writing by the Local Planning Authority in consultation with HS1.

REASON: To ensure that the borehole or trial pit is at an acceptable vertical and horizontal distance from HS1 infrastructure, and as such it does not compromise the integrity, safety or operation of HighSpeed1.

**14. Cross Laminated Timber**

The development hereby approved shall be constructed using cross laminated timber unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interest of sustainable development.

**B) The Sub-Committee grants delegated authority to the Director of Public Realm and Head of Planning (or in their absence either the Growth Manager or DM and Enforcement Manager) to make any minor alterations, additions or deletions to the recommended conditions as set out in the 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).**

**INFORMATIVES**

The following Informatives should be added:

SI.1	Building Control
SI.7	Hours of Building Works
SI.24	Naming and Numbering
SI.25	Disabled Person's Provisions
SI.28	Refuse Storage and Disposal Arrangements 1994
SI.57	CIL
SI.X	Non-standard Informative

The applicant is advised prior to development to contact Network Rail AssetProtectionAnglia@networkrail.co.uk prior to any works commencing on site, and also to agree an Asset Protection Agreement enable approval of detailed works.

**7 Hackney Marshes, North Marsh, London E10**

Submission of details pursuant to condition 5 (North Marsh Car Park Management Plan) attached to permission 2016/1018 dated 29/07/16.

(Councillor Fajana-Thomas was not in attendance at the start of the item and therefore did not take part in the vote).

7.1 The Planning Officer introduced the report, as set out in the agenda. It was explained that the application was being brought to the Planning Sub-Committee due to the wording of the condition requiring the consideration of details by Members before discharging.

7.2 Reference was made to the addendum, which set out the following amendment to the report:-

▪ Paragraph 3.3.1. Comments from Save Lea Marshes

I understand that some of the comments may well be considered irrelevant.

First, I have no expectations that users will abide by the rules and park as required. There are frequent breaches by car drivers using Cow Bridge, including filmed driving over red lights (which was provided for the public inquiry) and speeding. It is unclear who is responsible for monitoring traffic on the bridge or for managing the use of the bridge. The plan deals with the car park so I have to assume those people will not have any powers to act if there are problems on the bridge. This is not made plain. It is a narrow bridge which is often used by cyclists and pedestrians as well as cars. The road crosses a cycle/pedestrian path and it is a miracle nobody has been run down as drivers are unsighted at the top of the bridge and, if they are speeding, which occurs frequently, they have little chance of avoiding a runner or cyclist on the path.

Second, I am also curious to see how the car park is going to be monitored and what penalties will be exacted from people parking in the wrong spaces. I would expect the coach spaces will be occupied by cars as there are very seldom, if ever, going to be any coaches using this car park. As there are no charges I have to assume there will be no fines so how are abusers to be controlled? Are car owners going to be banned? The plan refers to 'enforcement' but provides absolutely no information about this, what it will consist of, how enforcement will be carried out, who will be taking enforcement action, etc, etc.

Third, regarding drop off, the reality is it is entirely unnecessary for any car to cross the bridge to drop off players (mainly children) as there is masses of space (double yellow lines) on the road to allow players to get out and walk over the pedestrian bridge. In fact the same applies to coaches and minibuses which could then park elsewhere. However, Hackney has chosen to encourage people to regard North Marsh as a parking area. Car drivers will take advantage of the opportunity to drive right up to the pavilion as this option is open to them, thus adding to both pollution and traffic dangers.

Fourth, Hackney has already breached its own policies by increasing in real terms the number of petrol/diesel cars it will allow to be parked on the Marsh by unnecessarily converting the electric car parking spaces into petrol/diesel car parking spaces. Instead of taking advantage of this to reduce car usage, Hackney decided to increase the amount of non-electric car parking by converting the electric car parking to non-electric car parking. In addition, Hackney has persuaded TfL to drop its car

parking reduction scheme on the false premise that the car parking at East Marsh was complementary to the car parking at North Marsh. No-one who would have parked at East Marsh would ever have walked all the way to North Marsh to play sport.

By acting in this way Hackney is encouraging users to travel by car from more distant locations to use the Marshes.

Officer note: There is no statutory obligation to consult and duty to consider comments from non-statutory stakeholders in Approval of Detail applications.

7.3 Celia Coram (Save Lea Marshes) and Tim Evans (Hackney Marshes Users Group) spoke in objection to the scheme, their comments are summarised as follows:-

- It was felt that access to the north marsh via Cow Bridge was unsafe.
- The location of the coach parking would be better located outside the sports centre.
- The CPZ would not cover the weekends, discussions needed to take place with the parking team.
- Tim Evans was of the view that charging should be introduced at the car parks at Hackney Marshes.
- It had been agreed that after March 2015 a travel survey would be carried out every two years. This had not been implemented and should be included within the travel plan.
- Mini bus use should be encouraged, in order to reduce the number of vehicles on site.
- Tim Evans praised the enforcement of the Hackney Marshes car park, following the last Planning Sub-Committee where this had been requested.

7.4 David White (Project Manager), Ian Holland (Head of Service) and Ben Chadwick (Transport Consultant WTG) spoke in support of the scheme, their comments are summarised as follows:-

- The north marsh pavilion was due to be completed around late December 2017 – early 2018.
- The application had been subject to extensive public consultation and the car park and pavilion had been previously deemed acceptable by the Planning Sub-Committee and the Planning Inspectorate.
- 160,000 people used the marshes each year, with people travelling from miles around to use the facilities. The site was subject to poor public transport links.
- The proposal represented the best option for the management of the marshes.
- The car park would only be used whilst the marshes were in operation and locked when not in use. There was also no charge for car parking. The car parks would be fully manned and the number of vehicles strictly monitored.
- Adequate parking provision was necessary for the success of Hackney Marshes.



- 7.5 In response to a question regarding the potential for car park charging, it was explained that the travel plan had not been implemented yet. Travel surveys would be undertaken bi-annually and figures monitored on an annual basis. There was a decision made as part of the original permission not to charge for parking.
- 7.6 In response to a question regarding coaches using Cow Bridge, the Head of Streetscene stated that this was not a material planning consideration. He added that following structural works, the bridge was now capable of taking coach vehicles and this would continue to be monitored.
- 7.7 The Planning Officer added that the established planning permission on the site incorporated a travel plan with a 5 year review mechanism. Therefore the number of vehicles using the car parks would be monitored and if it was found that they were not being used they would be removed. He added that mini buses were encouraged and confirmed that they could be accommodated within the site.

**Unanimously RESOLVED that:-**

<b>A) Condition 5 (Car Park Management) attached to permission 2016/1018 dated 29/07/16, be discharged.</b>
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**8 Springfield House, 5 Tyssen Street, London E8 2LY**

Replacement of existing windows and doors with double glazed steel windows and doors.

Post Submission Revisions:

The application has been revised to propose double glazed windows and doors with steel frames by Crittall. The W20 model is proposed which has hand finished silicone beading to glazing. This has changed the proposed frames to a thinner design.

- 8.1 The Planning Officer introduced the report, as set out in the agenda.
- 8.2 Reference was made to the addendum, which set out the following amendment to the report:-

▪ **4. Consultations**

- 4.5** A representation was received from *Dalston* CAAC today which objects to the proposal. They are considered that that the thickness of the proposed window frames and bars would not be the best match with the present appearance of the building. The application does not give evidence to demonstrate that it enhances the conservation area and we are not sure that aluminium is the most suitable material. To preserve the Crittall-type steel windows, secondary glazing should be considered.

*Officer's comment: The concerns have been addressed in the main Planning Sub-Committee Report before members. It is noted that the proposals have been amended during the course of the application and aluminium replacement windows are no longer proposed.*

- 8.3 In response to questions regarding the existing windows, the Conservation and Design Officer explained that the proposed windows were the closest example to the original windows as possible.
- 8.4 In response to a question from the Chair, the Conservation and Design Officer advised that none of the original windows would be retained as the property was not statutory listed. The previous application to statutory list the property had been refused and therefore the Council had locally listed it. The proposed windows were a bespoke model made by Critall and the only main difference was that they had a 16mm double glazing, which was viewed as a benefit.

**Unanimously RESOLVED** that:-

**A) Planning permission be GRANTED, subject to the following conditions:**

**1. SCB1N: Commencement within three years**

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.

**2. SCB0: Development only in accordance with submitted 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.

**3. SCM1: Materials to match**

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.

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.

**B) The Sub-Committee grants delegated authority to the Director of Public Realm and Regulatory Services and Head of Planning (or in their absence either the Growth Team Manager or DM and Enforcement Manager) to make any minor alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in the 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).**

**INFORMATIVES**

It is recommended that the following informatives should be added:

- SI.1 Building Control
- SI.7 Hours of Building Works

**9 Delegated Decisions Report - 14/07/17 - 25/08/17**

9.1 The report was NOTED.

**10 Any other business which the Chair deems urgent**

10.1 The Chair had drafted a letter to TfL regarding the latest plans for the narrowing of Seven Sisters Road, which he wished to be discussed at the Planning Sub-Committee and sent on behalf of Members. As well as the following letter, a masterplan layout and image of Seven Sisters Road were also circulated to Members:-

*‘Since about 2004 the planning service has supported the narrowing of the Seven Sisters Road in order to reduce community severance for the existing and new community of Woodberry Down. This has been supported by Berkeley Homes and the Planning Sub-Committee on many occasions.*

*Area Action Plans, Masterplans, Design and Access Statements and committee papers have all covered the same ground for over a decade. The following is taken from the first masterplan:*

*“Another aspect of encouraging social cohesion within Woodberry Down is provided by the emphasis on walking within the transport hierarchy. The Masterplan proposes to give walking a high priority within the transport network ..... The Masterplan envisages this road as becoming more akin to a ‘boulevard’ with wide footways, frequent pedestrian crossings and grand tree planting. This will be achieved by narrowing the road from 6 lanes to 4.”*

*The following from the second masterplan:*

*“A notable improvement is the narrowing of Seven Sisters Road, transforming it from a bleak arterial highway that divides the site into an animated, attractive and habitable London Street”.*

*The 5 February 2014 committee minutes report recommendation B included:*

*The applicants to pay the reasonable costs of reducing the width of Seven Sisters Road from 6 lanes to 4 and any reasonable mitigation measures. The cost of the works are to be confirmed. Prior to the commencement of the narrowing works a plan indicating the reduction of the width of the road from 6 lanes to 4 (“the works”) (including timing and the mechanisms for delivery) shall be submitted to and approved in writing by the LPA (in consultation with TfL).*

*The committee has discussed provision for cycling at one of the committee meetings because we were told the design was ‘flexible’. We suggested this*

**Wednesday, 6th September, 2017**

*best be accommodated in a wide inside bus lane because we wanted to maximise the benefits for the local community and minimise the severance effect of the road. This approach was supported by the Hackney Cycling Campaign.*

*The Committee's intention in agreeing the S106 is for a narrowed Seven Sisters Road, a tree lined boulevard that changed the look and feel of the street.'*

- 10.2 The Chair wished to remind TfL of the desire to reduce Seven Sisters Road from 6 lanes to 4, as detailed within the design and access statement, including the tree lined boulevard. This had previously been minuted at a Planning Sub-Committee held on 5 February 2014.
- 10.3 In response to a question from Councillor Hercock regarding designated cycling routes, as detailed in the penultimate paragraph of the letter, the Chair stated that this was a historic position of the Planning Sub-Committee.
- 10.4 Members agreed to a letter being sent to TfL regarding Seven Sisters Road, on behalf of the Planning Sub-Committee.

**Duration of the meeting: 18:30 – 20:00**

**Signed:**

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

**Contact:**  
Emma Perry  
0208 3563338  
emma.perry@hackney.gov.uk



<b>ADDRESS:</b> 1-3 Sheep Lane, London E8 4QS (Ion House)	
<b>WARD:</b> London Fields	<b>REPORT AUTHOR:</b> Toyin Omodara
<b>APPLICATION NUMBER:</b> 2016/3600	<b>VALID DATE:</b> 16/11/2016
<p><b>DRAWING NUMBERS:</b></p> <p>966_PL-ST-01            966_PL-EX-00            966_PL-EX-01            966_PL-EX-02            966_PL-GA-B1 PL2            966_PL-GA-00 PL2            966_PL-GA-01            966_PL-GA-02 PL2            966_PL-GA-03 PL2            966_PL-GA-04 PL2            966_PL-GA-05 PL2            966_PL-GA-06 PL2            966_PL-GA-RF PL2            966_PL-GE-01            966_PL-GE-02            966_PL-GE-03 PL2            966_PL-GS-01            966_PL-GS-02            966_PL-GA-101            966_PL-GA-102            966_PL-GA-103            966_PL-GA-104            966_PL-GA-105            966_PL-GA-106            966_PL-GA-107            966_PL-GA-108            966_PL-GA-109            966_PL-GA-110            966_PL-GA-111            966_PL-GA-112            966_PL-GA-113            966_PL-GA-114            966_PL-GA-115</p> <p><b>SUPPORTING REPORTS:</b>            Planning Statement, Design and Access Statement, Design and Access Statement Addendum, Transport Assessment, Transport Assessment Addendum, Energy Strategy Report, BREEAM Pre-Assessment Report</p>	

Preliminary Geo-Environmental & Geotechnical Assessment (Ground Investigation) Report (Final v2), Built Heritage Statement, Daylight and Sunlight Assessment, Preliminary Ecological Assessment, Flood Risk Assessment, Noise Assessment, Air Quality Assessment, Viability Assessment	
<b>APPLICANT:</b>  C/O Agent	<b>AGENT:</b>  CMA Planning 113 The Timberyard Drysdale Street London N1 6ND
<b>PROPOSAL:</b>  Demolition of existing buildings and erection of a part 2, part 5 and part 7, plus basement to provide 3,165sqm of office floorspace (Use Class B1) at basement ground and first floor level and 40 residential dwellings on the upper floors with 7 x 1 bed, 23 x 2 bed and 10 x 3 bed, together with associated amenity space, refuse storage and cycle parking facilities	
<b>POST SUBMISSION AMENDMENTS:</b>  Revision of Deck Access Arrangement Erection of Privacy Screens Provision of 18% affordable housing Contribution towards fit out of affordable workspace	
<b>RECOMMENDATION SUMMARY:</b>  Grant conditional planning permission subject to the completion of a legal agreement	
<b>NOTE TO MEMBERS:</b>  This application is referred to the planning sub-committee as the scale of development falls outside the scheme of delegation.	

**ANALYSIS INFORMATION**

ZONING DESIGNATION:	(Yes)	(No)
CPZ	A	
Conservation Area		No*
Listed Building (Statutory)		No

Listed Building (Local)		No
Priority Employment Area (PEA)	Yes	
City Fringe Opportunity Area	Yes	

\*Adjoins and would affect the setting of the Regent's Canal Conservation Area

<b>LAND USE DETAILS:</b>	Use Class	Use Description	Floorspace (sqm)
<b>Existing</b>	B1/B8	Office Storage and Distribution	619
<b>Proposed</b>	B1	Offices	3,165
	C3	Residential	3,031 (40 dwellings)

<b>RESIDENTIAL USE DETAILS:</b>				
	No. of Bedrooms per Unit			Totals
Type	1	2	3	
<b>Existing:</b>	None			
<b>Proposed:</b>				
<b>Private</b>	6	17	10	33
<b>Intermediate</b>	1	6	0	7
<b>Affordable Rent</b>	0	0	0	0
<b>Totals</b>	7	23	10	40

<b>PARKING DETAILS:</b>	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
<b>Existing</b>	0	0	0
<b>Proposed</b>	0	0	161

## 1. SITE CONTEXT

- 1.1 The proposal site is situated at the corner of Sheep Lane and Andrews Road to the north of Regent's Canal. The site is currently occupied by buildings ranging from 1-3 storeys and a large servicing yard providing storage and employee parking spaces. The site adjoins two recent developments to its north and west boundaries, with a part-5 and part-6 storey mixed use development at 4-6 Sheep Lane adjoining the site to the north and a 4 storey mixed use development at 16-29 Andrews Road (Northside Studios) to the west. The site is bounded by Sheep Lane to the east and Andrews Road to the South.

- 1.2 The surrounding area has a largely industrial character, influenced by its canal side setting. There are a mix of uses surrounding the site with predominantly commercial uses located at ground floor level with residential uses above. To the east of the site, beyond Sheep Lane, lies a residential terrace of four properties which is an anomaly in this largely commercial setting. The prevailing building heights surrounding the site range from 4-6 storeys. The site is not located within the Regent's Canal Conservation Area, however it is located in close proximity to the CA's boundary and is likely to affect its setting. The site does not comprise of a locally or statutory listed building, however the residential terrace located to the east of the site is locally listed. The site is located within a Priority Employment Area and within the commercial core of the GLA's City Fringe Opportunity Area.

## **2. CONSERVATION IMPLICATIONS**

- 2.1 The site adjoins the boundary of the Regent's Canal Conservation Area to the south. To the east of the site is a terrace of locally listed buildings at 35-38 Andrews Road.

## **3 RELEVANT PLANNING HISTORY**

- 3.1 None

## **4. CONSULTATIONS**

- 4.1 Date Statutory Consultation Period Started: 16/11/2016

- 4.2 Date Statutory Consultation Period Ended: 19/12/2016

- 4.3 Site Notice: Yes

- 4.4 Press Advert: Yes

- 4.5 Neighbours:

- 4.5.1 Consultation letters were sent to 112 nearby occupiers. 26 responses have been received objecting to the application.

- 4.5.2 The objections received can be summarised as follows:

- The proposed development would result in a loss of light to adjoining residential properties
- The development would result in an increase in noise pollution
- At 7 storeys, the development is out of scale with the surrounding area and would be an incongruous and dominant addition to the area.
- The building has a poor relationship with adjoining buildings and buildings in the wider area.
- The development would lead to a loss of light to nearby gardens
- The scale of the development would result in excessive extra traffic and pressure on limited parking spaces.



- The construction of the building would result in significant disruption to adjoining and nearby occupants.
- The proposed development would have a harmful overbearing impact on the nearby locally listed buildings.

4.5.3 The principles of the objections raised are addressed in the relevant sections of the main report.

#### **4.6 Statutory Consultees**

##### 4.6.1 Thames Water

No objection, subject to conditions and informatives.

##### 4.6.2 London Fire and Emergency

No objection

##### 4.6.3 Transport for London (TfL)

No objection to the proposal, subject to adequate safeguarding of the future operation of Ash Grove Bus Garage, the provision of a blue badge parking space, the provision of adequate facilities for cyclists, appropriate on site noise attenuation, adequate management of construction logistics and the provision of a travel plan prior to determination

##### 4.6.4 London Borough of Tower Hamlets

No observations to make

#### **4.7 Local groups/ Non-statutory consultees**

##### 4.7.1 Hackney Design Review Panel

###### *Background*

The site is currently in light industrial use and is under-utilised. The proposals seek to maximise the site's potential with a commercial led scheme that provides residential flats on the upper floors overlooking the Regents Canal.

###### *Scale & Massing*

The Panel consider the scale and height of the building to be acceptable and feel that the taller 7 storey proposal could be justified providing that it works hard in terms of its architecture, appearance and importantly its commercial offer. There was consensus that the building needs to make more of the corner and celebrate the views out over the canal and the additional light and outlook.

###### *Architecture & Materiality*

The Panel feel that the stepped form on the eastern elevation is generally unsuccessful and would result in blind corners and dust traps. Instead, the Panel encourage a more rigorous articulation of the façade and suggest that balconies are partly recessed so they do not dominate the building. The use of brick facings references the local context and was considered to be an appropriate response. However, there could be more reference made to the adjacent locally listed terrace.

#### *Layout & Active Frontages*

The Panel are concerned with the quality of the commercial offer, particularly in terms of light levels in the basement. The proposed light-wells are meanly sized and the Panel question how attractive the space would be to potential occupiers. The position of the bin stores next to the main entrance was considered to be poor and concerns were raised with the proposed core, deck access and bike store, which are all crammed in to a tight plan. The Panel agreed that all could work well providing the detail is right, which might include a simpler plan, repositioning of the core and defensible spaces on the access decks. There was consensus that the courtyard roof area at the rear should be made accessible to future occupiers.

#### *Conclusion*

The site creates an interesting opportunity for a fine piece of architecture on a tight angled corner on the north side of the canal. The Panel feel that the quality of the proposals do not match the occasion of the site. The deep plan design overdevelops the site to the detriment of light and quality of space for both commercial and residential units.

The applicants are encouraged to celebrate the corner, adopt a more rigorous articulation to the facades and significantly improve the commercial offer in terms of layout and light levels. The residential core and access should also be improved so that they are less crammed and more welcoming.

#### 4.7.2 The Hackney Society

The proposal addresses the corner as if it were a significant junction rather than a quiet canalside street; this misreading is even reflected in some of the accompanying visuals which misrepresent the towpath levels and the scale of traffic on the road. Aside from larger warehouse buildings and point blocks nearby, which are all set away from the streetside, the datum on either Andrews Road or Sheep Lane is more like 2 to 4 storeys than the proposed 5 and 7 storeys.

Any development fronting the street in the manner proposed – rather than using the depth of the corner site - must take care to preserve the amenity of the canal towpath and the pavement, assessing microclimactic impacts and preserving some sense of relief from sheer development which the north side of the canal enjoys at this point.

The design of the elevations is most incongruous at ground-floor level, where a

preponderance of glass and deeply recessed office frontage relates badly to the context and appears to be compensating for an ungenerous building line. Above, balconies are also questionable.

A smaller building with this form could succeed, with a rethink of the principal elevations.

#### 4.7.3 Canal and Rivers Trust

The Trust has no objection to the proposed design of the building. It sits to the north of the canal, and will therefore have limited impact on sunlight to the canal and its towpath. It is also separated from the canal by Andrew's Road, which helps reduce the impact of its proposed height on the character of the canal corridor, and should have limited impact on wind and navigation of passing boats. However, the development will bring additional occupants to the canal towpath as a convenient link from the site, as well as a valuable amenity space. We would therefore request a contribution towards improvements to the canal environment as part of the proposal.

#### 4.7.4 Central and South Hackney Conservation Area Advisory Committee

No response received

### **4.8 Other Council Departments**

#### Traffic and Transportation

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

#### 4.8.2 Pollution Control (Land and Air)

There are limitations to the investigation set out in the desk based study. The information is however sufficient to recommend approval on land contamination grounds, subject to conditions.

#### 4.8.3 Waste Management

No objection subject to conditions requiring details of waste storage.

#### 4.8.4 Noise Pollution

No objection subject to conditions.

**5 POLICIES**

**5.1 Local Development Framework (LDF)**

**Core Strategy (2010)**

- 6 Transport and Land Use
- 16 Employment Opportunities
- 17 Economic Development
- 18 Promoting Employment Land
- 19 Housing Growth
- 20 Affordable Housing
- 22 Housing Density
- 24 Design
- 25 Historic Environment
- 26 Open Space Network
- 27 Biodiversity
- 28 Water and Waterways
- 29 Resource Efficiency and Reducing Carbon Dioxide Emissions
- 30 Low Carbon Energy, Renewable Technologies and District Heating
- 31 Flood Risk
- 32 Waste
- 33 Promoting Sustainable Transport

**5.2 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
- DM14 Retention of Employment Land and Floorspace
- DM15 New Business Floorspace
- DM16 Affordable Workspace
- DM17 Development Proposals in Priority Employment Areas (PEAs)
- DM19 General Approach to New Housing Development
- DM21 Affordable Housing Delivery
- DM22 Homes of Different Sizes
- DM28 Managing the Historic Environment
- DM31 Open Space and Living Roofs
- DM37 Sustainability Standards for Residential Development
- DM38 Sustainability Standards for Non-Residential Development
- DM41 Contaminated Land
- DM43 Pollution and Water and Air Quality
- DM44 Movement Hierarchy
- DM45 Development and Transport

DM46 Walking and Cycling  
DM47 Parking, Car Free and Car Capped Development

Supplementary Planning Guidance/Documents (SPG/SPD)  
Planning Contributions SPD  
Sustainable Design and Construction SPD  
Public Realm SPD

### **5.3 London Plan 2016**

- 2.3 Growth areas and co-ordination corridors
- 2.13 Opportunity areas and intensifications areas
  - 3.1 Ensuring equal life chances for all
  - 3.3 Increasing housing supply
  - 3.4 Optimising housing potential
  - 3.5 Quality and design of housing development
  - 3.6 Children and young people's play and informal recreation
  - 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 individual private 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
- 4.10 New and emerging economic sectors
  - 5.1 Climate change mitigation
  - 5.2 Minimising carbon dioxide emissions
  - 5.3 Sustainable design and construction
  - 5.7 Renewable energy
- 5.11 Green roofs and development site environs
- 5.12 Flood risk management
- 5.13 Sustainable drainage
- 5.17 Waste Capacity
- 5.18 Construction, excavation and demolition waste
- 5.21 Contaminated land
  - 6.1 Strategic approach
  - 6.2 Providing public transport capacity and safeguarding land for transport
  - 6.3 Assessing the effects of development on transport capacity
  - 6.7 Better streets and surface transport
  - 6.9 Cycling
  - 6.10 Walking
  - 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
- 7.14 Improving air quality
- 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
- 7.19 Biodiversity and access to nature
- 7.24 Blue Ribbon Network
- 7.25 Increasing the use of the Blue Ribbon Network for passengers and tourism
- 7.27 Blue Ribbon Network: supporting infrastructure and recreational use
- 7.28 Restoration of the Blue Ribbon Network
- 7.30 London's canals and other rivers and waterspaces
- 8.2 Planning obligations
- 8.3 Community infrastructure levy

Strategic Policy Guidance/Documents (SPG/SPD)

City Fringe Opportunity Area Planning Framework

Housing SPG

Land for Industry and Transport Supplementary Planning Guidance Transport SPG

Affordable Housing and Viability SPG

**5.4 National Planning Policies**

National Planning Policy Framework 2012

National Planning Policy Guidance

**6. COMMENT**

**6.1 Background**

- 6.1.1 The proposal seeks the demolition of existing buildings and redevelopment of site for a mixed use part-2, part-5 part-7 storey building comprising 3,165sqm of commercial floorspace (B1 use) at lower ground, ground floor first floor level, and 40 residential dwellings (7x1, 23x2, 10x3 bed) on the upper floors, together with associated amenity space, cycle parking, access, boundary treatment and associated works.
- 6.1.2 The development proposes a 'v' shaped building (from the second to seventh floors) composed of two interlocking building forms fronting onto Sheep Lane to the east and Andrews Road to the south, meeting at the junction of the two roads at the southern corner of the site. The development occupies the entire footprint of the site at lower ground to first floor level.

- 6.1.3 The lower ground, ground and first floors provides B1 commercial floorspace on the majority of the floorplate, along with refuse/recycling facilities (split for residential and commercial users), a substation enclosure, residential core access and cycle parking facilities (split for commercial and residential users). Residential accommodation is provided at second to seventh floors via a single core. The residential core provide access via a stairwell and two lifts. Access to the individual dwellings is provided via an access deck.
- 6.1.4 External amenity space is provided for all dwellings, through the provision of balcony space. A communal amenity space is provided at fifth floor level. All other roof spaces are occupied by a mixture of green roofs and photovoltaic arrays.

## **6.2 Considerations**

- 6.2.1 The main considerations relevant to this application are:

- 6.3** The Principle of Development
- 6.4** Unit and tenure mix of housing provision
- 6.5** Design and appearance
- 6.6** Standard of accommodation
- 6.7** Impact upon amenity
- 6.8** Transport considerations
- 6.9** Energy and Sustainability
- 6.10** Other planning matters
- 6.11.** Planning Contributions and Community Infrastructure Levy (CIL)

- 6.2.2 Each of these is discussed in turn below.

## **6.3 The Principle of Development**

- 6.3.1 The proposal site is located within a Priority Employment Area (PEA) and as such the provision of employment floorspace is prioritised. Policy 17 of the Hackney Core Strategy specifies that mixed use schemes in PEAs can be supported provided that the non-employment uses, are ancillary to the provision of employment generating uses. Amongst the uses which can be supported are residential uses as long as auxiliary to a preferred employment generating use. The proposed development seeks to provide an employment-led development, where the majority of the new floorspace provided will be B1 (office) floorspace. In light of this it is considered that the proposed land uses are principally acceptable. The acceptability of the quantum of land uses is considered further below.

### Employment Use

- 6.3.2 The existing use at the site provides 619sqm of B1/B8 floorspace on land that occupies approximately one third of the site. The remaining land is used as a service yard and staff car parking. As a result, whilst there is an existing employment use on the site this is considered to be limited in nature and an

inefficient use of the land. The proposed development would provide 3,165sqm of commercial floorspace which represents a significant uplift and would be likely to be capable of supporting significantly more employees than the present use. In light of this, the proposed employment offer is considered principally acceptable.

- 6.3.3 In addition, the proposed development would involve the provision of improved, modern facilities and allow for a long-term provision of employment floorspace at the site. The proposed employment premises would be provided at ground and first floor levels, with appropriate accesses, lift to first floor and good supply of natural light. The employment areas of the development would be prominently located which would assist in preserving the commercial character of the area. Conditions can be imposed on any planning permission granted to ensure that appropriate fit out, flexibility, leasing and marketing is provided to ensure that the employment potential of the site is maximised.
- 6.3.4 Furthermore, in line with policy DM16, the applicant has agreed to the provision of 10% affordable workspace (approx. 316.5sqm), which will be secured in perpetuity as part of a legal agreement, a further contribution of £172,500 has also been secured to ensure a high specification fit out of the affordable workspace. In addition to affordable workspace provision, a Ways into Work contribution of £186,386.84 has been secured which will provide employment support to residents, through job brokerage, work placements, local labour programmes, supply chain management and programmes aimed at assisting SMEs
- 6.3.5 In light of the above, the employment offer is considered acceptable.

#### Residential Use

- 6.3.6 The Hackney Local Plan aims to meet the London Plan annual requirements for new housing. DMLP Policy 19 provides 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. Proposals for new housing development will be permitted provided they would not adversely conflict with other development plan policies, particularly in relation to design quality, amenity, environmental sustainability and employment land and floorspace.
- 6.3.7 It is noted that the proposed housing density on the site of 544 units per hectare exceeds the upper density range for a site of this size set out in London Plan policy 3.4. However, the London Plan makes clear that the density matrix is not intended to be used in an overly prescriptive manner and 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.
- 6.3.8 In light of the acceptability of the proposed commercial provision, and given the development provides an employment-led mix of uses in line with policy



objectives, the principle of residential accommodation is deemed acceptable in this location. The provision of residential units meets the housing need targets set out within London Plan policies 3.3 and 3.4.

#### **6.4 Unit and tenure mix of housing provision**

##### Unit mix

- 6.4.1 Core Strategy Policy 19 requires that housing provision supports mixed and balanced local communities. The Council's Housing Needs Assessment is part of the evidence base that underpins the Core Strategy, this identifies that the greatest housing need in the borough is for 2 and 3-bedroom family sized homes. This feeds into Policy DM22 of the DMLP which seeks a housing mix within new schemes which prioritises the provision of family sized housing and a balance between the numbers of smaller units. As a starting point an appropriate mix is considered to provide a third of all dwellings as family sized (3-bedrooms or more) dwellings with a greater portion of 2-bedroom dwellings than 1-bedroom dwellings.
- 6.4.2 The proposed development seeks to provide 18% 1-bedroom, 57% 2-bedroom and 25% 3-bedroom dwellings. Whilst the family sized accommodation (3+ bedrooms) is marginally less than the Housing Needs target set out in policy DM22, a good proportion of family sized accommodation is still provided, coupled with the requirement of more 2 bed than 1 bed units being delivered.
- 6.4.3 As such, it is considered on balance that the proposals would still provide a good mix of both smaller and larger units. The proposed units would help to meet the housing need of the Borough and would broadly accord with Core Strategy Policy 19 and London Plan Policy 3.19.

##### Housing Tenure

- 6.4.4 Policy 3.12 of the London Plan provides a framework for negotiating affordable housing in relation to development schemes. It states that the maximum reasonable amount of affordable housing should be sought having regard to: current and future requirements for affordable housing; the need to encourage rather than restrain residential development; the need to promote mixed and balanced communities, the size and type of housing need in particular locations and the specific individual circumstances of proposals, which includes the viability of the development. Policy 20 of the Core Strategy states that new housing above the 10 unit threshold should seek to meet a borough wide target of 50% of all dwellings subject to site characteristics, location and overall scheme viability. 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.
- 6.4.5 The applicant has provided a financial viability appraisal (FVA) in order to assess the maximum reasonable amount of affordable housing the development can provide. The FVA has been reviewed by an independent

external assessor under the supervision of the council's Strategic Property Services Team. The review of the viability assessment shows that when the developer's proposed benchmark land value, which has been based on the site's existing use value (and is approximately £6 million less than the actual price paid for the site), is inputted as a fixed item in the appraisal, that the development is capable of providing a total of 7 affordable housing units on site, and a £172,500 capital contribution to the fit out to the affordable workspace. (given the site is within a PEA).

- 6.4.6 The affordable housing provision reflects a developer's profit margin of just under 18% on GDV, which is deemed reasonable in the current market when consideration is given to the reported slowdown in the rate of sales in the residential market, as well as the high level of speculative commercial floorspace which is being delivered in the scheme.
- 6.4.7 This would equate to 18% 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 of affordable dwellings that could be provided on site, notwithstanding the policy presumption towards maximising employment floorspace on site.
- 6.4.8 It is noted the proposal would provide all of the affordable housing in an intermediate tenure whereas CS20 seeks a tenure split of 60% social rent and 40% intermediate. However, given the limited number of affordable homes the development can support, the need for social rented dwellings 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 homes that could be provided) the provision of 7 Shared Ownership dwellings accessed from a shared core is considered the optimum number that could have been secured on site in this case.
- 6.4.9 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 at the cost stated in the viability appraisal of £1.845 million. A clause is recommended within the Legal Agreement giving the Council pre-emptive rights to purchase the shared ownership units at the figures agreed. 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 registered affordable housing provider, with any overage in the value achieved shared between the applicant and the council.
- 6.4.10 Taking all of the above into account, it is considered that the proposal complies with the relevant policies regarding affordable housing.

## **6.5 Design and appearance**

- 6.5.1 The site is currently occupied by an open yard, parking and several ad hoc buildings in light industrial use. The Regents Canal Conservation Area is located immediately to the south and beyond is LB Tower Hamlets own Regents Canal Conservation Area, which includes two landmark gasholders. The gasholders are subject to a certificate of immunity from statutory listing, issued in 2015. A short row of locally listed Victorian terraced houses (2 storey plus basement) are located to the east of the site. Other buildings within the local area are in the range of 3 – 6 storeys.
- 6.5.2 The scheme was taken to Hackney's Design Review Panel (DRP) during the pre-application stage chaired by Louise Goodison. The Panel's comments are summarised within the consultations sections of this report.

### Demolition of existing buildings

- 6.5.3 The existing buildings on the site comprise low quality commercial buildings of minimal architectural merit. Given the condition of the site, it is considered that in the event that an acceptable scheme is brought forward for redevelopment of the site, the loss of the existing buildings is justified given the overall enhancement to the character and appearance of the surrounding area.

### Scale, Height and Massing

- 6.5.4 The scheme proposes full site coverage at basement, ground and first floor levels with a V-shaped building plan to the corner on the upper levels. The V shape comprises two interlocking blocks, which are both designed to respond to the different contexts on Andrews Road and Sheep Lane.
- 6.5.5 On Andrews Road, the block steps up to 5 storeys and then rises to 7 storeys at its highest point, whilst on Sheep Lane the building is 5 storeys along its full length, similar to the existing five storey block immediately to the north. The Council's early advice was that the scheme should be a maximum of 6 storeys in height. However, on further assessment, the proposed stepping up to 7 storeys is considered to create a better distinction between the two blocks and is visually more interesting in townscape terms.
- 6.5.6 The 7 storey element is only over part of the building and is acceptable in townscape terms, given the open aspect of the canal. Importantly, the building steps down on the corner to 5 storeys, in order to provide a more contextual response to the adjacent locally listed buildings, which are 2 storey plus basement. In addition, the faceted and interlocking form of both blocks breaks up the massing and adds visual interest. The overall massing strategy is therefore considered acceptable.

### Architecture, Elevations and Materials

- 6.5.7 The architectural approach to both blocks references a robust, modern warehouse typology with solid brick facings and punched, recessed openings.

- 6.5.8 The Andrews Road block is designed in a dark grey brick and incorporates a strong vertical emphasis and larger window openings at the ground and first floor levels to demarcate the commercial uses. On the upper levels, the elevation follows a regular grid pattern with evenly spaced, projecting balconies that add interest to the facades. There is a regular rhythm to the elevation with bays corresponding to the stepping up in the building form and also referencing the bay widths of adjacent developments, including the locally listed terrace. Further windows have been added to the eastern face of the taller block on Andrews Road to celebrate the views out over the canal in line with comments from the DRP.
- 6.5.9 On Sheep Lane, the two storey commercial plinth is continued, but the building is faced in a contrasting lighter grey brick. The use of brick as the main facing is in keeping with other buildings in the area and the grey tones are considered to have an industrial feel that is appropriate for the canalside setting and more suited to the contemporary appearance of the building. The regular grid pattern and rhythm of the bays is repeated on this elevation and lends the building a robust character. On both blocks, balconies, windows and signage are picked out in a bronze/brown coloured metal to add subtle hints of contrasting detail to the grey brickwork. Overall, the architectural approach is considered an appropriate response for this canalside site.

#### Impact on Heritage Assets

- 6.5.10 The proposed scheme affects the setting of the Regents Canal Conservation Area (LBH and LBTH), which are designated heritage assets and also affects the setting of the adjacent locally listed buildings, which are undesignated heritage assets. The proposed building, being of a contextual height and massing, high quality design and with an appropriate, warehouse style aesthetic is considered to have no adverse impacts on either the setting of the adjacent conservation areas or the locally listed buildings. There is no harm identified in relation to these heritage assets and the proposals are therefore considered to be compliant with paragraphs 132 and 135 of the National Planning Policy Framework, which deal with designated and undesignated heritage assets respectively.

#### Layout

- 6.5.11 The proposed scheme has undergone a number of layout changes since the DRP to address a number of concerns that were raised. The commercial offer has improved significantly through the introduction of internal lightwells and cutbacks and a larger reception area, accessed from Sheep Lane. The full fit out of the basement level, including the detail of the lightwells and commercial entrances will be secured by condition.
- 6.5.12 The main residential entrance is accessed from Andrews Road with direct access to the refuse store and provision of a larger lift for taking bicycles to the lower ground cycle store. On the upper levels, the proposed deck access arrangement allows for dual aspect units across all floors. This creates a single

core serving 11 units per floor on levels 2 – 4. This is beyond the maximum 8 units per floor recommended guidance by the London Housing Design Guide (Section 3.2.2). However, this is mitigated by a number of features: The deck access has a more generous 1.5 to 2 metres width (instead of the standard 1.2 metres) and the deck is cut back from all the facing windows in order to maintain privacy and allow light to the apartments below. Each deck access only serves 4 apartments per deck (the other apartments are accessed from the lift lobby). The entrance area to each residential unit benefits from a 2.7 metre wide deck area. These interventions are considered to provide a high quality, defensible layout that justifies the additional number of units served by the single core. In all other regards, the residential unit sizes, all apartments are dual aspect and rooms sizes and layouts are London Housing Design Guide compliant, on balance, the proposed layout is considered acceptable. Full details of the deck access and supporting structure detail will be secured by condition.

#### Public Realm

- 6.5.13 With regards to public realm, a condition is recommended to ensure that the hard landscaping around the block is in keeping with hard landscaping to the proposed improvement works at the junction of Sheep Lane and Andrews Road. Access to the rooftop courtyard has been provided for future occupiers in line with the DRP comments.

#### Conclusion

- 6.5.14 The proposed scheme maximises the site coverage at the lower floors whilst responding in a more contextual approach at the upper levels. The building rises to a maximum of 7 storeys, which is acceptable given the open aspect of the canal. The scheme has a modern industrial warehouse aesthetic with solid brick facings, punched openings and projecting balconies. Subtle hints of bronze/brown metal for the windows, balconies and signage add to the building's interest. The scheme's contextual response and high quality design is considered to be appropriate in the setting of local heritage assets and changes have been brought about in response to the DRP to significantly improve the commercial offer at the lower levels. The proposed deck access to the upper floors allows for dual aspect units throughout and the modified, cutback design of the decks along with their increased width is considered to justify the number of units served by the single core. Overall, the scheme is considered acceptable in design terms, subject to the conditions set out above.

## **6.6 Standard of accommodation**

### Standard of Commercial Accommodation

- 6.6.1 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.
- 6.6.2 The proposed development provides open plan office space that could be readily adapted to the needs of different types of occupiers, the floor space is served by a dedicated commercial lobby and core and separate accesses along the Andrew Road and Sheep Lane elevations. The floorspace is as such designed to allow for flexibility and subdivision. All of the units would benefit from natural light and generous floor to ceiling heights, particularly at ground and lower ground floor levels. Those at ground and first floor levels would benefit from large south and east facing floor to ceiling windows while the units at lower ground floor level would be provided with natural light through the provision of generous cutback voids at ground floor level. Details of the interface between the ground and lower ground floors through the cutbacks, including details of access via stairs within the voids, will be sought by condition. 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. Subject to the above, the standard of office accommodation proposed is considered acceptable.

### Standard of Residential Accommodation

- 6.6.3 The proposed development is considered to provide units of size and layout which would be in compliance with London Plan standards and Mayor or London's Housing SPG standards. 85% of the dwellings be provided with dual aspect which is supported, those units that are not provided with dual aspect would benefit from an open aspect across Regent's Canal. Although this requires the provision of deck accesses, these have been designed to provide defensible space to windows. In addition, the proposal would provide private external amenity space to all units, and shared communal amenity space, which is supported.
- 6.6.4 The proposed development would generally provide rooms which would receive adequate supply of light in accordance with BRE standards. In the instances where the average daylight factor to rooms is below the BRE standard, this relates to bedrooms and kitchens/dining rooms facing the courtyard and adjacent to deck accesses. The deck access appears to be the principle cause of the limited light levels. As the deck accesses are provided to facilitate the provision of dual aspect units, on balance the provision of light to residential properties is considered acceptable.
- 6.6.5 The proposal site is in a location which is sensitive to noise. The proposal would provide dual aspect accommodation, which in the majority of cases would face

the courtyard as well as Sheep Lane and Andrews Road, which is encouraged. In addition, the applicant has submitted a noise assessment, which recommends a number of measures to ensure acceptable internal noise levels are achieved. The Noise Assessment accompanying the application does not identify the bus garage as a potential source of noise which could impact on future residents on the site, given the potential for the expansion of the garage's capacity and operating hours as advised by TfL. In order to safeguard the amenity of future residents it is recommended that conditions covering internal ambient noise levels and adherence to the measures set out in Table 6 of the Noise Assessment are secured.

- 6.6.6 London Plan policy 7.2 seeks to achieve the highest standards of accessible and inclusive design. To ensure a fully accessible environment, London Plan policy 3.8 requires 90% of all new housing to be built to new nationally described housing standard Building Regulations M4 (2), which essentially replaces Lifetime Homes. The remaining 10% of the residential units should be wheelchair user dwellings, either Building Regulations M4 (3)(a) wheelchair adaptable and/or M4 (3)(b) wheelchair accessible.
- 6.6.7 The proposals have been designed to meet the London Plan standards. 36 units have been designed as accessible and adaptable dwellings in accordance with part M4(2) and 4 units have been designed in accordance with M4(3).

## **6.7 Potential Impact on Amenity**

### Daylight, Sunlight and Overshadowing Assessment

- 6.7.1 The assessment of the daylight, sunlight and overshadowing impact of the proposal on nearby sensitive receptors is informed by a Daylight and Sunlight Report submitted in support of the application. The methodology adopted for the assessment of daylight, sunlight and overshadowing is set out in the 2011 Building Research Establishment (BRE) Guidance. In accordance with BRE guidelines and with best practice, the assessments undertaken considered primarily residential properties. The submitted Daylight & Sunlight Assessment establishes that the residential uses surrounding the site that would be affected by the proposal in terms of daylight and sunlight would be those within Crystal Court (adjoining the site to the north), 16-29 Andrews Road (adjoining the site to the west) and 35 Andrews Road (located to the east of the site).
- 6.7.2 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.
- 6.7.3 When assessing daylight to existing properties, the primary methods of measurement are vertical sky component (VSC); and No Sky Line (NSL).

- 6.7.4 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 and 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.
- 6.7.5 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.
- 6.7.6 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.

35 Andrews Road

- 6.7.7 7 of the 9 windows assessed at this property for VSC meet the relevant BRE tests. The windows which fail the test appear to be either non-habitable windows (stairwell) or secondary windows to rooms served by light from other windows to the property. None of the rooms assessed fail the No Sky Line test or APSH tests. As such, the development is considered acceptable in terms of its impact upon daylight and sunlight.

Crystal Court

- 6.7.8 37 of the 51 windows assessed at this property for VSC meet the relevant BRE tests. 8 of the 14 of the windows which fail the test do so only marginally (20.2% – 25.9% reduction). The remaining windows would not fail the NSL test and would experience acceptable levels of daylight distribution. In terms of sunlight, 41 of the 46 windows assessed, would pass the APSH test. The 5 that fail would experience annual losses of between 22.2% and 33.3%, given the inner urban context of the site and the location of the affected windows, at ground and first floor within a development looking south over a largely cleared site, the impact of the development on sunlight to these windows is considered acceptable. On this basis, the development is considered acceptable in terms of its impact upon daylight and sunlight.



16-19 Andrews Road (Northside Studios)

- 6.7.9 In the case of the Northside Studios, 14 of the 19 windows assessed meet the relevant BRE tests for VSC and NSL. However, given the cleared nature of the adjacent site, these windows have a relatively high VSC and NSL for an inner urban area. Furthermore, the affected windows receive their light from the open side of the site directly over the proposal site. In this context, a significant reduction in daylight is considered unavoidable given the cleared nature of the adjacent part of the proposal site. Those that fail, in each case the rooms affected appear to serve bedrooms, which are considered by BRE guidance to be “less important” than living rooms for daylight/sunlight assessment. On inspection, the affected units are dual aspect with large south facing windows (overlooking the canal) serving the main habitable spaces within the dwellings. The main living spaces would as such retain good levels of natural light, and so the losses are not considered likely to result in a significant loss of amenity. In terms of sunlight, of the 2 south facing windows assessed, 1 window would fail APSH but would retain levels of annual APSH in excess of 20% which is considered acceptable given the urban location of the site.

Other Amenity Impacts

- 6.7.10 The proposal would introduce access decks at second to fourth floor level at the western edge of the development on its north facing elevation. These decks would overlook the existing residential windows and terrace (in the south east corner) at Northside Studios and so could lead to a loss of privacy. In order to remove overlooking harm, privacy screening is proposed to the eastern stretch of the deck access. A condition is recommended requiring details of the proposed screening in order to ensure the amenity of the adjoining residential properties is adequately safeguarded and further harm is not caused by the erection of the said screening. Whilst it is acknowledged that the relationship between the proposed new building and the windows and terrace at the south east corner of Northside Studios 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 size, design and position of the development in relation to other nearby building is such that it is considered unlikely there would be an unacceptable amenity impact in terms of overlooking, loss of privacy overbearing impact, increased sense of enclosure or loss of outlook.

Noise

- 6.7.11 The accommodation proposed as part of this development is deemed to reflect the existing surrounding context through providing predominantly C3 and B1 uses. The proposal has been reviewed by the Council’s Pollution Noise Service who raise no objection to development. A condition requiring plant noise restrictions are attached to safeguard against detrimental noise and disturbance impacts. The Noise Assessment accompanying the application does not identify the bus garage as a potential source of noise which could impact on future residents on the site, given the potential for the expansion of the garages capacity and operating hours as advised by TfL. In order to safeguard the

amenity of future residents it is further recommended that the measures set out in Table 6 of the Noise Assessment should be secured via condition.

- 6.7.12 The accommodation proposed as part of this development is deemed to reflect the existing surrounding context through providing predominantly C3 and B1 uses. The proposal has been reviewed by the Council's Pollution Noise Service who raise no objection to development. A range of conditions covering internal ambient noise level and plant noise restrictions are attached to safeguard against detrimental noise and disturbance impacts. The Noise Assessment accompanying the application does not identify the bus garage as a potential source of noise which could impact on future residents on the site, given the potential for the expansion of the garages capacity and operating hours as advised by TfL. In order to safeguard the amenity of future residents it is further recommended that the measures set out in Table 6 of the Noise Assessment should be secured via condition.

## **6.8 Transport considerations**

- 6.8.1 The proposal site is located at the junction of Sheep lane and Andrews Road, both operate as two way streets with some parking provided along sections with a 20mph speed limit with speed reduction measures present. The site has a PTAL rating of 5, which means that it has excellent accessibility to public transport. Cambridge Heath Station is within easy walking distance of the site, being located 300 metres to the south-east of the site while London Fields Station is 0.5mile to the north. There are numerous high frequency bus services operating within a short distance of the site from Ada Street and Mare Street. The site is also conveniently located for London Cycle Hire (45 spaces Ada St) and car club facilities located within easy walking of the development. 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 the Regents Canal towpath. The development site is located within Hackney Controlled Parking zone (CPZ) Zone J Queensbridge, which operates Monday to Friday 0830-1830 with a mixture of Permit Holders, Pay and Display and motorcycle parking provided in the vicinity of the site.

### Car Parking

- 6.8.2 The proposed development is entirely car-free. Given the location of the site in terms of public transport accessibility, a car-free development is considered to be appropriate and consistent with London Plan Policy 6.13. This is subject to the developer agreeing to planning obligation that removes residents' eligibility to obtain permits to park in permits bays in the surrounding CPZ. No off-street car parking is provided. There is a requirement for adequate disabled car parking to be provided for wheelchair users. Disabled car parking should normally be provided off-street. However, given the modest size of the site, the provision of off-street disabled car parking would diminish the quality of the offer at ground and lower ground floor level. On this basis the alternative, which is on-street disabled car parking provision is considered acceptable in this instance. The supporting parking survey demonstrates there to be sufficient capacity to

convert an existing parking space to an on street disabled parking bay without causing undue parking stress in the area. The survey also identifies on street parking spaces on Sheep Lane where on-street disabled car parking can be provided. The location of the potential spaces are within the recommended maximum distance of 50m from principle entrance (Inclusive Mobility, DfT). A disabled parking space can therefore be created by converting an existing parking space on Sheep Lane. The provision of an on-street disabled space on Sheep Lane is considered to satisfy the disabled car parking requirement. This can be secured by way of a s278 agreement.

#### Deliveries and Servicing

- 6.8.3 The servicing arrangements under the proposal are considered satisfactory. The development proposes to amend on-street parking arrangements in the vicinity of the site to provide a servicing bay on Andrews Road to the west of the junction with Sheep Lane and to provide a length of double yellow lines on Sheep Lane to service the commercial bin store. Given the size and nature of the commercial floorspace, this provision is considered adequate for the site. It is recommended that a condition be imposed on any planning permission granted to require the provision of a servicing and delivery plan to ensure that servicing and deliveries are acceptable.

#### Trip Generation

- 6.8.4 The number of car trips attracted by the development is not considered likely to have an unacceptable detrimental impact on the transport network. The proposed development should attract fewer vehicle trips than the existing use and the number of servicing trips is not considered likely to be significant. Public transport is likely to account for the majority of trips attracted by the development but given the modest nature of the development it is not considered that unacceptable pressure will be created on the existing public transport provision.

#### Public Realm and Highway Improvement Works

- 6.8.5 While noting the results of the survey PERS Streetscene officers consider that the S278 improvements to the junction of Sheep's Lane and Andrews Road to create a raised table to aid pedestrian movement and calm traffic is required and justified and would greatly help the setting of the building and help to create a better coherent urban realm. As such, the developer will enter into an S278 agreement with the highway authority to cover the cost of the highway and public realm improvement works consisting of a scheme of works to the Sheep Lane/Andrews Road junction, removal of the redundant vehicular crossovers and footway reinstatement, provision of a dropped kerb adjacent to the refuse store, new signage, etc. will also be required and set out in the scheme of works in the legal agreement.

Cycle Parking

- 6.8.6 161 cycle parking spaces are to be provided with a breakdown as follows: 90 long stay residential, including 1 adapted cycle space; 71 long 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 secured by condition.

Construction Logistics

- 6.8.7 Due to the sites location near a number of critical items of transport infrastructure such as the Ash Grove Bus Garage, a Construction Logistics Plan (CLP) will need to be prepared. This plan should look at the cumulative impacts of construction traffic for the area in terms of likely additional trips and mitigation required. Heavy Good Vehicle movements should be optimised to avoid the AM and PM peak hours where possible in order to reduce highway impact in the vicinity of the site. This plan should be secured by condition.

Travel Plan

- 6.8.8 A Draft Travel Plans was submitted in support of the planning application. A Full travel plans for both residential & commercial should be secured via legal agreement along with monitoring fees. The full travel plans should be carried out in accordance with TfL's best practice guidance.

**6.9 Energy and Sustainability**

- 6.9.1 The applicant has submitted an energy strategy which indicates that the development will achieve a 35% reduction in baseline carbon emissions through fabric efficiency measures, clean heating technologies and the installation of renewable energy technologies. The applicant has undertaken a BREEAM pre assessment on the commercial element of the development and has set out to achieve a BREEAM Excellent rating, a living roof will be installed across the site and incorporate the required Solar PV panels. In principle the development will meet all of Hackney's energy and sustainability requirement. The delivery of these measures can be secured by way of conditions imposed on any planning permission granted. Subject to this the proposed development is considered acceptable in terms of its sustainability

**6.10 Other Planning Matters**

Ash Grove Bus Garage

- 6.10.1 The northern section of the site sits adjacent to the Ash Grove Bus Garage which is owned by TfL and currently provides capacity for up to 170 buses. TfL has advised that Ash Grove could operate up to 24 hours per day and the intensity of use (for bus operations) may increase as a result of feasibility work being undertaken by TfL, the bus operator and LB Hackney in line with the aspirations as stated in the Hackney Central and Surrounds Masterplan. The Noise Assessment accompanying the application does not consider the

potential impact as a result of the increased use of the bus garage or its expansion over nearby properties. In order to safeguard the operations at Ash Grove and in order for the scheme to be considered compliant with London Plan policies 6.2 and 7.15 and the 'Land for Industry and Transport Supplementary Planning Guidance'. In line with advice from TfL it is recommend that the measures set out in Table 6 of the Noise Assessment should be secured via condition.

#### Regent's Canal

- 6.10.2 The development is located opposite an access point to Regents Canal which form part of the Blue Ribbon Network, a strategically important series of linked spaces which, among other important functions, provides a transport corridor, green infrastructure, heritage value and recreational opportunities and amenity. London Plan policies 7.25, 7.27, 7.28 and 7.30 specify that development proposal near the Blue Ribbon Network should restore, enhance and contribute to their active use, particularly as a transport use, where possible.
- 6.10.3 The development will bring additional occupants and users to the canal towpath as a convenient link to and from the site, as well as a valuable amenity space. As such, in line with the comments received from the Canal and Rivers Trust and in line with the above-mentioned policies a contribution towards improvement works to the canal towpath will be secured by way of a legal agreement.

#### Waste

- 6.10.4 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 of the proposed waste strategy.

#### Land and Air Pollution

- 6.10.5 Given the previous uses of the land the site has potential for land contamination. To address this, it is recommended that conditions be imposed on any planning permission granted to require investigation and remediation to be undertaken prior to the commencement of development. It is noted that the Council's pollution officers have indicated that further information should be provided to support the desk based study. However, if conditions are imposed requiring further investigation, this is not considered necessary in this instance.

#### Flood Risk/Drainage

- 6.10.6 The Council's Drainage Officer has assessed the submitted Flood Risk Assessment and considers the development acceptable in flood risk terms, subject to conditions.

#### Ecology

- 6.10.7 The application site comprises almost solely of hardstanding and buildings and

has been assessed as being of limited ecological value in the supporting ecological assessment. The site located near the Regent's Canal, a Site of Importance for Nature Conservation. However, it sits to the north of the canal, and will therefore have limited impact on sunlight to the canal and is considered to be of a distance and separation from the canal to not have an unacceptable impact on the ecology. Conditions are recommended requiring details of the proposed green roof and installation of integrated bird boxes to in order to improve the biodiversity of the site. Subject to the above, the development is considered acceptable.

## **6.11 Community Infrastructure Levy (CIL), and Planning Contributions**

6.11.1 The proposal involves the demolition of the existing building which has been in its lawful use for 6 of the last 12 months and the erection of new building with net additional floorspace of 6,196sqm. The development is as such liable for both Local CIL and Mayoral CIL. The Hackney and Mayoral CIL liability for the development is calculated as follows:

### 6.11.2 LBH CIL

3,031m<sup>2</sup> x £190 (New Residential Floorspace – Zone A) = £575,890

Nil charge for new commercial floorspace in this part of the borough

### 6.11.3 Mayoral CIL

5577sqm (2546+3031) x £35 = £195,195

6.11.4 Further recommended heads of terms for the legal agreement covering a car free agreement, affordable housing provision, local labour in construction commitments, land use mitigation, and works to the highway are set out in recommendation B.

## **7 CONCLUSION**

7.1 As such, the proposed development complies with pertinent policies in the Local Development Framework Core Strategy (2010) and Development Management Local Plan (2015), the London Plan 2016, and relevant national planning policies. Accordingly, the granting of planning permission for the demolition of the existing buildings and for the redevelopment of the site is recommended.

**8 RECOMMENDATIONS**

**Recommendation A**

8.1 That planning permission be GRANTED, 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 - 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 Materials to be approved (entire site)**

Details, including samples, of materials to be used on the external surfaces of the building, boundary walls and ground surfaces 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 external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area.

**8.1.4 Details to be approved**

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.

- a) Typical window and door details at 1:20
- b) Balconies and balustrade details at 1:20
- c) Ground floor elevations and signage of the building at 1:20
- d) Internal Commercial lightwells and entrances at 1:20
- e) Deck access and supporting structure, typical details at 1:20
- f) Details of privacy 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.

#### **8.1.5 No extraneous pipework**

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) 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.

#### **8.1.6 No roof plant**

No roof plant (including all external enclosures, machinery and other installations) other than that shown on the approved drawings 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.

#### **8.1.7 Hard Landscaping**

The hard landscaping around the building will be submitted and approved by the LPA.

REASON: To ensure that the hard landscaping treatment is in line with the hard landscaping of the highway.

#### **8.1.8 B1 Fit Out and Further Actions Strategy**

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. Full details of a fit out, marketing and further actions strategy for the uptake of the B1 premises. The strategy shall include, but not be limited to, details of the elevational treatment, entrances, wall, ceiling and floor finishes, plumbing, wiring and broadband connectivity details etc, 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, etc. shall include defined timescales for further actions to be undertaken.

The B1 space shall be fitted out in full accordance with the details approved prior to the first occupation of the residential properties hereby approved and will not be marketed otherwise than in accordance with the details approved unless otherwise agreed in writing by the local planning authority. In the event that the approved fit out and marketing are unsuccessful in finding occupier/s 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 of an adequate standard which meets local business need and is adequately marketed and provided to meet local business need

**8.1.9 Accessibility (Part M4(2))**

90% of 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.

**8.1.10 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.

**8.1.11 Internal Noise Levels**

Full particulars of a soundproofing scheme for insulation between the B1 floorspace and C3 accommodation hereby permitted and the façade treatment to the building (in line with the measures set out in Table 6 of the Noise Assessment hereby approved), shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the approved development. The approved soundproofing and façade treatment 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

*sound pressure levels should not exceed approximately 45 dB LAFmax more than 10-15 times per night*

REASON: To ensure that occupiers of residential properties achieve a satisfactory quality of amenity and in order to safeguard the future operation of nearby transport infrastructure in line with London Plan policies 6.2.

#### **8.1.12 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 10 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

#### **8.1.13 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.

#### **8.1.14 Cycle Parking**

Prior to the commencement of the relevant part of works, details of secure internal bicycle storage facilities for a minimum of 161 cycles, including details of access arrangements to storage areas, appearance, layout, stand type and spacing, shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented prior to the occupation of the development and shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that adequate provision for the safe and secure storage off bicycles is made for occupants and visitors.

#### **8.1.15 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 in consultation with Transport for London. 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.

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 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;

c) A demolition and construction waste management plan setting out how resources will be managed and waste controlled at all stages during the construction project;

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

#### **8.1.16 Green Roof**

Prior to commencement of the relevant part the work on site, the applicant is to submit to the Council, in writing, the following information:

- Full details of the proposed living roof installation, including cross sectional drawings, this is to include mounting details of the proposed Solar PV installation. The living roof will require at minimum an 80mm substrate base not including the proposed vegetative mat.
- A full roof plan detailing the exact location of the proposed 16.2 kWp solar PV array, and locations of any other roof plant.

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

#### **8.1.17 Energy and Sustainability – pre-occupation**

Before occupation of the residential elements of the development the applicant is to submit to the Council, in writing, the following information:

- Full air permeability test certification confirming that an average air permeability of 3m<sup>3</sup>/m<sup>2</sup>/hr@50pa was achieved across the whole development
- Full commissioning certificates of the proposed Solar PV array, carried out by an MCS registered installer, confirming the installation of a 16.2 kWp solar PV array
- Details confirming that the installed ASHP systems are registered on the Governments Energy Technology List.

Within 10 weeks of occupation of the commercial elements of the development the applicant is to submit to the Council, in writing, a BREEAM Post Construction Certificate confirming that the commercial element of the development has

achieved a BREEAM Excellent rating.

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

#### **8.1.18 Refuse 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.

#### **8.1.19 Land Contamination**

Development (not including demolition) shall not commence until outstanding desk study researches and physical site investigation work has been undertaken and fully reported on and a remedial action plan has been produced all to the satisfaction and written approved of the Planning Authority. Development will not commence until all pre-development remedial actions, set out within the remedial action plan, are complete and a corresponding pre-development verification report has been produced to the satisfaction of and approved in writing by the Planning Authority. Work shall be completed and reporting produced by a competent person/company in line with current best practice guidance, including the Council's contaminated land planning guidance. The Planning Authority and Contaminated Land Officer must receive verbal and written notification at least five days before investigation and remediation works commence.

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

#### **8.1.20 Land Contamination: Verification report and reporting of unexpected contamination**

Before occupation/use of the development a verification report shall be submitted to the satisfaction and writing approval of the Planning Authority. The verification report must fully set out any restrictions on the future use of a development and demonstrate that arrangements have been made to inform future site users of the restrictions. Work shall be completed and reporting produced by a competent person/company in line with current best practice guidance, including the Council's contaminated land planning guidance. The Local Planning Authority must receive notification at least five days before development and remedial works commence. Any additional, or unforeseen contamination encountered during the course of development shall be notified

to the Local Planning within 2 working days. All development shall cease in the affected area. Any additional or unforeseen contamination shall be dealt with as agreed with the Local Planning Authority. Where development has ceased in the affected area, it shall recommence upon written notification of the Local Planning Authority.

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

#### **8.1.21 Flood Risk**

Prior to the occupation of the development, a final scheme for the provision and implementation of flood resilient and resistance construction details and measures for the site and in the basement against surface water and groundwater flood risk shall be submitted to and agreed, in writing with the LPA. The basement should not be occupied until details of the flood mitigation measures outlined in the Flood Risk Assessment (ref: 15105 issued in August 2016 by Water Environment Ltd) has been completed. The scheme shall be carried out in its entirety before the basement is occupied and; constructed and completed in accordance with the approved plans in line with BS 8102:2009 code of practice for "protection of below ground structures against water from the ground" and BS 8582:2013 code of practice for "surface water management for development sites".

REASON: To ensure that the development provides sustainable urban drainage

#### **8.1.22 Bird Box Provision**

Details of bird and bat boxes to be implemented as part of the development, shall be submitted to and approved in writing by the local planning authority, prior to occupation of the development hereby approved

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

## 8.2 Recommendation B

That the above recommendation be subject to the applicant, the landowners and their mortgagees enter into a legal agreement under the Town and Country Planning Act 1990 (as amended) in order to secure the following matters to the satisfaction to the satisfaction of the Director of Public Realm and the interim Director of Legal Services

### Highways and Transportation

- Car-Free Agreement – to restrict residents and business uses 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 improvement works to the Sheep Lane/Andrew Road junction and all other required highway works in relation to the development
- Creation of an on street blue badge parking space
- Contribution towards the car club membership (£60 per unit within the development)
- Travel Plan and Travel Plan monitoring fee of £2,500.

### Ways into Work Contribution

- A ways into work contribution of £186,386.84 payable prior to the implementation of the development covering the construction (£30,050) and end use (156,336.84) phases 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 7 Shared Ownership units (1x1 bed, 6x2 bed) on site.
- Pre-emptive rights to the Council to purchase the shared ownership and units at the figures agreed in the viability assessment (£1.845 million).
- 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 (at a split to be agreed).

#### Affordable Workspace

- 10% of B1 floorspace shall comprise affordable workspace
- B1 floorspace to be practically complete, prior to first occupation of residential unit(s).
- A contribution of £172,500 towards the fit out of the affordable workspace

#### Canal Improvement works

- A contribution of £20,000 towards canal towpath improvement works

#### 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.

### **8.3 Recommendation C**

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 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).

**9**      **INFORMATIVES**

- 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 Provisions
- SI.27     Fire Precautions Act
- SI.28     Refuse Storage and Disposal Arrangements
- SI.32     Consultation with Thames Water
- SI.45     The Construction (Design & Management) Regulations 1994
- SI.48     Soundproofing
- SI.50     S106 Agreement
- SI.57     CIL
- NSI      The applicant/developer should refer to the current "Code of Practice for Works affecting the Canal & River Trust" to ensure that any necessary consents are obtained (<https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice>)
- 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.
- NSI      Surface Water Drainage - 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. The contact number is 0800 009 3921.






Signed ..... Date: 23 October 2017

**ALED RICHARDS – Director of Public Realm**

	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1	Hackney LDF and the London Plan	Toyin Omodara Planning Officer 020 8356 8095	2 Hillman Street, London E8 1FB

## PUBLIC NOTICE



**LONDON BOROUGH OF HACKNEY**  
 Notification of Planning Application  
 Town and Country Planning (Development Management Procedure)(England) Order 2015  
 DATE OF NOTICE: 28 NOVEMBER 2016

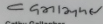
<b>Application Number:</b>	2016/3600
<b>Site Address:</b>	Iron House 1-3 Sheep Lane London E8 4GS
<b>Application Type:</b>	Full Planning Permission
<b>Development Description:</b>	Demolition of existing buildings and erection of a part 2, part 5 and part 7, plus basement to provide 3,165sqm of office floorspace (Use Class B1) at basement ground and first floor level and 40 residential dwellings on the upper floors with 7 x 1 bed, 23 x 2 bed and 10 x 3 bed, together with associated amenity space, refuse storage and cycle parking facilities
<b>Affects setting of Conservation Area:</b>	REGENT'S CANAL
	<b>MAJOR DEVELOPMENT</b>

Details of the proposal may be viewed at Ground Floor Reception Area, Hackney Service Centre, 1 Hillman Street, London, E8 1DY between Monday and Friday (excluding Bank holidays), and 9.00am – 5.00pm or by visiting our website at the details provided below.

Members of the public have 21 days from the date of this notice to comment on the application. Comments can be objections, expressions of support or observations. Further information regarding commenting on a planning application is available at [www.hackney.gov.uk/planning](http://www.hackney.gov.uk/planning)


Anyone who wishes to comment on the application should write to:-  
 Troyn Omotara at LB Hackney Planning Service, 2 Hillman Street, London E8 1PB (Please quote the Application Number given above).

Please send your comments to Hackney Planning Service, 2 Hillman Street, London E8 1PB  
 Or submit your comments on-line via the add-a-comment feature at [www.hackney.gov.uk/planning](http://www.hackney.gov.uk/planning) applications.



**Cathy Gallagher**  
 Assistant Director  
 Neighbourhoods and Housing Directorate

London Borough of Hackney  
(Planning)





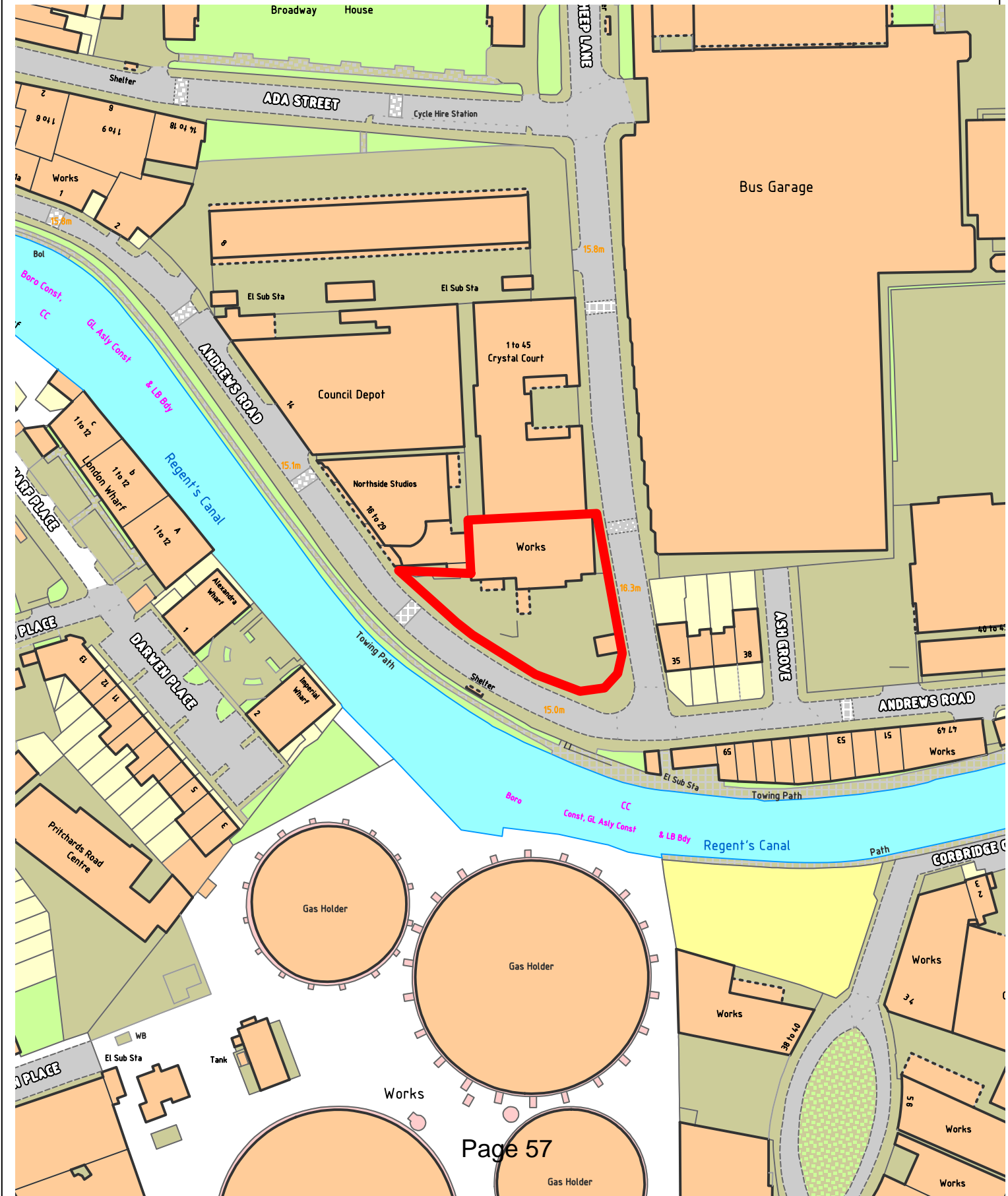
Date: 23/10/2017

Title: Ion House 1-3 Sheep Lane London E8 4QS

Scale 1:1250

Prepared by : Technical Support

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<b>ADDRESS:</b> Garnham Street Car Park, Garnham Street, London N16 7JA	
<b>WARD:</b> Stoke Newington Ward	<b>REPORT AUTHOR:</b> Catherine Slade
<b>APPLICATION NUMBER:</b> 2017/2373	<b>VALID DATE:</b> 03/07/2017
<b>DRAWING NUMBERS:</b>	
Site Location Plan, 060 EX001, 060 EX002, 060EX100, 060 EX101, 060 GA001G, 060 GA002060 GA003F, 060 GA004F, 060 GA005, 060 GA101G, 060 GA102F, 060 GA103G, 060GA104F, 060 GA105F, 060 GA201 and 060 GA202, Design and Access Statement, Anstey Horne Daylight and Sunlight Report ref. HS/RC/ROL7424, Sharon Hosegood Associates Arboricultural Impact Assessment Report ref SHA 454 and Transport Statement	
<b>APPLICANT:</b> Mr Michael Sinclair	<b>AGENT:</b> Nicholas Kirk Architects 210 Regents House 1 Thane Villas London N16 9HP
<b>PROPOSAL:</b> Erection of a four storey building over ground, first, second and third floors providing 7No. residential units	
For the purposes of consultation only, the proposed accommodation comprises 2No. one bed flats, 3No. two bed flats and 2No. three bed flats.	
<b>POST SUBMISSION REVISIONS:</b> <i>the arrangement of the main entrance has been modified to enhance appearance and security through the introduction of a perforated metal gate.</i>	
<b>RECOMMENDATION SUMMARY:</b>	
Grant conditional planning permission subject to a legal agreement.	
<b>NOTE TO MEMBERS:</b>	
This application is referred to members due to the level of public interest.	

**ANALYSIS INFORMATION**

ZONING DESIGNATION: (Yes) (No)

CPZ	Yes – E	
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>	<i>Nil</i>	<i>Hard surfaced area formerly used as private car park</i>	N/A
<b>Proposed</b>	<i>C3</i>	<i>Residential dwellings</i>	648.3m <sup>2</sup>

RESIDENTIAL USE DETAILS:	Residential Type	No of Bedrooms per Unit				
		1	2	3	4	5+
<b>Existing</b>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>
<b>Proposed</b>	<i>Flats</i>	<i>2</i>	<i>4</i>	<i>2</i>	<i>0</i>	<i>0</i>
<b>Totals</b>	<b><i>(Total = 7)</i></b>					

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
<b>Existing</b>	<i>17</i>	<i>0</i>	<i>0</i>
<b>Proposed</b>	<i>0</i>	<i>0</i>	<i>16</i>

**1. SITE CONTEXT**

- 1.1 The proposal site is a hard-surfaced open plot of land enclosed by a chain link fence which has historically been used as a private car park. It is located to the north Garnham Street (to the west of a turning area off the main highway), an unclassified public highway predominantly characterised by residential uses.
- 1.2 It is located immediately to the south of 16 Northwold Road (Sunstone House), a locally listed building, and abuts 15 Garnham Street, a two storey

end of terrace dwellinghouse, to the west and outbuildings associated with a public house fronting onto Northwold Road to the east. To the south and west of the site, across Garnham Street, are three storey houses, maisonettes and flats which make up the mid twentieth century development of Garnham Close and Sandford Walk.

- 1.3 There is considerable architectural heterogeneity within the immediate context of the site, in terms of age, materiality, form and massing, including, to the north of Northwold Road, Raines Court, a substantial contemporary six storey development.
- 1.4 The site has no specific environmental, economic or other Development Plan designations, however it is located within the Crossrail 2 safeguarding area. The site is excluded from controlled parking zone (CPZ) E (EXT) but located immediately adjacent from, and enclosed by, the CPZ. The site may have been deliberately excluded from the designated zone at the time of designation, possibly due to the use of the site as a car park. It has a PTAL rating of 6a, where 0 is “worst” and 6b “best”. The site has a dropped kerb providing vehicular access from the turning point to the east of the site.
- 1.5 The site is located in an area designated as a site of potential concern in respect of contaminated land. It is not located within an area recorded as being prone to fluvial or surface water flood. There are three street trees located to the immediate south of the site.

## **2. CONSERVATION IMPLICATIONS**

- 2.1 The site itself is not located within a conservation area and does not contain any statutory or locally listed buildings, however it is located in close proximity to a number of heritage assets.
- 2.2 The building to the immediate north of the site, 16 Northwold Road (Sunstone House) is locally listed. This building is a striking two storey property comprising an octagonal main hall with ancillary accommodation of lesser scale to the rear. The building addresses Northwold Road and the rear (adjoining the proposal site) is of lesser interest. The public house located at the junction of Garnham Street and Stoke Newington High Street, the Jolly Butchers, is also locally listed. This premises is located approximately 73m to the west of the application site, however the proposed development would be seen in views of the premises.
- 2.3 Similarly, although the site is not located within a conservation area, there are two such designated areas close to it, Stoke Newington Conservation Area (eastern boundary 54m to the west) and Northwold & Cazenove Conservation Area (western boundary 30m to the east). In both cases, the proposed development would be visible in views of, and from, the conservation area.
- 2.4 The site is not located within an archaeological priority area.

**3. RELEVANT HISTORY**

- 3.1 04/10/1999 - Planning permission APPROVED for the erection of a row of five two- storey houses and retention of 12 parking spaces (NORTH/103/99/FP).
- 3.2 16/06/1999 - Planning permission APPROVED for the erection of a community hall (NORTH/159/99/OUT).
- 3.3 There is an application currently under consideration for the change of use of Sunstone House to a theatre which is being considered under the scope of 2017/3175. The application necessitates the provision of part of the current application site as a means of emergency access to the rear of Sunstone House; the current application has been designed in order to accommodate this.

**4. CONSULTATIONS**

- 4.1 Date Statutory Consultation Period Started: 26/07/2017
- 4.2 Date Statutory Consultation Period Ended: 04/09/2017
- 4.3 Site Notice: Yes
- 4.4 Press Advert: Yes
- 4.5 Consultation letters were sent to 79 neighbouring occupiers. 13 letters of objection from 10 households have been received raising the following grounds:
- Design, including scale (height and massing), materiality, architectural detailing and visual relationship to existing buildings and roofscape;
  - Harm to the setting of Sunstone House;
  - Over-development of the site;
  - Impact on residential amenity by way of loss of light/overshadowing, loss of privacy/overlooking and noise;
  - Loss of off street parking (and resultant impact on local businesses), increased pressure for on street parking (lack of on site car parking provision for occupiers) and increased traffic generation;
  - Ownership of Garnham Street, maintenance contributions and access arrangements thereof;
  - Impact on public safety of users of Garnham Street (increased sense of enclosure/loss of openness and increased likelihood of road traffic accidents);
  - Lack of provision of affordable housing within the scheme;
  - Additional strain on local services;
  - Disturbance during the construction process;
  - Impact on property values; and
  - Quality of submission in terms of being able to understand the



proposal and robustness of the consultation process.

- 4.6 The above objections, plus all other material planning considerations, are addressed in the relevant sections of the report.

#### **Statutory Consultees**

- 4.7 English Heritage (GLASS): raise no objection.
- 4.8 TfL (Crossrail 2 Safeguarding): raise no objection subject to conditions and informatives relating to detailed design and construction method statements for all structures proposed at ground floor level and below.
- 4.9 TfL (Transport for London Road Networks): raise no objection subject to a condition securing the provision of the proposed bicycle storage.

#### **Other Council Departments**

- 4.10 Environmental Protection – Land: raise no objection to the proposal subject to a condition and informative.
- 4.11 Landscape: Raise objection to the loss of trees but confirm that replanting could be achieved within the local area to offset loss.
- 4.12 Recycling and Refuse: raise no objection.

### **5 POLICIES**

#### **5.1 Local Development Framework (LDF)**

##### **Core Strategy (2010)**

- 6 (Transport and Land Use)
- 19 (Housing Growth)
- 22 (Housing Density)
- 24 (Design)
- 25 (Historic Environment)
- 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)
- DM19 (General Approach to New Housing Development)

DM22 (Homes of Different Sizes)  
DM28 (Managing the Historic Environment)  
DM35 (Landscaping and Tree Management)  
DM37 (Sustainability Standards for Residential Development)  
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, Car Free and Car Capped Development)

## **5.2 London Plan (2016)**

3.2 (Improving Health and Addressing Health Inequalities)  
3.4 (Optimising Housing Potential)  
3.5 (Quality and Design of Housing Developments)  
3.6 (Children and Young People's Play and Informal Recreation Facilities)  
3.8 (Housing Choice)  
5.2 (Minimising Carbon Dioxide Emissions)  
5.3 (Sustainable Design and Construction)  
5.10 (Urban Greening)  
5.13 (Sustainable Drainage)  
5.14 (Water Quality and Wastewater Infrastructure)  
5.15 (Water Use and Supplies)  
5.21 (Contaminated Land)  
6.2 (Providing Public Transport Capacity and Safeguarding Land for Transport)  
6.3 (Assessing Effects of Development on Transport Capacity)  
6.5 (Funding Crossrail and Other Strategically Important Transport Infrastructure)  
6.9 (Cycling)  
6.13 (Parking)  
7.1 (Lifetime Neighbourhoods)  
7.2 (An Inclusive Environment)  
7.3 (Designing Out Crime)  
7.4 (Local Character)  
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)  
7.19 (Biodiversity and Access to Nature)  
7.21 (Trees and Woodlands)  
8.2 (Planning Obligations)

## **5.3 SPD/SPG/Other**

Hackney Planning Contributions SPD (2015)  
Hackney Sustainable Design and Construction SPD (2016)  
Mayor of London's Character and Context SPG (2014)  
Mayor of London's Housing SPG (2016)  
Mayor of London's Shaping Neighbourhoods: Play and Informal Recreation SPG (2012)  
Mayor of London's Sustainable Design and Construction SPG (2014)

#### **5.4 National Planning Policies**

National Planning Policy Framework 2012 (Chapters 4 Promoting Sustainable Transport, 6 Delivering a Wide Choice of High Quality Homes, 7 Requiring Good Design, 10 Meeting the Challenge of Climate Change, Flooding and Coastal Change and 11 Conserving and Enhancing the Historic Environment)  
National Planning Policy Guidance 2014 (and ongoing)  
Nationally Described Space Standards 2015

### **6. COMMENT**

#### **6.1 Background**

- 6.1.1 The application seeks planning permission for the erection of a part single storey, part three storey, part four storey building with balconies to all elevations.
- 6.1.2 The proposed development would infill the existing hard surfaced space with the exception of the northern margin and south east corner, which would provide a private garden and access to Sunstone House in the former case, and landscaped areas in the case of the latter.
- 6.1.3 The building would have a maximum width of 20m (16.2m above ground floor level) and depth of 20m (18m above ground floor level), reflecting the square proportions of the majority of the site. The single storey elements in the north and east of the site would provide covered access between Sunstone House and Garnham Street and a shared access and refuse store for occupiers of the development respectively. The two storey element would abut 15 Garnham Street and be flush with its front elevation, resulting in it being set back by 5.5m in relation to the main front elevation of the proposed building.
- 6.1.4 The building would have a flat roofed form with a parapet height of 12.6m. A lift overrun and stair light would be located in the centre of the rear part of the building; this would have a maximum height of 13.4m, falling to 12.9m to the rear of the building. The glazed stairwell would project beyond the rear elevation of the building at second and third floor levels by 1m.
- 6.1.5 The architectural approach taken is modernist, and can be viewed as an assemblage of interlinking blocks, some of which, by way of the use of piloti at ground floor level and recessed balconies at upper floor levels, are

visually framed by others, allowing the building to float at first floor level and recede at second and third floor levels. This sense of visual depth would be reinforced by the proposed materiality of the building, which would include textured brickwork on more prominent elevations at first and second floor levels and precast concrete profiled panels at the recessed ground, second and third floor levels, which at second and third floor levels would also incorporate chamfered concrete mullions to key openings.

- 6.1.6 The development would provide seven self-contained residential units, with a housing mix of 2No. one bed units, 4No. two bed units and 2No. three bed units. Of the three bed units, one would be provided at ground floor level and would be wheelchair accessible to Building Control Part M4(3). This unit would have a private access in the west of the site and a private garden in the north west, however the remainder of the units would be provided at first floor level and above, accessed by means of a shared entrance in the west of the site and a central stair and lift core. These properties would be provided with private amenity space by way of balconies.
- 6.1.7 As the proposal would result in the provision of seven residential units, the scheme falls below the threshold for provision of affordable housing.

## **6.2 Land use**

- 6.2.1 There is a general presumption within the Development Plan in favour of residential development, subject to all other material considerations, including adopted policies relating to design, amenity, impact on heritage and landscape assets, environmental quality and sustainability.
- 6.2.2 In this case, the proposal would result in seven additional residential units in a sustainable location not safeguarded for other purposes in the Development Plan and well served by local facilities and services, including public transport.
- 6.2.3 The land is hard surfaced and represents previously developed land associated with Sunstone House. Whilst it is noted that the loss of the land to Sunstone House could in theory be potentially detrimental to the viability of Sunstone House, it is considered that this would be unlikely in the circumstances of this case given the high PTAL rating of the site. Furthermore, the incorporation of a means of emergency access for the neighbouring property, which would be secured by way of legal mechanism, would contribute towards allowing the building to survive for commercial purpose. In addition, the need for onsite parking to serve Sunstone House is fatally undermined by the concurrent application for a change of use of the building to a theatre, which would not be in the process of being progressed in the event that the success of such an establishment would hinge on the provision of private car parking for staff or patrons.

6.2.4 For these reasons, the principle of new residential development in land use terms is considered to be acceptable, subject to all other policy and material considerations.

### **6.3 Design (including impact on heritage assets) and quality of accommodation**

6.3.1 The high degree of architectural heterogeneity in the local area, which includes buildings from the Victorian, interwar and postwar period, as well as more contemporary large scale development in the form of Raines Court to the north of Northwold Road which is seen in views of the site, is considered to allow for expansive architecture such as that proposed. In light of this degree of heterogeneity in the streetscape, it is considered that the introduction of a further form of architectural expression would not, subject to detailed quality, be unduly detrimental to the character of the local area, or the use of a specifically contemporary architectural approach to be out of keeping with the setting.

6.3.2 In terms of the detailed architecture of the proposal, the approach taken is considered to represent a high quality of design, which takes its cue from the somewhat austere character of the twentieth century developments that make up the immediate context, whilst providing interesting flourishes in respect of the relationship between forms and the articulation of the building as a whole. The development would serve to provide a coherent link between the older buildings to the north and the more recent development to the south, whilst the associations between the interlocking elements of the mass would allow for a sensitive transition between the building and neighbouring properties, resulting in the proposed development sitting comfortably within its surroundings.

6.3.3 The proposed materiality of the building is intrinsic to the quality of the architecture and its success as a prominent building. The development would be predominantly finished with a variety of brickwork and concrete which would enhance its physical and visual articulation, and provide legibility to the design. This materiality is considered to be complementary to that of the surroundings, although a condition requiring the submission, approval and implementation of details of these matters, including a sample board, as well as a similar condition relating to openings is considered reasonable and necessary in the circumstances of this case. Although the proposed accommodation is flatted and therefore would not benefit from permitted development in respect of extensions, a condition restricting permitted development rights in relation to means of enclosure is considered appropriate in this case in order to safeguard the architectural coherence of the scheme.

6.3.4 It is recognised that the proposed building would be of greater height than the neighbouring buildings arranged along Garnham Street, and would be comparable to those fronting onto Northwold Road. Whilst the building would be set down in relation to the lantern light at the apex of Sunstone House, the building would exceed the eaves heights of the locally listed

building. It is also accepted that the massing of the building would exceed that of the other properties that make up the immediate streetscape of Garnham Street.

- 6.3.5 However, this is a prominent site located at a key focal point in Garnham Street, being readily visible in long views from the south and east, as well as from the Northwold and Cazenove Conservation Area. It is not uncommon for landmark buildings on sites such as this to be of greater scale than others. It is also the case that the existing buildings along Garnham Close form a streetscape which, notwithstanding their lower heights, is formed of substantial buildings in their own right which benefit from a very strong and consistent character, and as a result can “take” the introduction of a robust insertion such as this, and would act as a suitable foil for the proposed development. Furthermore, the building would be seen against not only the premises along Garnham Street itself, but also the taller buildings fronting onto Northwold Road, which would soften the visual impact of the building in wider views.
- 6.3.6 The main front elevation of the proposed building would abut the pavement above ground floor level, but would be set back by 1.75m and landscaped at ground floor level and set back by the same amount at third floor level. Although this would bring the building forward of the junction with the adjoining premises, this arrangement is considered an appropriate response to the context in the circumstances of this case. The building lines of Garnham Street are characterised by the arrangement of the properties making up Garnham Close and Sandford Walk, which are built directly up to the pavement and the irregular front elevation to numbers 7-15 Garnham Street, which in sections steps forward to approximately 1m from the public highway. The proposed relationship of the building to the public realm is considered to represent a responsive transition between these two approaches. It is noted that concern has been raised in respect of an increased sense of enclosure to Garnham Street, however the development would not encroach upon the public highway, which is considered to be of a suitable width, and it is not considered that the introduction of the proposed building would result in unsafe conditions for pedestrians or other road users, and indeed, would result in enhanced surveillance of the public realm.
- 6.3.7 Whilst it is recognised that the proposal would result in development that would effectively screen the locally listed building from views of Garnham Street, this is not considered to be unacceptable in principle, subject to quality of design. As set out above, the locally listed building presents its main elevation to the north and Northwold Road, and the impact on these key views would be minimal, whilst the rear is made up of service areas that, on inspection of historic maps, would not have been presented in public views. The proposal would be visible in views from and of two conservation areas, however these would be distant and the presence of the building would preserve and enhance them. The proposal therefore complies with the relevant Development Plan policies on the assessment of impact of development on heritage assets and the tests set out in Section

72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and paragraphs 134 and 135 of the National Planning Policy Framework 2012.

- 6.3. In respect of quality of accommodation, the proposed development satisfies the requirements of the Nationally Described Space Standards in respect of gross internal floor area, bedroom size and provision of private amenity space, and floor to ceiling height. Whilst there is no provision for internal storage, given the generous unit sizes and in particular the substantial main living, kitchen and dining areas, this is considered to be acceptable in this case. The layout is logical and legible and the units would be multi-aspect.
- 6.3.10 For these reasons, the proposal is considered to be acceptable in respect of its general and detailed design, impact on and relationship to neighbouring properties and the wider streetscape including heritage assets, and quality of accommodation provided.

#### **6.4 Impact on amenity of adjoining occupiers**

- 6.4.1 Development Plan policy requires that proposals should be appropriate to their location and should be designed to ensure that they will not result in significant adverse impacts on the amenity of occupiers and neighbours. This is supported by the Council's adopted policy DM3 which states that "*development proposals should be appropriate to their location and should be designed to ensure that they will not result in significant adverse impacts on the amenity of occupiers and neighbours.*" The assessment of impact on the residential amenity of occupiers of neighbouring properties is customarily considered to relate to light and outlook, and privacy, and concerns have been raised in these respects.

##### Impact in terms of light and outlook

- 6.4.2 Neighbouring properties have windows that could potentially be affected in respect of light, and the applicants have submitted a Daylight and Sunlight Report accordingly. The impact of the development on windows is customarily assessed in respect of the 45 degree and 25 degree assessments. The 45 degree assessment, which applies to new development adjacent to existing buildings, requires that proposals will not intersect a 45 degree splay in both horizontal and vertical planes. The 25 degree assessment, which relates to new development in front of existing openings, requires that the eaves and ridge of a proposed building will not intersect a hypothetical line drawn at an angle of 25 degrees from the centre of the relevant openings.
- 6.4.3 The report concludes that there would only be minor transgressions of the BRE guidance, which would comprise a shortfall of 3% in respect of APSH (annual probable sunlight hours) to a bedroom within 20 Northwold Road; a shortfall of 0.29 (in terms of the proportion of its former value, 0.71 rather than the target of 0.8) to the kitchen/diner of 10 Garnham Close (which has a depth of 5.4m and a VSC [vertical sky component] of 26%); and 15

Garnham Street, which would see shortfalls in VSC to four windows, of which three would retain satisfactory DD, which is considered on balance to be acceptable. The remaining window, which is located above the entrance, is understood to serve a non-habitable space, and for this reason the non-compliance in respect of this opening is considered to be acceptable. Light to the garden would be affected, however this would result in a situation similar to other properties within the terrace and is not considered to represent justification for refusal of the application.

- 6.4.4 It is noted that other openings would fail the light assessment, however these are not believed to serve habitable rooms, for example the ground floor accommodation of 20-22 Sandford Walk, which are served only by a front door and a high level, obscure glazed opening.
- 6.4.5 Concern has been raised that the impact of the proposal on 4-14 Northwold Road has not been fully assessed, however the separation distance between this premises and the application site, and the fact that other, closer premises have not been found to be detrimentally impacted, are considered to indicate that the proposal would not result in material harm in respect of light to the residential amenity of occupiers of this property.
- 6.4.6 In respect of outlook, the spatial relationships involved and the presence in most cases of an intervening highway are such that it is considered that the only premises that could be compromised by way of harm to residential amenity by way of outlook would be 15 Garnham Street. This proposal would result in the introduction of a substantial building in close proximity to its western boundary, however the stepped design of the rear elevation in terms of both floor plan and elevation and the provision of a garden area in the north west corner of the site are such that it is considered that the impact in respect of outlook would be successfully mitigated.

#### Impact in terms of privacy

- 6.4.7 In respect of privacy, the proposal has the potential for overlooking of neighbouring properties, and whilst concerns have been noted, it is considered that the design of the proposal in terms of the position and orientation of openings and balconies, the use of chamfered concrete mullions, the provision of privacy screening to external amenity spaces and the layouts, is effective in mitigating this impact, subject to conditions requiring the submission and implementation of details of screening and retention of obscure and fixed glazing.
- 6.4.8 It is noted that Garnham Street is a relatively narrow road, however the presence of a public highway intervening between the development and the properties to the south and east of Garnham Street diminishes the harm that would potentially occur as a result of the introduction of openings to facing elevations.



- 6.4.9 A condition removing permitted development rights in respect of roof extensions is not considered to be reasonable and necessary as the properties, as flats, would not benefit from permitted development rights.
- 6.4.10 It is noted that objection has been raised in respect of noise disturbance as a direct result of the development and by way of the construction period. In relation to the latter, there is no reason to believe that the proposed residential use would give rise to noise over and above that which would result from any other residential use, and if it were to be the case as a result of un-neighbourly activity, this could be remedied by way of the Environmental Protection regulatory regime. Whilst it is recognised that any building operation is likely to give rise to some degree of disturbance, this would be over a limited period of time and is not of itself justification for refusal of the application. If construction were to result in excessive disturbance, this would again be a matter for the Environmental Protection regulatory regime.
- 6.4.11 For these reasons, it is considered that the proposal is acceptable in respect of its impact upon the residential amenity of the occupiers of neighbouring properties.

## **6.5 Transport**

- 6.5.1 The site is located in an area with a moderate PTAL rating and good bicycle network links within a CPZ. As such, a car free development such as that proposed is acceptable, subject to securing it by way of a suitable legal mechanism.
- 6.5.2 Objection has been raised in respect of the loss of on site car parking, however this appears to be an informal arrangement and no objection has been raised to the proposal from the Council's Traffic and Transportation Team, whilst it is not considered that the development would prejudice local businesses. Furthermore, planning policy at local, regional and national level seeks to reduce reliance on private vehicles, particularly in sustainable locations such as this. Given that the development is put forward as a car free development, which would be secured by way of a legal agreement, it is not considered that the proposal would give rise to undue additional pressure for on-street parking or traffic generation.
- 6.5.3 It is noted that the proposal site is located on an estate road in the control of Hackney Homes, and as such maintenance contributions by future occupiers would be sought by way of legal agreement to ensure that the estate roads and landscaping is appropriately maintained. The road on which the site is located is therefore not a public highway as such, however it is in public control and contributions towards making good any works to the pavement or carriageway would be secured by way of legal agreement. Concerns have been raised in respect of construction traffic access, however there are rights to cross and recross and any permissions required to enable construction to take place would be required to be applied for in the normal way. However, a construction management and logistics plan is

required by way of condition in order to appropriately manage the impact on construction traffic given the constrained nature of the site and its relationship to the public highway network.

- 6.5.3 Sixteen on site secure and accessible bicycle storage spaces are proposed which is considered to be appropriate for the scale of development under consideration (and to exceed London Plan standards). The proposed development is not considered to give rise to any other material transport considerations.

## **6.6 Other**

- 6.6.1 The proposal would result in the loss of three street trees, however replacement planting within the local area of the estate would be secured by way of an appropriate legal mechanism, which would include the cost of the trees and works to provide an appropriate environment such as tree pits.
- 6.6.2 The proposal site is located within 30m of a site of potential concern and as such a condition requiring a site investigation prior to commencement of the development has been requested. This is considered to be reasonable and necessary in light of the potential for pollution of the environment and harm to human health as a result of the proposal, and the need to prevent such an eventuality.
- 6.6.3 The proposed layouts include space for onsite refuse, recycling and bicycle storage, however a condition should require the submission, approval and implementation of appropriate details in order to ensure that they are fit for purpose and adequate to serve the proposed development.
- 6.6.4 The site is not in a location recorded as being prone to fluvial or surface water flood, however Development Plan policy requires all new development to incorporate sustainable drainage technology in the interest of mitigating climate change and to demonstrate that the volume and rate of existing run-off from site would be reduced by at least 50% where reasonably practicable through the appropriate incorporation of SuDS, and a condition requiring the submission, approval and implementation of such a scheme is proposed. Details of the proposed living roof should also be secured by way of condition in order to enhance biodiversity and mitigate surface water flooding. The use of this area for private amenity space should also be restricted.
- 6.6.5 Impact on property values and loss of private views have been raised as concerns, however these are not planning matters. Procedurally, the accuracy and detail of the application documentation has been queried, however it is considered to be satisfactory to allow full consideration of the proposal. The public consultation undertaken as part of the assessment of the application has been queried, however the Local Planning Authority has complied with its statutory and local requirements which included the issue of 79 letters to the occupiers of neighbouring properties, the display of a

site notice at the premises and the publication of a press advertisement.

## **6.7 Community Infrastructure Levy (CIL)**

- 6.7.1 The proposal is liable for a Community Infrastructure Levy (CIL) as it involves the provision of new dwellings. These monies go towards mitigating the impact of development on local services, including public transport. The application is liable under both the London Mayoral CIL and Hackney CIL Charging Schedules. The proposal involves the provision of new dwellings totalling approximately 648.3m<sup>2</sup> of total net additional residential (C3) floor space. As there are no existing buildings on the site, no credit is received for any existing floor space.
- 6.7.2 The London Mayoral CIL Charging Schedule sets a rate of £35 per square metre of floor space for all developments in Hackney. As such, the development is liable for a CIL of £22,690.50 under the London Mayoral CIL Charging Schedule.
- 6.7.3 The Hackney CIL Charging Schedule is separated into zones. The site falls within Zone A, which has a rate of £190 per square metre of floor space. As such, the development is liable for a CIL of £123,177.00 under the Hackney CIL Charging Schedule.
- 6.7.4 The total (estimated) CIL liability for the proposal is therefore £145,867.50.
- 6.7.5 In respect of local finance considerations other than CIL, whilst the proposed development would contribute towards the aggregate number of homes for the purposes of calculating Hackney's New Homes Bonus and the dwellings would be rateable for Council Tax purposes, the benefit of a small number of additional dwellings is negligible in the context of the overall totals, and this does not represent a material consideration of any substantial weight in the consideration of the application, which should be determined in accordance with the relevant Development Plan policies.

## **7 CONCLUSION**

- 7.1 The proposal is acceptable in principle, and is considered to be compliant with Development Plan in respect of all other material considerations, which include design, impact on the residential amenity of the occupiers of neighbouring properties. For this reason, the application is recommended for approval subject to the conditions set out below and a legal agreement.

## **8 RECOMMENDATIONS**

### **Recommendation A**

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

#### **8.1.1 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.

#### **8.1.2 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.

#### **8.1.3 Materials (including windows and doors)**

The development shall not commence until details, including samples and a materials board with detailed written descriptions and specifications, of all materials to be used on the external surfaces of the building, including the proposed brickwork treatments, boundary treatments (including perforated metal door to shared entrance), and hard surfacing materials (which shall be of permeable construction to all external hard surfaced areas), have been submitted to the Local Planning Authority and approved in writing. The details submitted shall include, inter alia, elevational and sectional drawings to a scale of 1:20 of the external windows and doors, mullions, junctions between openings and walls, sills and lintels. The development shall not be carried out otherwise than in accordance with the details thus approved, and shall be maintained as such thereafter.

REASON: To ensure that the external appearance of the development is satisfactory, and maintains the visual amenity of the local area.

#### **8.1.4 No Extraneous Pipework**

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

REASON: To ensure that the external quality of the development is satisfactory, and safeguards the character and appearance of the local area.

#### **8.1.5 Boilers**

All non-CHP space and hot water fossil fuel (or equivalent hydrocarbon based fuel) boilers must achieve dry NO<sub>x</sub> emission levels equivalent to or less than 40 mg/kWh.

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

**8.1.6 Living Roof**

Details, including sections at a scale of 1:20, of a bio-diverse, substrate-based extensive living roof (average 80mm minimum depth) and a long term management plan shall be submitted to and approved by the Local Planning Authority, in writing, before above works to the roof commence. Such details as approved shall be implemented prior to the first occupation of the development and shall thereafter be retained and maintained.

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.

**8.1.7 Use of Roof**

The roof of the dwelling 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 residential amenity of the occupiers of adjacent premises and the functioning of the living roof secured by way of condition 6 above.

**8.1.8 Bicycle and Bin storage:**

Prior to the first occupation of the development, details of secure, accessible, on site bicycle storage facilities for two bicycles, including layout, stand type and spacing, and refuse and recycling storage of a minimum of 100l (of which a minimum of 50% shall be given over to storage of recyclables), including details in the form of drawings to a scale of 1:50 and material samples, shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented prior to the first occupation of the development and shall thereafter be retained and maintained.

REASON: To ensure that adequate provision for the safe and secure storage of bicycles, refuse and recycling is made for future occupiers, securing a satisfactory appearance to the development and the visual amenity of the local area, and in the interest of safeguarding highway and pedestrian safety.

**8.1.9 Contaminated Land**

Before commencement of the development, a desk study, site reconnaissance researches and physical site investigation work shall be undertaken and fully reported on, with a suitably detailed remedial action plan produced, and all documentation and information shall be submitted to, and be approved by, the Local Planning Authority in writing.

Development shall not commence until all pre-development remedial actions, set out within the approved remedial action plan, are complete and

a corresponding pre-development verification report has been submitted to, and approved by, the Local Planning Authority in writing.

Work shall be completed and reporting produced by a competent person/company in line with current best practice guidance, including the Local Planning Authority's contaminated land guidance. The Developer shall provide the Local Planning Authority with written notification at least five days before investigation and remediation works commence. This condition may be varied or discharged in agreed phases.

REASON: In the interests of protecting the natural environment and human health from any harmful contamination-related impacts.

#### **8.1.10 SuDS**

The development shall not commence until a detailed surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The details shall include, inter alia, a long term management and maintenance plan for the SUDS included in the approved scheme.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed and shall thereafter be retained and maintained, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of prevention of exacerbation of surface water flood risk to adjoining land.

#### **8.1.11 Construction Logistics and Traffic 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 in conjunction with Transport for London and the Council's Traffic and Transport and Estates Management Teams.

- A 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); provision of boundary hoarding behind any visibility zones;
- A construction traffic management plan to include the following: construction traffic impact assessment; the construction programme/ timescales and programme of works; 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; loading and unloading of plant and materials; storage of plant and materials;
- A construction waste management plan setting out how resources will be managed and waste controlled at all stages during the construction project.

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.

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

#### 8.1.12 Underground structures

The development hereby permitted shall not commence until detailed design and construction method statements for all the ground floor structures, foundations and basements and 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 in Consultation with Crossrail 2 and TfL. The details shall include, inter alia, the following:

- (i) Accommodation of the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works,
- (ii) Accommodation of ground movement arising from the construction thereof,
- (iii) Mitigation of the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures.

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs C1(i), (ii) and (iii) and of this condition shall be completed, in their entirety, before any part of the building[s] [is] [are] occupied.

Reason: to prevent compromise of future infrastructure programmes of strategic importance and safeguard the residential amenity of future occupiers.

#### 8.1.13 Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by any order revoking and re-enacting that Order with or without modification) no development within Schedule 2, Part 2, Class A to that Order shall be carried out without the prior written permission of the Local Planning Authority.

REASON: To ensure a satisfactory appearance to the development and a high quality of design, preserve and enhance the character and appearance of the local area.

#### 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 under Section 106 of the Town and Country Planning Act 1990

(as amended) in order to secure the following matters to the satisfaction of Head of Planning and the Director of Legal.

**Recommendation C**

- 8.3 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 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).

**9 INFORMATIVES**

SI.1 Building Control

SI.7 Hours of Building Works

Crossrail 2 - Transport for London is prepared to provide to information about the proposed location of the Crossrail 2 tunnels and structures. It will supply guidelines about the design and location of third party structures in relation to the proposed tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the construction and use of the tunnels. Applicants are encouraged to discuss these guidelines with the Crossrail 2 engineer in the course of preparing detailed design and method statements.

Contaminated land - Ground gas and hydrocarbon vapours broadly, ground gas flows and concentrations across the borough are typically low and would not result in land being determined as contaminated land. However, ground gas and hydrocarbon vapours may be associated with areas of land with an industrial or commercial history or that have been filled with a significant thickness of fills and made-up-ground. Elevated levels of naturally occurring radon gas are also found in some eastern parts of the borough. This property is associated with a site of potential concern and so it is strongly recommended that an approved building control surveyor undertakes a desk study and site reconnaissance to assess the significance of ground gas or hydrocarbon vapours for the development in line with Approved Document C. Alternatively, as a minimum, a precautionary hydrocarbon resistant membrane should be installed in to the foundation and appropriately keyed in to the existing building. Wherever ground gas protection measures are already installed in to the existing property, these should be continued across any extension.



Signed..... Date: 23 October 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

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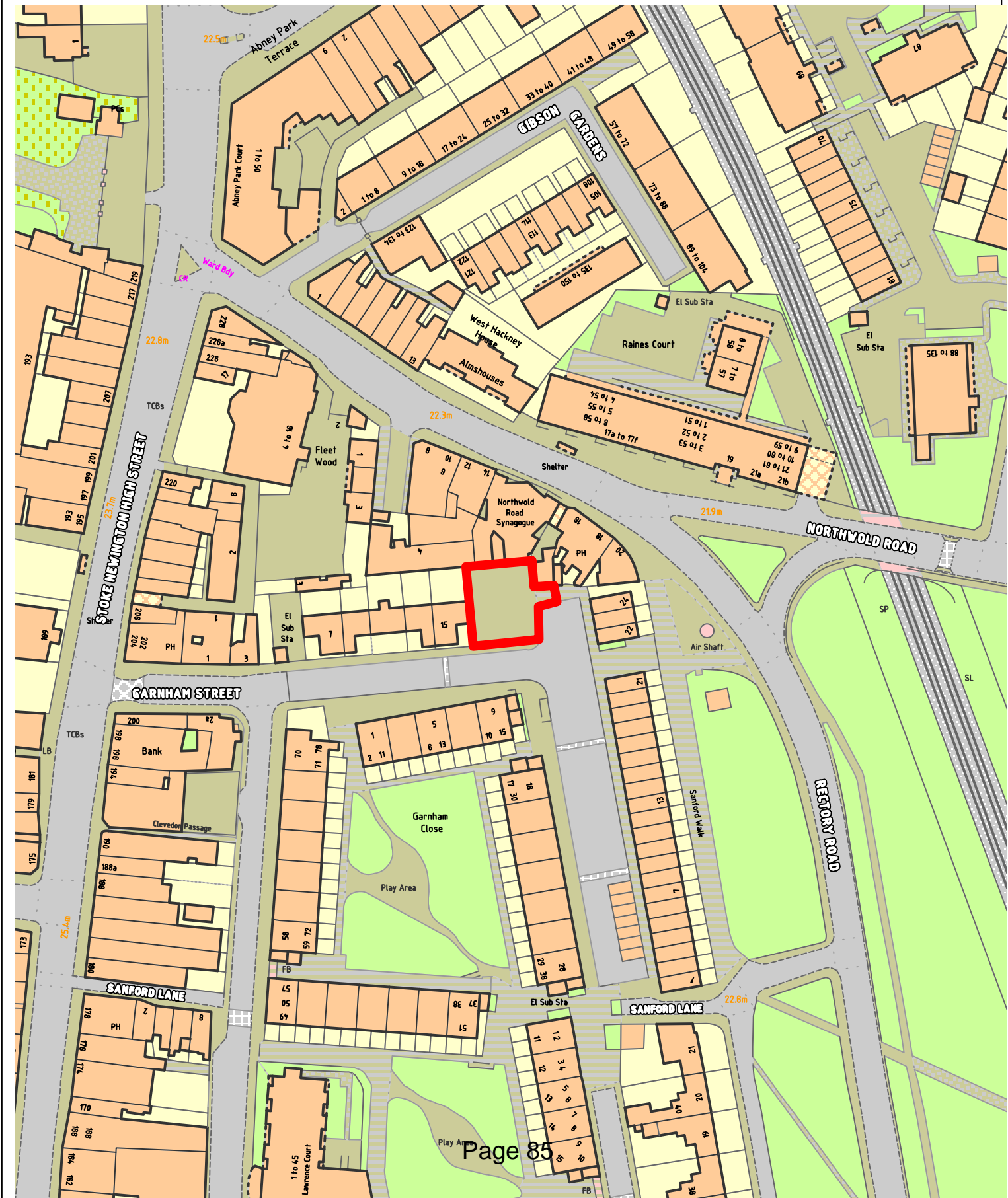
Date: 23/10/2017

Title: Garnham Street Car Park Garnham Street London

Scale 1:1250

Prepared by : Technical Support

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## Delegated Decisions

Dated 29/09/2017 to 23/10/2017

**Total No. Applications: 215**

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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> 2017/2695 <b>Registered:</b> 10/07/2017 <b>Address:</b> 67 Myddleton Avenue London N4 2FL	Erection of rear dormer and rooflights to front elevation	<b>Decision Date:</b> 13/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Ionic Plan & Design Ltd <b>Tel:</b> 02082453074 <b>Officer:</b> Catherine Slade	<b>Applicant:</b> Mr Raoul Fishman  <b>Tel:</b> 07963101089
<b>App No:</b> 2017/2910 <b>Registered:</b> 22/08/2017 <b>Address:</b> Best Western Hotel Costello Palace Hotel 372-374 Seven Sisters Road London N4 2PG	Display of 1 no. externally illuminated fascia sign along the eastern elevation (to replace the existing sign) measuring 0.91m high x 1.6m wide x 0.04m deep and 6.6m from ground floor level; display of 1 no. internally illuminated fascia sign to the front entrance canopy (to replace the existing sign) measuring 1.09m high x 2.17m wide and 2.4m from ground floor level; display of 1 no. internally illuminated pylon sign (to replace the existing sign) measuring 1m high x 0.6m wide x 0.18m deep and 3.3m from ground floor level	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Taylor & Pickles Limited <b>Tel:</b> 01772251520 <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Ng  <b>Tel:</b>
<b>App No:</b> 2017/3282 <b>Registered:</b> 14/09/2017 <b>Address:</b> Flat B 36 Gloucester Drive Hackney London N4 2LN	Non material amendment to planning permission ref 2016/3202 for the proposed insertion of two rooflights with opaque film above the approved part one, part two storey rear extension at lower ground and ground floor levels.	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Melissa White Architects <b>Tel:</b> 07956404299 <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Mr Scott Stroman  <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> 2017/2111 <b>Registered:</b> 19/06/2017 <b>Address:</b> Stoke Newington Town Hall, Stoke Newington Church Street, London N16 0JL	Variation of Condition 2 (Approved Plans) of planning permission ref. 2016/0389, dated 30/03/2016 for the 'proposed rooftop safe access systems to roof areas which are being overlaid as part of refurbishment works to the Town Hall. The safe access systems cover: Provision of two ladders (R14A & R14B); Fall arrest system to four roof areas (R10A, R10B, R14A, & R14B); New handrail provision (R05A & R05C); And replacement of the existing handrail (R15), which has deteriorated and is now unstable'. Variations include the provision of an additional ladder	<b>Decision Date:</b> 10/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Arcadis LLP  <b>Tel:</b> 07552212249  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Gary Hunter  <b>Tel:</b> 02083567857
<b>App No:</b> 2017/2701 <b>Registered:</b> 19/07/2017 <b>Address:</b> 29 Church Walk, London N16 8QR	Conversion of single dwelling to two self-contained flats (one 3-bed and one 1-bed); erection of single-storey roof extension to create new second floor level; associated raising of front and rear elevations/facades; erection of external terrace at second floor level; erection of elevational alterations to front and rear (windows and doors and removal of existing front balcony); erection of single-storey front extension at ground floor level; erection of single-storey rear extension at first floor level; erection of front boundary treatments; establishment of cycle storage and retention of bin storage in front garden	<b>Decision Date:</b> 10/10/17  <b>Decision:</b> Granted	<b>Agent:</b> CAN  <b>Tel:</b> 07912992251  <b>Officer:</b> Tom Watts	<b>Applicant:</b> Mrs Anna Lomax  <b>Tel:</b>
<b>App No:</b> 2017/3043 <b>Registered:</b> 11/08/2017 <b>Address:</b> 27 Hawksley Road, London N16 0TL	Proposed erection of single-storey rear/side extension at ground floor level with rooflight and alterations to rear elevation of existing outrigger; proposed erection of dormer extension to main rear roof with Juliet balcony; proposed erection of single-storey rear extension at second floor level above existing two-storey rear addition (outrigger) with obscure-glazed side window and rear Juliet balcony; proposed installation of three rooflights to main front roof; proposed installation of window to rear elevation of outrigger at first floor level	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Peter Currie Architects  <b>Tel:</b> 02088093999  <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Emma and Paul Alexander  <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> 2017/3252 <b>Registered:</b> 10/08/2017 <b>Address:</b> 34 Red Square 3 Piano Lane London N16 9AW	Existing use of the premises as a self-contained dwelling (use class C3)	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Ms Caroline Loving  <b>Tel:</b>
<b>App No:</b> 2017/3283 <b>Registered:</b> 15/08/2017 <b>Address:</b> Flat A, 35 Allen Road LONDON N16 8RX	Part infill of the basement courtyard to provide a utility/gym space and enlarged terrace at ground floor level above.	<b>Decision Date:</b> 04/10/17  <b>Decision:</b> Granted	<b>Agent:</b> John Stebbing Architects Ltd <b>Tel:</b> 01284704546 <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Ben Lewis  <b>Tel:</b> 07920746277
<b>App No:</b> 2017/3331 <b>Registered:</b> 23/08/2017 <b>Address:</b> Stoke Newington Town Hall Stoke Newington Church Street Hackney LONDON N16 0JR	Listed Building Consent: Replacement roof coverings to the existing flat roofs (R05, R10, R14, R15, R17). Repair and alteration works (where new roof covering has increased roof levels) to rainwater goods. External repairs to all elevations, including replacement bricks where bricks are missing or severely delaminated, and repointing where mortar is missing or deteriorating. Removal, repair, and reinstatement of the three front elevation balconies, including stonework repair to the associated building area. Repair works to four crittall steel windows, and two original timber windows. Provision of ladders with handrail provision.	<b>Decision Date:</b> 10/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Arcadis LLP <b>Tel:</b> 07552212249 <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Gary Hunter  <b>Tel:</b>
<b>App No:</b> 2017/3388 <b>Registered:</b> 05/09/2017 <b>Address:</b> 16 Grazebrook Road Hackney LONDON N16 0HS	Front Garden T1 - Lime Tree - Remove and replace with a more suitable species.	<b>Decision Date:</b> 10/10/17  <b>Decision:</b> No objection	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Forbes Nelson  <b>Tel:</b> 02088020839

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/3515 <b>Registered:</b> 12/09/2017 <b>Address:</b> 12 Grazebrook Road Hackney LONDON N16 0HS	Rear Garden (T1) Acer pseudoplatanus (Sycamore Tree). Crown reduce by up to 3m on all aspects of the canopy.	<b>Decision Date:</b> 12/10/17  <b>Decision:</b> No objection	<b>Agent:</b> MY TREE CARE LTD <b>Tel:</b> 01277563264  <b>Officer:</b> Marc Sanders <b>Agent:</b> MY TREE CARE LTD <b>Tel:</b> 01277563264	<b>Applicant:</b> Miss Toni Argyle  <b>Tel:</b> 02070891146
<b>App No:</b> 2017/3571 <b>Registered:</b> 03/10/2017 <b>Address:</b> Green Lanes Methodist Church 132 A Green Lanes LONDON N16 9BN	Non-material amendment to planning permission ref 2017/1427 dated 01/08/2017 (change of use of ground floor caretakers flat from Use Class D1 to a one bedroom residential unit Use Class C3) comprising amendment of the trigger point of condition 3 (details of bicycle storage) to allow occupation of the dwelling prior to implementation of the relevant details.	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Stoke Newington Methodist Church <b>Tel:</b> 07514185868  <b>Officer:</b> Catherine Slade	<b>Applicant:</b> Stoke Newington Methodist Church  <b>Tel:</b> 07514185868
<b>App No:</b> 2017/3611 <b>Registered:</b> 14/09/2017 <b>Address:</b> Arbor Court LONDON N16 0HH	TPO (4) of 2010 T12 - London Plane Tree T12 - Crown lift/reduce canopy (south overhanging arbor court side) by up to 4-5M from ground level. (no large wounds)	<b>Decision Date:</b> 10/10/17  <b>Decision:</b> Granted	<b>Agent:</b> <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Eris Stafa  <b>Tel:</b> 02083651664
<b>App No:</b> 2017/3621 <b>Registered:</b> 18/09/2017 <b>Address:</b> 10 Lordship Park Hackney LONDON N16 5UD	T3 - Lime Tree - Re-Pollard to most recent pruning points. T4 - Lime Tree - Re-Pollard to most recent pruning points. T5 - Sambucas nigra - remove (exempt - this tree measures less than 7.5cm in diameter measured at 1.5m from the ground level)	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> No objection	<b>Agent:</b> All Aspects Tree Services Ltd <b>Tel:</b> 07756936553  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Lenton-Leaver  <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> 2017/3931 <b>Registered:</b> 10/10/2017 <b>Address:</b> 100, 106-107 Leadenhall Street	Request for observations from the City of London on a Scoping Opinion in respect of the forthcoming proposed development at 100 Leadenhall Street, EC3.	<b>Decision Date:</b> 10/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Neel Devlia  <b>Tel:</b> 020 7332 1238  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> .  <b>Tel:</b>
<b>App No:</b> 2017/1277 <b>Registered:</b> 02/05/2017 <b>Address:</b> 102 Forburg Road London N16 6HT	Conversion of a dwellinghouse to provide 2 self-contained residential units; excavation of the lower ground floor level to increase the internal height providing habitable accommodation; excavation of the front and rear lightwell; and erection of a single storey rear extension and exterior alterations.	<b>Decision Date:</b> 20/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Gresford Architects  <b>Tel:</b> 02072491855  <b>Officer:</b> Tom Watts	<b>Applicant:</b> Ms Valli Van Ziyi  <b>Tel:</b>
<b>App No:</b> 2017/1559 <b>Registered:</b> 02/05/2017 <b>Address:</b> Former 92-94 Stamford Hill LONDON N16 6XS	Submission of details pursuant to the discharge of condition 14 (Brown Roof) attached to planning permission 2015/3811 dated 06/06/2016.	<b>Decision Date:</b> 19/10/17  <b>Decision:</b> Granted	<b>Agent:</b> ISA  <b>Tel:</b> 01312296444  <b>Officer:</b> Steve Fraser-Lim	<b>Applicant:</b> Mr Consterdine  <b>Tel:</b>
<b>App No:</b> 2017/2181 <b>Registered:</b> 09/08/2017 <b>Address:</b> 89 Osbaldeston Road Hackney LONDON N16 6NP	Erection of a rear roof extension.	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Tetlow King Planning  <b>Tel:</b> 01732870988  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Gershon Sternlicht  <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> 2017/2718 <b>Registered:</b> 09/08/2017 <b>Address:</b> 91 Osbaldeston Road London N16 6NP	Erection of a rear roof extension.	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Tetlow King Planning <b>Tel:</b> 01732870988 <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Gross  <b>Tel:</b>
<b>App No:</b> 2017/2997 <b>Registered:</b> 31/08/2017 <b>Address:</b> 17 Windus Road London N16 6UT	Erection of rear dormer roof extension and front rooflights	<b>Decision Date:</b> 18/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Paramount Planning Ltd <b>Tel:</b> 02081501823 <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr S SCHWARTZ  <b>Tel:</b> 07749708930
<b>App No:</b> 2017/3023 <b>Registered:</b> 22/08/2017 <b>Address:</b> 39 Braydon Road, London N16 6QL	Proposed erection of rear roof extension at main roof level and extension above the rear outrigger.	<b>Decision Date:</b> 16/10/17  <b>Decision:</b> Granted	<b>Agent:</b> A&S Design <b>Tel:</b> 07588693045 <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Mr & Mrs Rosen  <b>Tel:</b>
<b>App No:</b> 2017/3032 <b>Registered:</b> 10/08/2017 <b>Address:</b> 56 Alkham Road, London N16 6XF	Excavation at basement level and erection of front and rear lightwell (including stairs in front lightwell) to establish new self contained studio (C3 use class) at basement level; establish refuse/recycling storage in front garden	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Archpl Ltd <b>Tel:</b> 02088092320 <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Ashok Prem Chand Shah  <b>Tel:</b>
<b>App No:</b> 2017/3114 <b>Registered:</b> 11/08/2017 <b>Address:</b> 143 Kyverdale Road Hackney, London N16 6PS	Proposed extension to the first floor level above the existing outrigger; erection of rear roof dormer and insertion of two rooflights on the front roof slope.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> Granted	<b>Agent:</b> PAramount Planning Ltd <b>Tel:</b> 02081501823 <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Mr Yehoshua Weiss  <b>Tel:</b> 07749708930

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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> 2017/3250 <b>Registered:</b> 10/08/2017 <b>Address:</b> 56 Fountayne Road London N16 7DT	Erection of front and rear roof extensions and insertion of side rooflight (following demolition of existing rear roof extension and removal of front rooflight)	<b>Decision Date:</b> 16/10/17  <b>Decision:</b> Granted	<b>Agent:</b> John Stebbing Architects Ltd <b>Tel:</b> 01284704546  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr David Oestriecher <b>Tel:</b> 07570262427
<b>App No:</b> 2017/3288 <b>Registered:</b> 15/08/2017 <b>Address:</b> Land Rear Of 83 Upper Clapton Road London E5 9BU	Prior notification for change of use from Class B1(a) (offices) to Class C3 residential to provide 8 self-contained residential units at ground and first floor levels.	<b>Decision Date:</b> 04/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Allen Planning LTD <b>Tel:</b> 01722 503527  <b>Officer:</b> Catherine Slade	<b>Applicant:</b> Upton Investments Ltd c/o Allen <b>Tel:</b>
<b>App No:</b> 2017/3326 <b>Registered:</b> 31/08/2017 <b>Address:</b> 13 Darenth Road London N16 6EP	Conversion from single dwelling house to three flats (1 x 1, 1 x 2 and 1 x 4 bedrooms), including removal of roof and erection of additional storey above at second floor level, two storey rear extension at ground and lower ground floor levels, excavation of basement and front and rear lightwells with associated external works, replacement of front door with hardwood framed door, replacement of existing timber framed single glazed windows with aluminium framed double glazed windows on the front and rear elevations.	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Refused	<b>Agent:</b> IDP Group <b>Tel:</b> 02476527600  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Joel Snitzer <b>Tel:</b>
<b>App No:</b> 2017/3443 <b>Registered:</b> 04/09/2017 <b>Address:</b> 173 Kyverdale Road London N16 6PS	Prior Approval for a Larger Homes Extension for the erection of single storey ground floor rear extension measuring up to 6.0m deep, 3.0m eaves height and 3.0m maximum height.	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Neil Hawes & Associates Ltd <b>Tel:</b> 01707644434  <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> C/O Agent <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> 2017/3556 <b>Registered:</b> 13/09/2017 <b>Address:</b> Upper Clapton United Reformed Church 85 A Upper Clapton Road Hackney LONDON E5 9BU	Non material ammendment to application 2015/0439 to make alterations to internal layout within Block A and B and associated changes to fenestration to Block A.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Capital architecture ltd <b>Tel:</b> 02078439530 <b>Officer:</b> Gareth Barnett	<b>Applicant:</b> Mr Declan Ryan <b>Tel:</b> 02078439530
<b>App No:</b> 2017/0585 <b>Registered:</b> 15/03/2017 <b>Address:</b> 25 Downham Road London N1 5AA	Submission of details pursuant to conditions 3 (Materials), 5 (Marketing Strategy and B1 Fit out details), 6 (Access Arrangements), 7 (Biodiverse Roof), 10 (Construction Management Plan) and 12 (Cycle Storage) attached to planning permission 2016/1507 dated 03/02/2017.	<b>Decision Date:</b> 04/10/17  <b>Decision:</b> Granted	<b>Agent:</b> AZ Urban Studio Limited <b>Tel:</b> 02072340234 <b>Officer:</b> Toyin Omodara	<b>Applicant:</b> Mr Dominic Ellison <b>Tel:</b>
<b>App No:</b> 2017/2995 <b>Registered:</b> 31/07/2017 <b>Address:</b> 82A Mortimer Road London N1 4LH	Submission of details pursuant to conditions 3 (details to be approved) and 6 (arboricultural statement) attached to planning permission ref 2017/0449 granted on 13/04/2017	<b>Decision Date:</b> 04/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Adaptation Architecture Ltd <b>Tel:</b> 02075369543 <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Mrs Kathryn Manning <b>Tel:</b>
<b>App No:</b> 2017/3190 <b>Registered:</b> 25/08/2017 <b>Address:</b> Land Adjacent to 80 Mortimer Road London N1 5AP	Demolition of existing single-storey structure and erection of single-storey plus basement self contained dwelling house.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> Granted	<b>Agent:</b> OLL Projects LTD <b>Tel:</b> 07831 220 122 <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr S Freeman <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> 2017/3332 <b>Registered:</b> 25/08/2017 <b>Address:</b> 26-30 Tottenham Road, London, N1 4BZ	Extension of existing metal plant support structure to rear of building; removal of 3 no. external roof mounted condenser units to rear elevation; addition of 5 no. external condenser units to extended gantry and associated works.	<b>Decision Date:</b> 04/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Vaughan Monckton Architecture Ltd <b>Tel:</b> 01132253530  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Virgin Media Limited  <b>Tel:</b>
<b>App No:</b> 2017/3371 <b>Registered:</b> 18/08/2017 <b>Address:</b> 95 Balls Pond Road London N1 4BL	T1 Gleditsia tricanthos - Honey Locust - Remove and replace with Betula pendula (Silver Birch Tree)	<b>Decision Date:</b> 02/10/17  <b>Decision:</b> No objection	<b>Agent:</b> UGL LTD  <b>Tel:</b>  <b>Officer:</b> Nick Jacobs	<b>Applicant:</b> c/o Agent  <b>Tel:</b>
<b>App No:</b> 2017/3383 <b>Registered:</b> 24/08/2017 <b>Address:</b> 149 De Beauvoir Road N1 4DL	Erection of a single-storey rear extension at first floor level.	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Mr Max Worrell  <b>Tel:</b> 07792421363  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Mr Toby Kernon  <b>Tel:</b> 07770795660
<b>App No:</b> 2017/3446 <b>Registered:</b> 05/09/2017 <b>Address:</b> 65 Englefield Road London N1 4HD	(T1) Lime - Crown reduce height and Spread by branch lengths of 2-2.5m Crown lift to a height of 5m Crown thin remainder of the tree by 15%. (T2) Ash - Crown reduce height by branch lengths of 3-4m Crown reduce spread by branch lengths of 2-2.5m Crown thin by 15% Crown lift to 5m.	<b>Decision Date:</b> 02/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Custom Cutters Tree Specialists Ltd <b>Tel:</b> 02083657722  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Bell  <b>Tel:</b> 72493690
<b>App No:</b> 2017/3462 <b>Registered:</b> 05/09/2017 <b>Address:</b> 39 Northchurch Road London N1 4EE	Front Garden - T1 Acer pseudoplatanus Sycamore - Crown reduce height and spread to previous reduction points retaining any soft furnishing growth where possible Crown lift any remaining low growth to 4m Maintenance works in line with good arboricultural practice.	<b>Decision Date:</b> 04/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Custom Cutters Tree Specialists Ltd <b>Tel:</b> 02083657722  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Nicholson  <b>Tel:</b> 07813458676

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/3577 <b>Registered:</b> 13/09/2017 <b>Address:</b> 145 De Beauvoir Road London N1 4DL	Front Garden (T1) Acer Negundo - Reduce back to most recent pruning points. (T2) Mulberry - Crown lift by 2M from ground level, prune over-extended branches to help create a balanced canopy.	<b>Decision Date:</b> 04/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Mr Florian Maclaren  <b>Tel:</b> 07969920386  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Lucas  <b>Tel:</b>
<b>App No:</b> 2017/3674 <b>Registered:</b> 21/09/2017 <b>Address:</b> 53 Northchurch Road London N1 4EE	T1 Magnolia - Front garden - Crown reduce by removing 1-2m from all over, back to previous and crown thin by 10%. As part of continued maintenance.  T2 Paper-bark maple - Front garden - Crown reduce by removing 0.5m from all over, back to previous. As part of continued maintenance.  T3 Dead shrub - Rear garden - Grub out dead shrub.  T4 Rose - Rear garden - Carefully dig up and transplant in place of T3.  T5 Crab Apple - Rear garden - Crown reduce by removing 1.5 - 2m from all over, back to previous as part of continued maintenance.  T6 Philadelphus - Rear garden - Reduce in height by 30-50cm and thin out some of the stems, as directed by client.	<b>Decision Date:</b> 12/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Artemis Tree Services  <b>Tel:</b> 01895821623  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Chapman  <b>Tel:</b>
<b>App No:</b> 2017/2000 <b>Registered:</b> 25/08/2017 <b>Address:</b> 9 Graham Road, London E8 1DA	Erect three dormer extensions to main rear roof, install four rooflights to main front roof; and install replacement natural slate tiles to main roof, in association with conversion of existing loft space to ancillary habitable floorspace for two existing flats	<b>Decision Date:</b> 19/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Harding Design Limited  <b>Tel:</b> 07513121323  <b>Officer:</b> Tom Watts	<b>Applicant:</b> James Burden  <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> 2017/2121 <b>Registered:</b> 21/07/2017 <b>Address:</b> 67a-71 Dalston Lane London E8 2NG	Variation of Condition 1 (Drawings) attached to permission 2014/3632 dated 31/03/2015 to reconfigure ground and basement uses to incorporate 55sqm of flexible B1/A2 space at ground level and 458sqm flexible B1/D2 use at ground and basement level and insertion of brickwork lettering to elevations	<b>Decision Date:</b> 19/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Planning Sense Ltd  <b>Tel:</b> 02037443244  <b>Officer:</b> Gareth Barnett	<b>Applicant:</b> _  <b>Tel:</b>
<b>App No:</b> 2017/2809 <b>Registered:</b> 22/08/2017 <b>Address:</b> 47 Cecilia Road, London E8 2ER	Replacement of existing single glazed timber framed window at the front, side and rear elevations with double glazed timber windows to match existing configurations.	<b>Decision Date:</b> 16/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Pellings  <b>Tel:</b> 02084609114  <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Mr Mark Cullern  <b>Tel:</b> 0300456998
<b>App No:</b> 2017/3417 <b>Registered:</b> 04/09/2017 <b>Address:</b> Outside Voodoo Rays 95 Kingsland High Street London E8 2PB	Prior approval for installation of a public payphone box.	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Mr Nathan Still  <b>Tel:</b> 02083267782
<b>App No:</b> 2017/3418 <b>Registered:</b> 04/09/2017 <b>Address:</b> OS Nativa Pizza 59 Kingsland High Street London E8 2JS	Prior approval for installation of a public payphone box.	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Mr Nathan Still  <b>Tel:</b> 02083267782
<b>App No:</b> 2017/3695 <b>Registered:</b> 21/09/2017 <b>Address:</b> 388 Queensbridge Road London E8 3AR	Rear Garden T1 - Sycamore Tree - reduce crown by 20-25%, crown lift to 5m from ground level	<b>Decision Date:</b> 12/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Burnwell trees Ltd  <b>Tel:</b> 07808728094  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Ms Jess Osborne  <b>Tel:</b>

**Application Details****Description:****Decision****Agent / Officer Details****Applicant Details**

**App No:** 2016/1884  
**Registered:** 26/06/2017  
**Address:** 6 Orsman Road  
 Hackney  
 N1 5QJ

Submission of details pursuant to condition 22: Crossrail Safeguarding attached to application reference 2015/2258 dated 17/12/2015. Application seeks full discharge of condition.

**Decision Date:** 13/10/17  
**Decision:** Granted

**Agent:** Maddox and Associates Ltd  
**Tel:** 08451211706  
**Officer:** Toyin Omodara  
**Agent:** Maddox and Associates Ltd  
**Tel:** 08451211706

**Applicant:** Mr Alex Aitchison  
**Tel:**

**App No:** 2017/0809  
**Registered:** 15/03/2017  
**Address:** 168 - 178 Shoreditch High Street London E1 6HU

Submission of details pursuant to condition 12 (Construction Management Plan) of planning permission 2015/3317 dated 08/09/2016

**Decision Date:** 04/10/17  
**Decision:** Granted

**Agent:** Dalton Warner Davis  
**Tel:** 02074894895  
**Officer:** Muhammad Saleem

**Applicant:** Mr Max Barney Development Ltd  
**Tel:**

**App No:** 2017/1373  
**Registered:** 20/04/2017  
**Address:** Site bounded by Shoreditch High Street; Holywell Lane; and King John Court Shoreditch High Street Hackney LONDON E1 6HU

Non-material amendment to permission 2012/3792 dated 29/08/14 to amend ground floor shopfront glazing (Block F) and alter elevation details to Block G relating to glazing, curtain wall details, flashing, roof lights and vents.

**Decision Date:** 11/10/17  
**Decision:** Granted

**Agent:** CMA Planning  
**Tel:** 02077497686  
**Officer:** Gareth Barnett

**Applicant:** c/o agent  
**Tel:**

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1980 <b>Registered:</b> 18/07/2017 <b>Address:</b> 35-68 Geffrye Court Geffrye Estate London N1 6RX	Erection of walls and fences in association with the provision of refuse and recycling stores.	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Granted	<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> 2017/2379 <b>Registered:</b> 24/08/2017 <b>Address:</b> 94 Leonard Street London EC2A 4RH	Change of use of ground floor and basement from office (Use Class B1) to cafe / restaurant (Use Class A3) and replacement of three fixed transom lights at high level on existing shopfront with ventilation louvres to serve kitchen extract system	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Square Feet Architects  <b>Tel:</b> 02074314500  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> EssenceCuisine UK Limited  <b>Tel:</b>
<b>App No:</b> 2017/2414 <b>Registered:</b> 06/07/2017 <b>Address:</b> 72 Shoreditch High Street London E1 6JJ	Submission of details pursuant to conditions 3 (materials), 4 (detailed sections), 5 (removal of windows on north elevation of rear block at fourth floor level), 7 (secure internal bicycle storage facilities), 9 (details of the green wall), and 10 (details of green roof) attached to planning permission ref: 2013/4171 dated 25/03/2015	<b>Decision Date:</b> 23/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Chris Dyson Architects LLP <b>Tel:</b> 02072471816  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Mr Robert Kiss  <b>Tel:</b>
<b>App No:</b> 2017/2843 <b>Registered:</b> 24/07/2017 <b>Address:</b> Arches 447-450 Kingsland Road London E2 8AA & 5 Kingsland Road, London, E2 8AA	Installation of a glazed shopfront, alterations to the existing shopfront, public realm works, cycle parking and associated works.	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Quod  <b>Tel:</b> 02035971000  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Transport for London  <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> 2017/2847 <b>Registered:</b> 26/07/2017 <b>Address:</b> Arches 447-450 Kingsland Road London E2 8AA & 5 Kingsland Road, London, E2 8AA	Change of use from Retail (Use Class A1) to a flexible use as Retail and Restaurant / Cafe (Use Classes A1 and A3).	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Quod  <b>Tel:</b> 02035971000  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Transport for London  <b>Tel:</b>
<b>App No:</b> 2017/2890 <b>Registered:</b> 23/08/2017 <b>Address:</b> The Frames Business Centre 1 Phipp Street London EC2A 4PS	Erection of front entrance canopy	<b>Decision Date:</b> 12/10/17  <b>Decision:</b> Granted	<b>Agent:</b> GVA  <b>Tel:</b> 02079112826  <b>Officer:</b> Duncan Ayles	<b>Applicant:</b> Ms Bryony Gerega  <b>Tel:</b>
<b>App No:</b> 2017/2891 <b>Registered:</b> 23/08/2017 <b>Address:</b> The Frames Business Centre 1 Phipp Street London EC2A 4PS	Display of one hanging sign and four fascia signs.	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> Granted	<b>Agent:</b> GVA  <b>Tel:</b> 02079112826  <b>Officer:</b> Duncan Ayles	<b>Applicant:</b> Ms Bryony Gerega  <b>Tel:</b>
<b>App No:</b> 2017/2962 <b>Registered:</b> 11/08/2017 <b>Address:</b> Hackney Community College Falkirk Street London N1 6HQ	Erection of single storey infill extension and patio area to form new reception to Hackney Community College 'SPACe' building and associated external alterations including new stepped access, platform lift and balustrade	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Resolution Planning  <b>Tel:</b> 01604-621051  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Hackney Community College  <b>Tel:</b>
<b>App No:</b> 2017/3057 <b>Registered:</b> 21/08/2017 <b>Address:</b> 22 Rivington Street London EC2A 3DY	Change of use of first floor to a restaurant (use class A3) in connection with ground floor premises and extension of operating hours of the entire premises	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Firstplan  <b>Tel:</b> 02030967007  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Butchies  <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> 2017/3347 <b>Registered:</b> 21/08/2017 <b>Address:</b> The Theatre Courtyard 1 New Inn Yard London EC2A 3EE	Submission of details pursuant to condition 4 (Details of Windows & Doors) attached to planning permission ref: 2017/1392 dated 26/05/2017.	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Gallus Studio  <b>Tel:</b> 02074823997  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Ms Sue Winter  <b>Tel:</b>
<b>App No:</b> 2017/3367 <b>Registered:</b> 30/08/2017 <b>Address:</b> Arches 477-478 36 Batemans Row London EC2A 3HH	Removal of Condition 1 of Planning Permission 2015/1910 (relating to time limitation) for change of use from B8 to use class A1 (retail) and the class D1 ( gallery/community facility) to allow for the permanent change of use.	<b>Decision Date:</b> 18/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Charles Russell Speechlys LLP  <b>Tel:</b> 02072038916  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Nike UK  <b>Tel:</b>
<b>App No:</b> 2017/3400 <b>Registered:</b> 31/08/2017 <b>Address:</b> 32 Shoreditch High Street London E1 6PG	Retention of an externally illuminated shroud screen advertisement to the facade of the building for a period of 12 months	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Mr Philip Koscienc  <b>Tel:</b> 07764660376  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr Justin Myers  <b>Tel:</b>
<b>App No:</b> 2017/3403 <b>Registered:</b> 11/09/2017 <b>Address:</b> 1 Bath Place London EC2A 3DA	Submission of details pursuant to condition 3 (materials) attached to planning permission ref: 2017/1044 dated 17/05/2017	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Mr Danny Woodford  <b>Tel:</b> 07377876385

<i>Application Details</i>		<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b>	2017/1988	Submission of details pursuant to conditions 18 (Demolition and Construction Management Plan) attached to planning permission 2015/3455 dated 27/04/2017	<b>Decision Date:</b>	<b>Agent:</b> Scott Brownrigg	<b>Applicant:</b> Regal Hackney Ltd, Hackney Road
<b>Registered:</b>	31/05/2017		<b>Decision:</b>	<b>Tel:</b> 02072407766	<b>Tel:</b>
<b>Address:</b>	97-137 Hackney Road Hackney LONDON E2 8ET		Granted	<b>Officer:</b> Toyin Omodara	
<b>App No:</b>	2017/2292	Erection of single-storey infill extension at ground floor level between 9 Broadway Market and Mews building to rear (3 Broadway Market Mews) to provide retail floorspace; erection of third floor roof extension to 9 Broadway Market and erection of first floor extension at 3 Broadway Market Mews; external alterations to front and rear elevations, including to provide separate residential entrances; conversion of upper floors of 9 Broadway Market to provide 1 x studio flat and 1 x 2-bed residential unit and provision of 1-bedroom residential unit in new first floor of Mews building.	<b>Decision Date:</b>	<b>Agent:</b> RSWE Chartered Surveyors	<b>Applicant:</b> Mr Darren Eva
<b>Registered:</b>	09/08/2017		<b>Decision:</b>	<b>Tel:</b> 01708300202	<b>Tel:</b> 01708300202
<b>Address:</b>	9 Broadway Market London E8 4PH		Refused	<b>Officer:</b> Gerard Livett	
<b>App No:</b>	2017/3325	Request for observations from London Borough of Tower Hamlets on an EIA Scoping opinion for the proposed development at the site bounded by Raven Row, Stepney Way, Sidney Street, Whitechapel, London, E1 1BB.	<b>Decision Date:</b>	<b>Agent:</b> London Borough of Tower Hamlets	<b>Applicant:</b>
<b>Registered:</b>	05/10/2017		<b>Decision:</b>	<b>Tel:</b>	<b>Tel:</b>
<b>Address:</b>	Site Bound by Raven Row, Stepney Way Sidney Street Whitechapel London E1 1BB		No objection	<b>Officer:</b> Robert Brew	
<b>App No:</b>	2017/3463	Front Garden T1 - Robinia - Crown reduce up to 20%	<b>Decision Date:</b>	<b>Agent:</b>	<b>Applicant:</b> Dominik Scherrer
<b>Registered:</b>	05/09/2017		<b>Decision:</b>	<b>Tel:</b>	<b>Tel:</b> 0207 249 0119
<b>Address:</b>	196 Queensbridge Road London E8 4QE		No objection	<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> 2017/3466 <b>Registered:</b> 06/09/2017 <b>Address:</b> Unit 1 Benyon Wharf 295 Kingsland Road London E8 4DQ	Existing use of the premises as a self-contained dwelling (Use Class C3)	<b>Decision Date:</b> 23/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Town Legal LLP  <b>Tel:</b> 02038930380  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Mr Patrick Davenport  <b>Tel:</b>
<b>App No:</b> 2017/3494 <b>Registered:</b> 12/09/2017 <b>Address:</b> Sheldon House Baltic Place London N1 5AQ	Prior notification for installation of 1no. radio equipment housing cabinet at roof level and associated equipments	<b>Decision Date:</b> 23/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Waldon Telecom  <b>Tel:</b> 01932411011  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> UK Broadband  <b>Tel:</b>
<b>App No:</b> 2016/4786 <b>Registered:</b> 24/07/2017 <b>Address:</b> 415 Mare Street London E8 1HY	Change of use of basement and ground floor premises from retail (use class A1) to restaurant (use class A3) and erection of an extract flue to the rear elevation.	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Deco Architecture & Engineering <b>Tel:</b> 07868848276  <b>Officer:</b> Toyin Omodara	<b>Applicant:</b> Mrs Esin Baytekin  <b>Tel:</b>
<b>App No:</b> 2017/0998 <b>Registered:</b> 28/03/2017 <b>Address:</b> Pembury Estate West 1 Pembury Close London E5 8JW	Submission of details pursuant to condition 3 (contaminated land) attached to planning permission ref 2016/0129 dated 14/03/2016	<b>Decision Date:</b> 04/10/17  <b>Decision:</b> Granted	<b>Agent:</b> LUC  <b>Tel:</b> 02073835784  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Mr Ed Manning  <b>Tel:</b> 0203835784

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/2098 <b>Registered:</b> 29/09/2017 <b>Address:</b> 61 Greenwood Road London E8 1NT	Non-material amendment to planning permission ref. 2016/4262 dated 06/02/2017 comprising the addition of timber sidelight windows to the rear elevation at lower ground floor level and to the front of the outbuilding.	<b>Decision Date:</b> 16/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Tudor Agencies  <b>Tel:</b> 07814155583  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Mr T Shann  <b>Tel:</b>
<b>App No:</b> 2017/3077 <b>Registered:</b> 05/09/2017 <b>Address:</b> 398 Mare Street London E8 1HP	Submission of details pursuant to conditions 9 (Detail-Acoustic Separation) and 17 (Screening to 3rd Floor balcony) of planning permission ref: 2013/1000 dated 07/10/2014	<b>Decision Date:</b> 18/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Stephen Power Design  <b>Tel:</b> 07748 646 541  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr Prashant Patel  <b>Tel:</b>
<b>App No:</b> 2017/3247 <b>Registered:</b> 07/09/2017 <b>Address:</b> 141 Amhurst Road London E8 2AW	Erection of a roof extension to create an additional storey	<b>Decision Date:</b> 23/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Merritt Design Partnership Ltd.  <b>Tel:</b> 02085089862  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Pelagon Homes  <b>Tel:</b> 07802324801
<b>App No:</b> 2017/3309 <b>Registered:</b> 17/08/2017 <b>Address:</b> 411 Mare Street London E8 1HY	Variation of condition 3 (opening hours) attached to planning permission 2015/1958 dated 24/08/2015 for change of use of the basement to a bar (use class A4). The effect of the variation would be to vary opening hours from 11:00 - 23:00 on any day, to 17:00 - 23:59 Monday to Wednesday, 17:00 - 01:00 (the following day) Thursday to Saturday and 17:00-23:00 Sundays/Bank Holidays.	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Bidwells  <b>Tel:</b> 01865592623  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr Andy Bird  <b>Tel:</b>
<b>App No:</b> 2017/3416 <b>Registered:</b> 06/09/2017 <b>Address:</b> 28 Bodney Road London E8 1AY	Erection of a single storey ground floor rear extension	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Ms Giulia Leoni  <b>Tel:</b> 07906202903  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Ms Wendy Newman  <b>Tel:</b>

**Application Details****Description:****Decision****Agent / Officer  
Details****Applicant Details**


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**App No:** 2017/3626      Front of garden T1&T2 - Lime Trees - Raise canopy up to 4 metres from ground level, prune back = from the building to achieve up to 3 metres clearance. Remove all major deadwood.      **Decision Date:** 02/10/17      **Agent:** All Aspects Tree Services      **Applicant:** Lenton-Leaver

**Registered:** 28/09/2017

**Address:** 46 Greenwood Road  
London E8 1AB      **Decision:** No objection      **Tel:** 07756936553      **Tel:**

**Officer:** Marc Sanders

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**App No:** 2017/3758      Front of Property T1 - Sycamore - Crown reduce to previous pruning points leaving suitable furnishing growth.      **Decision Date:** 12/10/17      **Agent:** All Aspects Tree Services      **Applicant:** Lenton-Leaver

**Registered:** 26/09/2017

**Address:** 262 Dalston Lane London  
E8 1JG      **Decision:** No objection      **Tel:** 07756936553      **Tel:**

**Officer:** Marc Sanders

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**App No:** 2017/2671      Submission of details pursuant to condition 15 (Archaeology report ASE) of planning permission dated 20/12/2016 (2016/1349).      **Decision Date:** 13/10/17      **Agent:** City Architecture Office Ltd      **Applicant:** Mr Alex Robinson

**Registered:** 06/07/2017

**Address:** 131 Lower Clapton Road  
LONDON  
E5 0NP      **Decision:** Granted      **Tel:** 02076135365      **Tel:** 02076291100

**Officer:** Catherine Slade

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**App No:** 2017/2785      Erection of single storey rear extension at ground floor level and installation of rooflights to rear roofslope and side flat roof [following demolition of existing single storey rear extension].      **Decision Date:** 13/10/17      **Agent:** EDTCH ARCHITECTS      **Applicant:** Miss Stavrou

**Registered:** 29/08/2017

**Address:** 229 Evering Road  
London E5 8AL      **Decision:** Granted      **Tel:** 07590012205      **Tel:**

**Officer:** Tom Watts

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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> 2017/3124 <b>Registered:</b> 21/08/2017 <b>Address:</b> 123 & 125 Rendlesham Road London E5 8PA	Erection of single storey ground floor rear extensions, a new side window at ground floor level of no.125 and replacement of the side door at ground floor level of no.123.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> Granted	<b>Agent:</b> MINIMASPACE  <b>Tel:</b> 07912485017  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Mr Imran Mangera & Mr  <b>Tel:</b> 07958276729
<b>App No:</b> 2017/3133 <b>Registered:</b> 14/08/2017 <b>Address:</b> 42 Northwold Road Hackney, London E5 8RN	Replacement of existing timber framed windows at the front and rear elevations with double glazed timber framed windows.	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Pellings  <b>Tel:</b> 0208460914  <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Mr Mark Cullern  <b>Tel:</b> 0300456998
<b>App No:</b> 2017/3439 <b>Registered:</b> 31/08/2017 <b>Address:</b> 2 Alconbury Road, London E5 8RH	Submission of details/samples/specifications pursuant to condition 4 (Conservation Style Windows to Front) of planning permission ref. 2017/1474, dated 05/06/2017	<b>Decision Date:</b> 20/10/17  <b>Decision:</b> Granted	<b>Agent:</b> MCMO  <b>Tel:</b> 07708980535  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr & Mrs Myers  <b>Tel:</b>
<b>App No:</b> 2017/3624 <b>Registered:</b> 14/09/2017 <b>Address:</b> 103 Evering Road Hackney London N16 7SL	Front Garden T1 - London Plane - Crown reduce to previous pruning points. T2 - London Plane - Crown reduce to previous pruning points. Rear Garden T3 - Lime Tree - T1 - Crown reduce to previous points T4 - Ash - T1 - Crown reduce to previous points	<b>Decision Date:</b> 10/10/17  <b>Decision:</b> No objection	<b>Agent:</b> James Gillies  <b>Tel:</b> 07832137391  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Anna Hastings  <b>Tel:</b>
<b>App No:</b> 2017/3656 <b>Registered:</b> 18/09/2017 <b>Address:</b> 157 Brooke Road London E5 8AG	Front Property 2 x Ailanthus altissima 'Tree of Heaven' - Remove.	<b>Decision Date:</b> 10/10/17  <b>Decision:</b> No objection	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Christopher Stacey  <b>Tel:</b> 0207 683 0778

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/3696 <b>Registered:</b> 21/09/2017 <b>Address:</b> 125 Evering Road London N16 7BU	Front Garden T1 & T2- Lime trees - Approximately two metres crown reduction, lift to three meters from ground level.	<b>Decision Date:</b> 16/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Tree Matters Ltd  <b>Tel:</b> 07901552223  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mrs Kate Mason  <b>Tel:</b>
<b>App No:</b> 2017/3769 <b>Registered:</b> 26/09/2017 <b>Address:</b> Flat A 83 Brooke Road Hackney N16 7RD	Rear Garden T1 - Cherry Tree - Prune back from the building to create 4/5M clearance (Using Pole snips where feasible), Crown thin up to 10%, Crown Lift Canopy to 3-3.5M.	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> No objection	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Aude Breusse  <b>Tel:</b>
<b>App No:</b> 2017/2490 <b>Registered:</b> 07/07/2017 <b>Address:</b> Land rear of 68 Cadogan Terrace, London E9 5EQ	Submission of details pursuant to conditions 3 (design details), 4 (external material samples), 7 (vibration levels), 8 (contaminated Land), 9 (contaminated land remediation), 11 (balcony sections) and 12 (landscaping) attached to planning permission ref 2014/1955 dated 12/01/2015.	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Granted	<b>Agent:</b> DPA Ltd  <b>Tel:</b> 01691659595  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr David Waller  <b>Tel:</b>
<b>App No:</b> 2017/2619 <b>Registered:</b> 05/07/2017 <b>Address:</b> London Stadium, PDZ 3, Queen Elizabeth Olympic Park, Stratford, London, E20 2ST	Adjoining Borough Observation LLDC for Submission of an Event Management Plan to fully discharge Condition OST.108 in relation to the World Para Athletics Championship and IAAF World Championship, pursuant to the Olympic Stadium Transformation planning application 12/00066/FUM, as varied by 16/00062/VAR.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development  <b>Tel:</b> 020 3288 1490  <b>Officer:</b> Robert Brew	<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> 2017/2620 <b>Registered:</b> 05/07/2017 <b>Address:</b> South Lawn, land within PDZ2 between City Mill River and Waterworks River, Queen Elizabeth Olympic Park, London	Adjoining Borough Observation LLDC for the Submission of an Event Management Plan, pursuant to Condition SL.22 in relation to the World Para Athletics Championships and Submission of an Event Management Plan, pursuant to Condition SL.22 in relation to the World Para Athletics Championships and the IAAF World Championships attached to outline planning permission reference 12/00227/OUT dated 27th February 2013.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1490  <b>Officer:</b> Robert Brew	<b>Applicant:</b> c/o Agent  <b>Tel:</b>
<b>App No:</b> 2017/2686 <b>Registered:</b> 05/07/2017 <b>Address:</b> 80 - 84 & 90 Wallis Road London E9 5LN	Adjoining Borough Observation LLDC for Submission of details pursuant to Condition 29 (Bat Survey) of planning permission 14/00387/FUL as varied by 16/00467/VAR.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1490  <b>Officer:</b> Robert Brew	<b>Applicant:</b> .  <b>Tel:</b>
<b>App No:</b> 2017/2834 <b>Registered:</b> 05/10/2017 <b>Address:</b> Land bounded by Hepscott Road and Rothbury Road, TSVC Building, London, E9 5HH	Demolition of existing structures and the erection of four blocks of six-storeys in height comprising 145 residential units (2 x studio units; 45 x one-bedroom units; 88 x two-bedroom units and 10 x three-bedroom units) and 2,213 sq.m of commercial floorspace, together with associated parking, access and landscape arrangements.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1850  <b>Officer:</b> Robert Brew	<b>Applicant:</b> c/o Agent  <b>Tel:</b>
<b>App No:</b> 2017/2980 <b>Registered:</b> 29/08/2017 <b>Address:</b> 206 Well Street London E9 6QT	Change of use of shop (use class A1) to cafe (use class A3)	<b>Decision Date:</b> 10/10/17  <b>Decision:</b> Granted	<b>Agent:</b> <b>Tel:</b>  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Kevin Jones  <b>Tel:</b> 07827235948

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/3307 <b>Registered:</b> 18/08/2017 <b>Address:</b> 365 Victoria Park Road London E9 5DX	Erection of a single storey ground floor rear extension, erection of a rear roof extension, installation of roof lights, and alterations to front boundary.	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Leckenby Architecture  <b>Tel:</b> 07836258128  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Ms Hannah Breitschadel  <b>Tel:</b>
<b>App No:</b> 2017/3354 <b>Registered:</b> 06/10/2017 <b>Address:</b> Unit 9 Canalside, Here East, Waterden Road, Queen Elizabeth Olympic Park, London, E20 3BS	Request for observations from LLDC on the proposed development of an illuminated button sign on gantry.	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Sophie Hockin  <b>Tel:</b> 020 3288 2792  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> .  <b>Tel:</b>
<b>App No:</b> 2017/3355 <b>Registered:</b> 06/10/2017 <b>Address:</b> Here East, Waterden Road, Queen Elizabeth Olympic Park, London, E20 3BS	Request for observations from LLDC for the proposed development of submission of details pursuant to condition IBC.42 (Gantry Operations Strategy) attached to planning permission 13/00534/FUM dated 20th March 2014	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Sophie Hockin  <b>Tel:</b> 020 3288 2792  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> .  <b>Tel:</b>
<b>App No:</b> 2017/3358 <b>Registered:</b> 06/10/2017 <b>Address:</b> Queen's Yard, White Post Lane, LONDON, E9 5EN	Request for observations from LLDC on the proposed development of hybrid planning application for the mixed use redevelopment comprising: 1) Application for planning permission for the demolition of all buildings on site. 2) Application for Outline planning permission for a new theatre (use class sui generis) providing up to 1,500sqm (GIA) of floorspace with associated access and servicing arrangements. 3) Application for full planning permission for mixed use redevelopment to provide 2,629sqm (GIA) of flexible commercial floorspace (use class B1(a), (b) &(c)), 116 residential units (use class C3), an enhanced public realm (including working yard), amenity space, car parking, cycle parking and all associated works.	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development  <b>Tel:</b> 020 3288 1781  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> c/o Agent  <b>Tel:</b>

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**Application Details****Description:****Decision****Agent / Officer  
Details****Applicant Details**

<b>App No:</b> 2017/3398	Request for observations from the LLDC on proposed development for NMA to 13/00449/FUL to amend internal areas of ground floor commercial units.	<b>Decision Date:</b> 05/10/17	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 2792 <b>Officer:</b> Robert Brew	<b>Applicant:</b> c/o Agent <b>Tel:</b>
<b>Registered:</b> 05/10/2017		<b>Decision:</b> No objection		
<b>Address:</b> 61 Wallis Road, Hackney Wick, London, E9 5LH				
<b>App No:</b> 2017/3399	Request for observations from the LLDC on the proposed development of a change of use from Use Class A1/B1 to Use Class D2 (yoga studio), with ancillary Use Class A3 cafe space.	<b>Decision Date:</b> 05/10/17	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 2792 <b>Officer:</b> Robert Brew	<b>Applicant:</b> c/o Agent <b>Tel:</b>
<b>Registered:</b> 05/10/2017		<b>Decision:</b> No objection		
<b>Address:</b> Unit 1, 61 Wallis Road, Hackney, London, E9 5LH				
<b>App No:</b> 2017/3457	Adjoining Borough Observations (London Legacy Development Corporation): Application for the approval of details pursuant to condition 4 (Flood Risk) of planning permission 17/00169/FUL	<b>Decision Date:</b> 20/10/17	<b>Agent:</b> <b>Tel:</b> <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Sophie Hockin <b>Tel:</b> 02032882792
<b>Registered:</b> 12/09/2017		<b>Decision:</b> No objection		
<b>Address:</b> 5 Gainsborough Street London E9 5GY				
<b>App No:</b> 2017/3543	Request for observations by LLDC for the proposed development of submission of details pursuant to Condition 15 (Construction Waste Management Plan) of planning permission 14/00387/FUL, as varied by 16/00467/VAR	<b>Decision Date:</b> 06/10/17	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1490 <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> Sarah Birt <b>Tel:</b> 020 3288 1490
<b>Registered:</b> 06/10/2017		<b>Decision:</b> No objection		
<b>Address:</b> 80-84 & 90b Wallis Road Hackney London E9 5LW				



<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/3544 <b>Registered:</b> 05/10/2017 <b>Address:</b> 80-84 & 90B Wallis Road Hackney London E9 5LW	Adjoining borough observations for LLDC on proposed development of submission of details pursuant to discharge Part A of Condition 24 (Securing Archaeological Works) of planning permission 14/00387/FUL, as varied by 16/00467/VAR.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1490  <b>Officer:</b> Robert Brew	<b>Applicant:</b> Sarah Birt  <b>Tel:</b> 020 3288 1490
<b>App No:</b> 2017/3727 <b>Registered:</b> 06/10/2017 <b>Address:</b> Copper Box Arena, Queen Elizabeth Olympic Park, London, E20 3HB	Request for observations from LLDC on the proposed development of submission of details pursuant to condition HLT.32 of planning permission 08/90328/FUMODA as varied by 11/90320VARODA - Proposed Parking Location	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 2792  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> c/o Agent  <b>Tel:</b>
<b>App No:</b> 2017/3894 <b>Registered:</b> 06/10/2017 <b>Address:</b> Hackney Wick Station, White Post Lane London, E9 5ER	Request for observations from LLDC on the proposed development of submission of details pursuant to partially discharge part i (Faceted glazing wall to subway) of condition 16 (Sample Materials & Details) of planning permission 14/00275/FUL dated 23rd September 2014	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1800  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> .  <b>Tel:</b>
<b>App No:</b> 2017/2383 <b>Registered:</b> 24/08/2017 <b>Address:</b> 259 Well Street London E9 6RG	Erection of a roof extension to create an additional storey	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Granted	<b>Agent:</b> SSC Architecture <b>Tel:</b> 02085516396  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Mr Pabial  <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> 2017/2702 <b>Registered:</b> 30/08/2017 <b>Address:</b> 14 Goulton Road, London, E5 8HA	Erection of rear extension at basement and ground floor levels, excavation of basement, creation of front and rear lightwells, and elevational alterations to facilitate conversion of property to six-self-contained residential units (use class C3) comprising 5 x 1-bed and 1 x 2-bed units.	<b>Decision Date:</b> 18/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Miles Designs  <b>Tel:</b> 0170611600  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Transcare Resources Ltd  <b>Tel:</b>
<b>App No:</b> 2017/3349 <b>Registered:</b> 22/08/2017 <b>Address:</b> 20 Clapton Square London E5 8HP	Erection of single storey rear extension at lower ground floor level	<b>Decision Date:</b> 12/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Miss Jenny Melville  <b>Tel:</b>
<b>App No:</b> 2017/3357 <b>Registered:</b> 25/08/2017 <b>Address:</b> 20 Clapton Square London E5 8HP	Erection of single storey rear extension at lower ground floor level and internal alterations to facilitate conversion of lower ground floor flat from one bed flat to a two bedroom flat	<b>Decision Date:</b> 12/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Miss Jenny Melville  <b>Tel:</b>
<b>App No:</b> 2017/3435 <b>Registered:</b> 30/08/2017 <b>Address:</b> Textile Building Chatham Place London E9 6LP	Change of use of part of ground floor from car park (sui generis use) to office (Use Class B1) and associated external alterations.	<b>Decision Date:</b> 18/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr Luke Cadman  <b>Tel:</b> 02085065781

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1829 <b>Registered:</b> 17/05/2017 <b>Address:</b> McDonald's Restaurant 241 City Road London EC1V 1JQ	Submission of details pursuant to condition 4 (Tree Protection Method Statement) of planning permission ref: 2017/0765 dated 20/04/2017	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Planware Limited  <b>Tel:</b> 01787468500  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> McDonald's Restaurants Ltd  <b>Tel:</b>
<b>App No:</b> 2017/1917 <b>Registered:</b> 18/07/2017 <b>Address:</b> Unit F Ground Floor Left 15 Micawber Street London N1 7TB	Change of use from office (use class B1) to a sui generis use comprising elements of workspace and gallery use.	<b>Decision Date:</b> 23/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Alistair Grills Associates  <b>Tel:</b> 02089402284  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Mr Peter Doig  <b>Tel:</b> 02073360644
<b>App No:</b> 2017/2927 <b>Registered:</b> 24/07/2017 <b>Address:</b> 1 Vince Street London EC1V 9HB	Submission of details pursuant to condition 17 (cycle storage) attached to planning permission 2015/3377 dated 06/04/2017	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Rolfe Judd Planning  <b>Tel:</b> 02075561536  <b>Officer:</b> Toyin Omodara	<b>Applicant:</b> H Company 2 Ltd  <b>Tel:</b>
<b>App No:</b> 2017/3194 <b>Registered:</b> 29/08/2017 <b>Address:</b> 43-51 New North Road London N1 6JB	Change of use of ground floor level from gym (use class D2) and reception/café (use class A3) to offices (use class B1)	<b>Decision Date:</b> 12/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Brittain Hadley  <b>Tel:</b> 02087427704  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Hyelm-Group  <b>Tel:</b>
<b>App No:</b> 2017/3675 <b>Registered:</b> 20/09/2017 <b>Address:</b> 6 Godwin Close London N1 7HY	Prior Approval for a Larger Homes Extension for the construction of a ground floor rear extension with a depth of 4.0 metres and eaves height of 3.0 metres.	<b>Decision Date:</b> 16/10/17  <b>Decision:</b> Granted	<b>Agent:</b> GM Design  <b>Tel:</b> 0172669489  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Mr and Mrs Williams  <b>Tel:</b> 0172670900

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/2675 <b>Registered:</b> 04/08/2017 <b>Address:</b> 163 Elderfield Road London E5 0AY	Erection of single storey side/rear extension to wraparound the existing two storey outrigger at ground floor level (retrospective).	<b>Decision Date:</b> 13/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Mr Habib  <b>Tel:</b> 07376496609  <b>Officer:</b> Tom Watts	<b>Applicant:</b> Mr IAN RAWLINSON  <b>Tel:</b>
<b>App No:</b> 2017/2726 <b>Registered:</b> 21/08/2017 <b>Address:</b> 21 Chippendale Street London E5 0BB	Erection of mansard roof extension.	<b>Decision Date:</b> 29/09/17  <b>Decision:</b> Granted	<b>Agent:</b> OzkurtEland  <b>Tel:</b> 07736944524  <b>Officer:</b> Catherine Slade	<b>Applicant:</b> Mr Ben Wilson  <b>Tel:</b>
<b>App No:</b> 2017/2564 <b>Registered:</b> 10/08/2017 <b>Address:</b> 24 Lea Bridge Road Hackney LONDON E5 9QD	Erection of single storey rear/side extensions at ground floor level with small external courtyard.	<b>Decision Date:</b> 02/10/17  <b>Decision:</b> Granted	<b>Agent:</b> B.A.Solutions  <b>Tel:</b> 07771641982  <b>Officer:</b> Tom Watts	<b>Applicant:</b> Mr Mohammed Nizami  <b>Tel:</b> 07771641982
<b>App No:</b> 2017/2683 <b>Registered:</b> 25/08/2017 <b>Address:</b> 48 Mildenhall Road, London E5 0RU	Erection of single-storey rear extension at ground floor level	<b>Decision Date:</b> 13/10/17  <b>Decision:</b> Granted	<b>Agent:</b> MINIMASPACE  <b>Tel:</b> 07912485017  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr S Hafesjee  <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> 2017/2684 <b>Registered:</b> 30/08/2017 <b>Address:</b> 170 Millfields Road, London E5 0AE	Erection of single-storey rear extension at ground floor level and mansard roof extension	<b>Decision Date:</b> 13/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Minimaspace  <b>Tel:</b> 07912485017  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Daniel Farmer  <b>Tel:</b> 07958347369
<b>App No:</b> 2017/2999 <b>Registered:</b> 11/08/2017 <b>Address:</b> 18 Chatsworth Road London E5 0LP	Erection of mansard roof extension	<b>Decision Date:</b> 02/10/17  <b>Decision:</b> Refused	<b>Agent:</b> SM Design Consultancy Studio  <b>Tel:</b> 07958475218  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Maisuria Dhansukhlal  <b>Tel:</b>
<b>App No:</b> 2017/3245 <b>Registered:</b> 11/08/2017 <b>Address:</b> Warehouse Adjacent Railway Leaside Road Hackney LONDON E5 9LU	Submission of details pursuant to condition 23 B,C,D (Archaeological Evaluation) attached to permission 2014/2552 dated 03/11/16	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> Granted	<b>Agent:</b> FRONT Architecture Ltd  <b>Tel:</b> 01702831415  <b>Officer:</b> Gareth Barnett	<b>Applicant:</b> Mr Clothier  <b>Tel:</b>
<b>App No:</b> 2017/3300 <b>Registered:</b> 20/09/2017 <b>Address:</b> 32 Dunlace Road, London E5 0NE	Excavation of basement with front and rear/side lightwells; erection of mansard-style extension at roof level; erection of single-storey rear extension at ground floor level (following demolition of existing single-storey rear extension) to facilitate the conversion of a single family dwelling into three separate residential units.	<b>Decision Date:</b> 18/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Great Plans  <b>Tel:</b> 07976928789  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Richard Harris  <b>Tel:</b>

**Application Details****Description:****Decision****Agent / Officer Details****Applicant Details****App No:** 2017/3352

Erection of single storey rear extensions at first floor level to provide an extra bedroom.

**Decision Date:** 12/10/17**Agent:** RDjW Architects Limited**Applicant:** Mr Albonico**Registered:** 23/08/2017**Decision:** Granted**Tel:** 01293404300**Tel:****Address:** First Floor Flat (Rear)  
21 Chatsworth Road  
LONDON  
E5 0LH**Officer:** Nick Bovaird**App No:** 2017/3524

Prior Approval for a Larger Homes Extension for the erection of single storey ground floor rear extensions measuring 5 metres in depth from the main rear elevation, up to 4m in height and 2.8m to the eaves (adjacent to number 18) and 5 metres in depth from the rear of the outrigger, 2.8m in height (adjacent to number 14).

**Decision Date:** 06/10/17**Agent:** Mr George Dawes**Applicant:** Mr Jonathan**Registered:** 14/09/2017**Decision:** Granted**Tel:** 01749572182**Tel:****Address:** 16 Newick Road  
Hackney  
London  
E5 0RR**Officer:** Sissi Yang**App No:** 2017/3527

Non material amendment to planning permission ref 2015/3254 dated 06/11/2015 comprising amendments to reposition the residential entrance, to reduce the size of the 'shopfront' and the floorspace of the ground floor office, to provide a bin store to the front, to reduce the floorspace of the residential unit, to change the colour of the cladding and PPC metal elements to grey.

**Decision Date:** 11/10/17**Agent:** mgl-architects.com**Applicant:** Mr David Rayner**Registered:** 14/09/2017**Decision:** Refused**Tel:** 02077292269**Tel:****Address:** 2 A Median Road  
Hackney  
LONDON  
E5 0PL**Officer:** Nick Bovaird**London Borough of Haringey****App No:** 2017/3427

Request from London Borough of Haringey for observations on mixed use redevelopment ranging from 11 to 33 storeys to accommodate commercial space and 279 residential units.

**Decision Date:** 29/09/17**Agent:** Haringey Council**Applicant:** Haringey Council**Registered:** 29/09/2017**Decision:** Objection**Tel:** 0208 489 5166**Tel:** 02084891000**Address:** SW PlotHale Village  
Ferry Lane N17**Officer:** Robert Brew

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1948 <b>Registered:</b> 06/06/2017 <b>Address:</b> North Quay, Aspen Way, London E14 5LQ	<p>Adjoining Borough Observation Tower Hamlets; Partial demolition works and clearance of the site to provide a mixed-use development comprising 4 buildings ranging from 30 to 67 storeys in height (up to 227.58m AOD), which together with podium and basement accommodation will provide up to 339,243m<sup>2</sup> of floorspace (GIA), comprising offices (Use Class B1, up to 158,586m<sup>2</sup>), residential (Use Class C3, up to 1,423 units), serviced apartments (Use Class C1, up to 216 units), retail/restaurant (Use Class A1-A5, up to 25,213m<sup>2</sup>), cultural/leisure (Use Class D1/D2, up to 2,391m<sup>2</sup>), parking and servicing areas, hard and soft landscaping (including new routes and spaces along North Dock, works to Aspen Way, Upper Bank Street and Hertsmere Road and between Poplar High Street to the Poplar DLR station), works to Aspen Way Footbridge, works to the edge of North Dock, works underneath Delta Junction and the provision of links to the Crossrail Station, creation of new vehicular accesses and other associated works.</p> <p>This application is accompanied by an Environmental Impact Statement.</p>	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Jerry Bell  <b>Tel:</b>  <b>Officer:</b> Robert Brew	<b>Applicant:</b>  <b>Tel:</b>
<b>App No:</b> 2017/3185 <b>Registered:</b> 05/10/2017 <b>Address:</b> Sainsbury's Supermarket 1 Cambridge Heath Road London E1 5SD	<p>Request for observations from London Borough of Tower Hamlets for the proposed development of demolition of existing store and decked car park to allow for a replacement Supermarket (A1) of 5,766sqm; 11,414sqm GIA to include D1 space, flexible A1,2,3,B1 and D1 space, 471 residential units, energy centre arranged in 8 blocks ranging from 6 to 14 storeys in height - maximum 58.9 aod.</p>	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> No objection	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> Jerry Bell  <b>Tel:</b>
<b>App No:</b> 2017/3325 <b>Registered:</b> 05/10/2017 <b>Address:</b> Site Bound by Raven Row, Stepney Way Sidney Street Whitechapel London E1 1BB	<p>Request for observations from London Borough of Tower Hamlets on an EIA Scoping opinion for the proposed development at the site bounded by Raven Row, Stepney Way, Sidney Street, Whitechapel, London, E1 1BB.</p>	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Borough of Tower Hamlets  <b>Tel:</b>  <b>Officer:</b> Robert Brew	<b>Applicant:</b>  <b>Tel:</b>

**Application Details**

**Description:**

**Decision**

**Agent / Officer Details**

**Applicant Details**

**App No:** 2017/3658  
**Registered:** 09/10/2017  
**Address:** The Mall Walthamstow,  
 45 Selborne Road  
 Walthamstow, London,  
 E17 7JR

Request for observations from London Borough of Waltham Forest for the proposed development of: Part demolition of The Mall and its replacement and extension by an additional 8,769sqm (Gross External Area) GEA to be used for shops, food and drink, and leisure (Classes A1, A3, D2). Creation of 42 residential units (Use Class C3) up to a maximum height of 49m AOD. Redesign of the Town Square, including new children's play space, landscaping (hard and soft) and lighting. Re-design of the access arrangements to The Mall. Creation of new entrance and associated works for residential buildings at ground floor level fronting onto the Town Square. Extension to the basement car parking area of The Mall by 318sqm and the creation of 33new parking spaces. Re-design of the servicing arrangements for The Mall. Provision of new plant and renewable energy equipment. All associated and ancillary engineering works and operations.

**Decision Date:** 11/10/17  
**Decision:** No objection

**Agent:** London Borough of Waltham Forest  
**Tel:** 0208 496 3000  
**Officer:** Stuart Hammond

**Applicant:** c/o Agent  
**Tel:**

Outline permission is sought for:  
 Provision of up to 460 residential dwellings (Use Class C3) in a collection of two low buildings and two tall buildings sitting above the podium created by the development the subject of full planning permission, ranging in height up to 132.5AOD. Provision of podium hard and soft landscaping areas, including play space (used by the proposed residential dwellings). Provision of associated services, including waste, refuse cycle storage, and lighting. Creation of new entrance and servicing areas and associated works for residential buildings at ground floor level fronting Selbourne Road. Provision of new plant and renewable energy equipment. All associated and ancillary engineering works and operations. All other matters reserved.

Reconsultation of 2017/2862



<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/1647 <b>Registered:</b> 03/05/2017 <b>Address:</b> 10 Gayhurst Road London E8 3EH	Variation of condition 2 (Approved Drawings) of planning permission ref: 2015/3332 dated 11/11/2015 for excavation of basement with front and rear lightwells and erection of single storey ground floor rear extension. The effect of the variation would be an infill extension removing the lightwell between the rear extension and the main rear wall of the host building, extension to the footprint of the basement and replacement of the flat roof with a monopitch roof to the rear extension.	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Matheson Whiteley Ltd  <b>Tel:</b> 02070333589  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Mrs Rachel Simkiss  <b>Tel:</b>
<b>App No:</b> 2017/2354 <b>Registered:</b> 26/06/2017 <b>Address:</b> Keltan House 89 Mare Street LONDON E8 4RU	Non-material amendment to permission 2015/3194 dated 26/04/16 to amend entrances to Bocking Street and Mare Street, reconfigure ground floor layout, provision of additional windows, removal of extraction equipment and installation of an automatic door to Westgate Street elevation to facilitate disabled access	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> Granted	<b>Agent:</b> GVA  <b>Tel:</b> 02079112156  <b>Officer:</b> Gareth Barnett	<b>Applicant:</b> n/a  <b>Tel:</b>
<b>App No:</b> 2017/2941 <b>Registered:</b> 25/07/2017 <b>Address:</b> 10A Appleby Road London E8 3ET	Submission of details pursuant to conditions 3 (materials), 4 (detailed drawings/full particulars doors and windows), 6 (tree protection method statement), and 8 (relocation of bins and bike stores) of planning permission ref 2015/2680 dated 18/09/2015.	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Tectonics Architects LTD  <b>Tel:</b> 07718766466  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr Brian Ceesay  <b>Tel:</b>
<b>App No:</b> 2017/2950 <b>Registered:</b> 16/08/2017 <b>Address:</b> Cyntra Place 201 Mare Street London E8 3QE	Installation of rooflight.	<b>Decision Date:</b> 02/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr Jay Hess  <b>Tel:</b> 07903562957

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/2982 <b>Registered:</b> 16/08/2017 <b>Address:</b> 378 Kingsland Road London E8 4AA	Installation of a rear extract duct and installation of no.1 air condenser unit.	<b>Decision Date:</b> 04/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Monmouth Planning Ltd  <b>Tel:</b> 02070420416  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr R Ritchie  <b>Tel:</b>
<b>App No:</b> 2017/3066 <b>Registered:</b> 10/08/2017 <b>Address:</b> Former Bayton Court 91 Lansdowne Drive London E8 3HD	Submission of details pursuant to condition 9 (Code for Sustainable Homes Certification) attached to planning permission 2014/2979	<b>Decision Date:</b> 19/10/17  <b>Decision:</b> Granted	<b>Agent:</b> PRP  <b>Tel:</b> 02083393600  <b>Officer:</b> Barry Coughlan	<b>Applicant:</b> Mr Marcus Fisher  <b>Tel:</b>
<b>App No:</b> 2017/3101 <b>Registered:</b> 24/08/2017 <b>Address:</b> 55 Lavender Grove London E8 3LR	Erection of a single-storey ground floor rear extension.	<b>Decision Date:</b> 16/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Surman Weston Ltd  <b>Tel:</b> 02038160242  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Mr Martin Usborne  <b>Tel:</b> 07747607930
<b>App No:</b> 2017/3154 <b>Registered:</b> 22/08/2017 <b>Address:</b> 24 Albion Drive London E8 4ET	Submission of details pursuant to condition 3 (Materials) of planning permission 2016/2232 dated 10/08/2016	<b>Decision Date:</b> 12/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Shelton Hawkins Architects  <b>Tel:</b> 07545166355  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr Richard Parkes  <b>Tel:</b>
<b>App No:</b> 2017/3185 <b>Registered:</b> 05/10/2017 <b>Address:</b> Sainsbury's Supermarket 1 Cambridge Heath Road London E1 5SD	Request for observations from London Borough of Tower Hamlets for the proposed development of demolition of existing store and decked car park to allow for a replacement Supermarket (A1) of 5,766sqm; 11,414sqm GIA to include D1 space, flexible A1,2,3,B1 and D1 space, 471 residential units, energy centre arranged in 8 blocks ranging from 6 to 14 storeys in height - maximum 58.9 aod.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> No objection	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> Jerry Bell  <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> 2017/3262 <b>Registered:</b> 17/08/2017 <b>Address:</b> 10 Glebe Road London E8 4BD	Installation of rear balcony at third floor level	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> Granted	<b>Agent:</b> pH+  <b>Tel:</b> 02076131965  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr Max Ashton  <b>Tel:</b>
<b>App No:</b> 2017/3274 <b>Registered:</b> 10/08/2017 <b>Address:</b> 22 Middleton Road London E8 4BS	Erection of a single-storey outbuilding in the rear garden.	<b>Decision Date:</b> 02/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Mr Patrick Willett  <b>Tel:</b> 0207 923 7776
<b>App No:</b> 2017/3316 <b>Registered:</b> 07/09/2017 <b>Address:</b> 13-18 Sidworth Street London E8 3SD	Installation of enclosure to existing air conditioning units	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Phillips Planning Services Limited  <b>Tel:</b> 01234-272829  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Work.Life London Fields Ltd  <b>Tel:</b>
<b>App No:</b> 2017/3334 <b>Registered:</b> 21/08/2017 <b>Address:</b> 41 Albion Drive London E8 4LT	Erection of a two-storey rear extension	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Nord Studio  <b>Tel:</b> 00493 054 468880  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> Mr Maximilian Leuschner  <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> 2017/3353 <b>Registered:</b> 07/09/2017 <b>Address:</b> 5-6 Lee Street, London, E8 4DY	Erection of pitched roof to front porch	<b>Decision Date:</b> 16/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr Alessandro Ascani  <b>Tel:</b>
<b>App No:</b> 2017/3375 <b>Registered:</b> 24/08/2017 <b>Address:</b> 71 Mapledene Road London E8 3JW	T1 Cherry, reduce branch length by 1.5m T2 Bay, reduce branch length by 1m, reduce height by 2.5m T3 Holly, reduce branch by 0.5m, reduce height by 2.5m	<b>Decision Date:</b> 02/10/17  <b>Decision:</b> No objection	<b>Agent:</b> M Parkin Tree Specialists Ltd <b>Tel:</b> 07976732995  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mrs Jones  <b>Tel:</b>
<b>App No:</b> 2017/3392 <b>Registered:</b> 30/08/2017 <b>Address:</b> 142 Mapledene Road London E8 3LL	Erection of a rear roof extension and insertion of roof lights to the front roof slope.	<b>Decision Date:</b> 16/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Absolute Lofts SW London Ltd <b>Tel:</b> 02034180993  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> Mr Joris Beets  <b>Tel:</b> 07526390000
<b>App No:</b> 2017/3395 <b>Registered:</b> 12/09/2017 <b>Address:</b> Netil House 1-7 Westgate Street London E8 3RL	Submission of details pursuant to condition 3 (details of modification to roof structure) of planning permission ref: 2015/2136 dated 02/11/2015	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Miss Amy Evans  <b>Tel:</b> 07765013742
<b>App No:</b> 2017/3413 <b>Registered:</b> 06/09/2017 <b>Address:</b> 150 Middleton Road London E8 4LP	T1 - Magnolia sp - Crown reduce by up to 30%, creating 1-2M clearance from the adjacent building	<b>Decision Date:</b> 02/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Hickson Wardle Treecare <b>Tel:</b> 07771664397  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Michael Taylor  <b>Tel:</b> 07799106633

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/3547 <b>Registered:</b> 15/09/2017 <b>Address:</b> 8 Jacaranda Grove London E8 3BA	Non-material amendment to planning permission 2016/0032 dated 15/02/2016 comprising change to the size of window opening on the rear elevation and change of double door opening into a triple door opening.	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Eastwest Architecture  <b>Tel:</b> 02071480668  <b>Officer:</b> Raymond Okot	<b>Applicant:</b> Mrs Jenny Green  <b>Tel:</b>
<b>App No:</b> 2017/3610 <b>Registered:</b> 14/09/2017 <b>Address:</b> 13 Albion Drive London E8 4LX	T1 Prunus, reduce 2m T2 Malus, reduce 1m T3 Fig, reduce 1m T4 Malus, reduce 1.5m T5 Laurel, reduce 2m T6 Cherry (dead) fell T7 Conifer, remove sub-dominant leader T8 Acer, reduce 2m T9 Olive, reduce 1m T10 Laurel, reduce 1m	<b>Decision Date:</b> 02/10/17  <b>Decision:</b> No objection	<b>Agent:</b> M Parkin Tree Specialists Ltd  <b>Tel:</b> 07976732995  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr Hill  <b>Tel:</b> 07970000678
<b>App No:</b> 2017/3619 <b>Registered:</b> 18/09/2017 <b>Address:</b> 38 Albion Drive London E8 4LX	Front of Property - T1 - Lime Tree - Re-pollard to most recent pruning points.	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> No objection	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Lenton-Leaver  <b>Tel:</b> 07855192195
<b>App No:</b> 2017/3628 <b>Registered:</b> 18/09/2017 <b>Address:</b> 1A Croston Street London E8 4PQ	T3 - (Euonymus sp) crown lift to 3-3.5M (Pavement Side only)	<b>Decision Date:</b> 12/10/17  <b>Decision:</b> No objection	<b>Agent:</b> All Aspects Tree Services  <b>Tel:</b> 07756936553  <b>Officer:</b> Marc Sanders <b>Agent:</b> All Aspects Tree Services  <b>Tel:</b> 07756936553	<b>Applicant:</b> Lenton-Leaver  <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> 2017/3629 <b>Registered:</b> 18/09/2017 <b>Address:</b> 1 C Croston Street London E8 4PQ	Rear Garden (Trederwen Road) T1 - Acer pseudoplatanus (Sycamore Tree) crown lift to 3-3.5M (Pavement Side only)	<b>Decision Date:</b> 12/10/17  <b>Decision:</b> No objection	<b>Agent:</b> All Aspects Tree Services <b>Tel:</b> 07756936553  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Lenton-Leaver  <b>Tel:</b>
<b>App No:</b> 2017/3672 <b>Registered:</b> 21/09/2017 <b>Address:</b> 84 Middleton Road London E8 4LN	Rear Garden T1 - Styphnolobium japonica 'Japanese Pagoda' - Remove and make way for its successor, a 'Mimosa tree'	<b>Decision Date:</b> 12/10/17  <b>Decision:</b> No objection	<b>Agent:</b> <b>Tel:</b>  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Martin Adams  <b>Tel:</b>
<b>App No:</b> 2017/3684 <b>Registered:</b> 21/09/2017 <b>Address:</b> 66 Broadway Market London E8 4QJ	T1 - Laurel; Fell to ground level. T2 - Holly; Lift off wall and reduce spread by 30%	<b>Decision Date:</b> 04/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Hickson Wardle Treecare <b>Tel:</b> 07771664397  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Mr John Emmerson  <b>Tel:</b>
<b>App No:</b> 2017/3717 <b>Registered:</b> 29/09/2017 <b>Address:</b> 68 Lavender Grove London E8 3LS	Rear Garden T1 - Rowan - Crown Thin Canopy by up to one third (1/3).	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> No objection	<b>Agent:</b> LG trees <b>Tel:</b> 07863927519  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Ms Selby  <b>Tel:</b>

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Olympic Delivery Authority

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/2619 <b>Registered:</b> 05/07/2017 <b>Address:</b> London Stadium, PDZ 3, Queen Elizabeth Olympic Park, Stratford, London, E20 2ST	Adjoining Borough Observation LLDC for Submission of an Event Management Plan to fully discharge Condition OST.108 in relation to the World Para Athletics Championship and IAAF World Championship, pursuant to the Olympic Stadium Transformation planning application 12/00066/FUM, as varied by 16/00062/VAR.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1490  <b>Officer:</b> Robert Brew	<b>Applicant:</b> c/o Agent  <b>Tel:</b>
<b>App No:</b> 2017/2620 <b>Registered:</b> 05/07/2017 <b>Address:</b> South Lawn, land within PDZ2 between City Mill River and Waterworks River, Queen Elizabeth Olympic Park, London	Adjoining Borough Observation LLDC for the Submission of an Event Management Plan, pursuant to Condition SL.22 in relation to the World Para Athletics Championships and Submission of an Event Management Plan, pursuant to Condition SL.22 in relation to the World Para Athletics Championships and the IAAF World Championships attached to outline planning permission reference 12/00227/OUT dated 27th February 2013.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1490  <b>Officer:</b> Robert Brew	<b>Applicant:</b> c/o Agent  <b>Tel:</b>
<b>App No:</b> 2017/2686 <b>Registered:</b> 05/07/2017 <b>Address:</b> 80 - 84 & 90 Wallis Road London E9 5LN	Adjoining Borough Observation LLDC for Submission of details pursuant to Condition 29 (Bat Survey) of planning permission 14/00387/FUL as varied by 16/00467/VAR.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1490  <b>Officer:</b> Robert Brew	<b>Applicant:</b> .  <b>Tel:</b>
<b>App No:</b> 2017/2834 <b>Registered:</b> 05/10/2017 <b>Address:</b> Land bounded by Hepscoth Road and Rothbury Road, TSVC Building, London, E9 5HH	Demolition of existing structures and the erection of four blocks of six-storeys in height comprising 145 residential units (2 x studio units; 45 x one-bedroom units; 88 x two-bedroom units and 10 x three-bedroom units) and 2,213 sq.m of commercial floorspace, together with associated parking, access and landscape arrangements.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1850  <b>Officer:</b> Robert Brew	<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> 2017/3354 <b>Registered:</b> 06/10/2017 <b>Address:</b> Unit 9 Canalside, Here East, Waterden Road, Queen Elizabeth Olympic Park, London, E20 3BS	Request for observations from LLDC on the proposed development of an illuminated button sign on gantry.	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Sophie Hockin <b>Tel:</b> 020 3288 2792 <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> .  <b>Tel:</b>
<b>App No:</b> 2017/3355 <b>Registered:</b> 06/10/2017 <b>Address:</b> Here East, Waterden Road, Queen Elizabeth Olympic Park, London, E20 3BS	Request for observations from LLDC for the proposed development of submission of details pursuant to condition IBC.42 (Gantry Operations Strategy) attached to planning permission 13/00534/FUM dated 20th March 2014	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Sophie Hockin <b>Tel:</b> 020 3288 2792 <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> .  <b>Tel:</b>
<b>App No:</b> 2017/3358 <b>Registered:</b> 06/10/2017 <b>Address:</b> Queen's Yard, White Post Lane, LONDON, E9 5EN	Request for observations from LLDC on the proposed development of hybrid planning application for the mixed use redevelopment comprising: 1) Application for planning permission for the demolition of all buildings on site. 2) Application for Outline planning permission for a new theatre (use class sui generis) providing up to 1,500sqm (GIA) of floorspace with associated access and servicing arrangements. 3) Application for full planning permission for mixed use redevelopment to provide 2,629sqm (GIA) of flexible commercial floorspace (use class B1(a), (b) &(c)), 116 residential units (use class C3), an enhanced public realm (including working yard), amenity space, car parking, cycle parking and all associated works.	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1781 <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> c/o Agent  <b>Tel:</b>
<b>App No:</b> 2017/3398 <b>Registered:</b> 05/10/2017 <b>Address:</b> 61 Wallis Road, Hackney Wick, London, E9 5LH	Request for observations from the LLDC on proposed development for NMA to 13/00449/FUL to amend internal areas of ground floor commercial units.	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 2792 <b>Officer:</b> Robert Brew	<b>Applicant:</b> c/o Agent  <b>Tel:</b>



**Application Details****Description:****Decision****Agent / Officer  
Details****Applicant Details**


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<b>App No:</b> 2017/3399	Request for observations from the LLDC on the proposed development of a change of use from Use Class A1/B1 to Use Class D2 (yoga studio), with ancillary Use Class A3 cafe space.	<b>Decision Date:</b> 05/10/17	<b>Agent:</b> London Legacy Development	<b>Applicant:</b> c/o Agent
<b>Registered:</b> 05/10/2017		<b>Decision:</b> No objection	<b>Tel:</b> 020 3288 2792	<b>Tel:</b>
<b>Address:</b> Unit 1, 61 Wallis Road, Hackney, London, E9 5LH		<b>Officer:</b> Robert Brew		

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<b>App No:</b> 2017/3457	Adjoining Borough Observations (London Legacy Development Corporation): Application for the approval of details pursuant to condition 4 (Flood Risk) of planning permission 17/00169/FUL	<b>Decision Date:</b> 20/10/17	<b>Agent:</b>	<b>Applicant:</b> Sophie Hockin
<b>Registered:</b> 12/09/2017		<b>Decision:</b> No objection	<b>Tel:</b>	<b>Tel:</b> 02032882792
<b>Address:</b> 5 Gainsborough Street London E9 5GY		<b>Officer:</b> Sissi Yang		

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<b>App No:</b> 2017/3543	Request for observations by LLDC for the proposed development of submission of details pursuant to Condition 15 (Construction Waste Management Plan) of planning permission 14/00387/FUL, as varied by 16/00467/VAR	<b>Decision Date:</b> 06/10/17	<b>Agent:</b> London Legacy Development	<b>Applicant:</b> Sarah Birt
<b>Registered:</b> 06/10/2017		<b>Decision:</b> No objection	<b>Tel:</b> 020 3288 1490	<b>Tel:</b> 020 3288 1490
<b>Address:</b> 80-84 & 90b Wallis Road Hackney London E9 5LW		<b>Officer:</b> Stuart Hammond		

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<b>App No:</b> 2017/3544	Adjoining borough observations for LLDC on proposed development of submission of details pursuant to discharge Part A of Condition 24 (Securing Archaeological Works) of planning permission 14/00387/FUL, as varied by 16/00467/VAR.	<b>Decision Date:</b> 05/10/17	<b>Agent:</b> London Legacy Development	<b>Applicant:</b> Sarah Birt
<b>Registered:</b> 05/10/2017		<b>Decision:</b> No objection	<b>Tel:</b> 020 3288 1490	<b>Tel:</b> 020 3288 1490
<b>Address:</b> 80-84 & 90B Wallis Road Hackney London E9 5LW		<b>Officer:</b> Robert Brew		

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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> 2017/3545 <b>Registered:</b> 09/10/2017 <b>Address:</b> 80-84 & 90b Wallis Road Hackney London E9 5LW	Request for observations from LLDC on the proposed development of submission of details pursuant to Condition 16 (Construction Transport Management Plan) of planning condition 14/00387/FUL as varied by 16/00467/VAR.	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1490  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> Sarah Birt  <b>Tel:</b> 020 3288 1490
<b>App No:</b> 2017/3638 <b>Registered:</b> 11/10/2017 <b>Address:</b> Here East Waterden Road Queen Elizabeth Olympic Park London Hackney E20 3BS	Request for observations from LLDC for the proposed development of submission of details pursuant to Schedule 7 (Affordable Workspace) Clause 1 (Affordable Workspace Strategy) of the S106 Agreement for planning permission 13/00534/FUM and 13/00536/COU dated 1st April 2014.	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> No objection	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> Sophie Hockin  <b>Tel:</b> 02032882792
<b>App No:</b> 2017/3727 <b>Registered:</b> 06/10/2017 <b>Address:</b> Copper Box Arena, Queen Elizabeth Olympic Park, London, E20 3HB	Request for observations from LLDC on the proposed development of submission of details pursuant to condition HLT.32 of planning permission 08/90328/FUMODA as varied by 11/90320VARODA - Proposed Parking Location	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 2792  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> c/o Agent  <b>Tel:</b>
<b>App No:</b> 2017/3808 <b>Registered:</b> 09/10/2017 <b>Address:</b> 80-84 & 90b Wallis Road, Hackney, London, E9 5LW	Request for observations from LLDC on the proposed development of submission of details pursuant to discharge condition 14 (Code of Construction Practice) of planning permission 14/00387/FUL, as varied by 16/00467/VAR.	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1490  <b>Officer:</b> Stuart Hammond	<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> 2017/3823 <b>Registered:</b> 29/09/2017 <b>Address:</b> 68, Wallis Road Wick, London, E9 5LH	Adjoining Borough Observations for a mansard roof extension to provide office use class B1(a) space (274sqm), minor extension at rear first floor level (23 sqm) and alteration to the south side elevation to introduce windows into the facade.	<b>Decision Date:</b> 18/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1800  <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> .  <b>Tel:</b>
<b>App No:</b> 2017/3840 <b>Registered:</b> 03/10/2017 <b>Address:</b> Multi-Storey Car Park, Queens Elizabeth Olympic Park PDZ5 London E20 3BS	Request for observations from the London Legacy Development Corporation on an application to vary condition 1 of planning permission 16/00471/AOD relating to the management strategy for the multi-storey car park.	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> No objection	<b>Agent:</b> Queen Elizabeth Olympic Park <b>Tel:</b> 020 3288 1882  <b>Officer:</b> Robert Brew	<b>Applicant:</b> C/O Agent  <b>Tel:</b>
<b>App No:</b> 2017/3885 <b>Registered:</b> 06/10/2017 <b>Address:</b> Unit 4, 61 Wallis Road London E9 5LH	Observations to London Legacy Development Corporation (LLDC) pursuant to application 17/00469/AOD for approval of details pursuant to condition 11 (Commercial layout) of planning permission 13/00449/FUL dated 02/04/15	<b>Decision Date:</b> 23/10/17  <b>Decision:</b> No objection	<b>Agent:</b> <b>Tel:</b>  <b>Officer:</b> Micheal Garvey	<b>Applicant:</b> London Legacy Development <b>Tel:</b> 020 3288 8852
<b>App No:</b> 2017/3894 <b>Registered:</b> 06/10/2017 <b>Address:</b> Hackney Wick Station, White Post Lane London, E9 5ER	Request for observations from LLDC on the proposed development of submission of details pursuant to partially discharge part i (Faceted glazing wall to subway) of condition 16 (Sample Materials & Details) of planning permission 14/00275/FUL dated 23rd September 2014	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> No objection	<b>Agent:</b> London Legacy Development <b>Tel:</b> 020 3288 1800  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> .  <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> 2017/2090 <b>Registered:</b> 25/08/2017 <b>Address:</b> 36 Durley Road London N16 5JS	Retrospective application for erection of external staircase in rear garden with a roof terrace at first floor, replacement of rear window with a door at first floor level.	<b>Decision Date:</b> 13/10/17  <b>Decision:</b> Granted	<b>Agent:</b> P E Ottery Dip TP MRTPI <b>Tel:</b> 07958253549  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr C Bard  <b>Tel:</b>
<b>App No:</b> 2017/2576 <b>Registered:</b> 08/08/2017 <b>Address:</b> 91 Fairholt Road LONDON N16 5EP	Excavation of existing basement and front and rear lightwells; erection of part single-storey, part two-storey side and rear extensions at basement and ground floor levels; erection of rear dormer extension; 2x roof lights to side roof slope; erection of ground floor level balcony and external stair; adjustment of floor levels throughout property; conversion from a ground floor flat and first floor flat to a basement flat and ground/first/second floor maisonette; external alterations including new windows to side elevation and replacement rear windows.	<b>Decision Date:</b> 02/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Deborah Parker Architects <b>Tel:</b> 02085333660  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Kraus  <b>Tel:</b>
<b>App No:</b> 2017/2884 <b>Registered:</b> 22/08/2017 <b>Address:</b> 1C Bethune Road London N16 5BW	Erection of a single-storey rear extension at ground floor level	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Jonathan Shattock <b>Tel:</b> 02088094424  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr & Mrs Bard  <b>Tel:</b>
<b>App No:</b> 2017/3087 <b>Registered:</b> 31/08/2017 <b>Address:</b> 2 St Kildas Road Hackney LONDON N16 5BP	Lawful Development Certificate of Existing Development for existing rear roof extension above the rear closet wing	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Prestige Planning Services <b>Tel:</b> 07824628403  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Getter  <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> 2017/3277 <b>Registered:</b> 15/08/2017 <b>Address:</b> 4 Manor Road London N16 5SA	Discharge of conditions 3 (detailed drawings) of listed building consent granted 23/05/2017 (2017/1377).	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Studio Verve Architects  <b>Tel:</b> 02072542852  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Pinchas Spritzer  <b>Tel:</b>
<b>App No:</b> 2017/3419 <b>Registered:</b> 04/09/2017 <b>Address:</b> OS 105 Stamford Hill at Junction Linthorpe Road London N16 5RF	Prior approval for installation of a public payphone box	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Mr Nathan Still  <b>Tel:</b> 02083267782
<b>App No:</b> 2017/3614 <b>Registered:</b> 14/09/2017 <b>Address:</b> 29 Linthorpe Road Hackney London N16 5RE	Prior Approval for the proposed erection of single-storey rear extension at ground floor level (6.0m deep, 3m eaves height and 3m maximum height)	<b>Decision Date:</b> 18/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Mr Yakoy Levy  <b>Tel:</b> 020 8150 1823  <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Mr Schwartz  <b>Tel:</b>
<b>App No:</b> 2017/3620 <b>Registered:</b> 18/09/2017 <b>Address:</b> 7 Lordship Park LONDON N16 5UE	Front of Property T1 & 2 - Lime - Re-plant to most recent pruning points.	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> No objection	<b>Agent:</b> All Aspects Tree Services <b>Tel:</b> 07756936553  <b>Officer:</b> Marc Sanders	<b>Applicant:</b> Lenton-Leaver  <b>Tel:</b> 07855192195

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2016/3407 <b>Registered:</b> 09/08/2017 <b>Address:</b> 10-14 Crossway London N16 8HX	Approval of details pursuant to condition 7: Landscaping details attached to 2015/3916 dated 16/05/2016.	<b>Decision Date:</b> 11/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Duncan Ayles	<b>Applicant:</b> Mr Dino Ustic  <b>Tel:</b> 02083661271
<b>App No:</b> 2017/0932 <b>Registered:</b> 13/03/2017 <b>Address:</b> Outside 13-15 Stoke Newington Road Hackney N16 8BH	Display of illuminated advertisement panel on replacement telephone link unit on the footway.	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Primesight Ltd  <b>Tel:</b> 02079084300  <b>Officer:</b> Duncan Ayles	<b>Applicant:</b> Mr Neil Scoresby  <b>Tel:</b>
<b>App No:</b> 2017/2664 <b>Registered:</b> 07/09/2017 <b>Address:</b> Ground Floor 37 Stoke Newington Road Hackney LONDON N16 8BJ	Installation of single air vent at ground floor level fronting onto Stoke Newington Road.	<b>Decision Date:</b> 04/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Inspire Design  <b>Tel:</b> 02920227926  <b>Officer:</b> Louise Smith	<b>Applicant:</b> The Co-op Group  <b>Tel:</b>
<b>App No:</b> 2017/3231 <b>Registered:</b> 10/08/2017 <b>Address:</b> 38 Prince George Road London N16 8BY	Proposed basement excavation, erection of a single-storey ground floor rear extension, erection of rear roof extension to main roof and erection of single-storey rear extension above the existing two-storey rear addition (outrigger).	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Studio Ben Allen  <b>Tel:</b> 07866263978  <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Mr Kristian Jones  <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> 2017/3339 <b>Registered:</b> 11/09/2017 <b>Address:</b> 19 Barretts Grove London N16 8AP	Erection of a rear dormer with associated French doors; insertion of two roof lights on the front roof slope and the insertion of a roof light on the rear outrigger roof.	<b>Decision Date:</b> 10/10/17  <b>Decision:</b> Granted	<b>Agent:</b> ParkerClark <b>Tel:</b> 02077907919 <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Mr Nicholas Brown  <b>Tel:</b>
<b>App No:</b> 2017/1592 <b>Registered:</b> 11/08/2017 <b>Address:</b> 22 Moundfield Road, London N16 6DT	Erection of front and rear roof extensions	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> Refused	<b>Agent:</b> OLL Projects Limited <b>Tel:</b> 07831 220 122 <b>Officer:</b> Catherine Slade	<b>Applicant:</b> Rabbi Blum  <b>Tel:</b> 07747191191
<b>App No:</b> 2017/2453 <b>Registered:</b> 04/07/2017 <b>Address:</b> Flats 2 The Gardens Clapton Common LONDON E5 9AZ	Erection of single storey side and rear extension	<b>Decision Date:</b> 20/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Prestige Planning Services <b>Tel:</b> 07824628403 <b>Officer:</b> Catherine Slade	<b>Applicant:</b> Mr Rand  <b>Tel:</b>
<b>App No:</b> 2017/2517 <b>Registered:</b> 10/08/2017 <b>Address:</b> 86 Castlewood Road London N16 6DH	Erection of additional storey at second floor level; excavation of basement with front and rear lightwells; erection of part three-storey, part two-storey rear extensions at basement, ground floor and first floor.	<b>Decision Date:</b> 29/09/17  <b>Decision:</b> Granted	<b>Agent:</b> Studio Verve Architects <b>Tel:</b> 02072542852 <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Joseph Kahan  <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> 2017/2597 <b>Registered:</b> 05/07/2017 <b>Address:</b> Telephone Kiosks Outside 141 Stamford Hill LONDON N16 5LG	Display of an illuminated digital advertisement panel on replacement telephone kiosk on the footway	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Robert Brew	<b>Applicant:</b> Mr Matthew Coe  <b>Tel:</b> 01618881869
<b>App No:</b> 2017/2601 <b>Registered:</b> 06/07/2017 <b>Address:</b> Outside 198 Stamford Hill London N16 6RA	Display of an illuminated digital advertisement panel on replacement telephone kiosk on the footway	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Robert Brew	<b>Applicant:</b> Mr Matthew Coe  <b>Tel:</b> 01618881869
<b>App No:</b> 2017/2716 <b>Registered:</b> 19/07/2017 <b>Address:</b> Leaside Road London E5 9LU	Non-material amendment to permission 2014/2552 dated 03/11/16 to include electric substation at ground floor level alongside minor external alterations to Leaside Road frontage	<b>Decision Date:</b> 05/10/17  <b>Decision:</b> Granted	<b>Agent:</b> FRONT Architecture Ltd <b>Tel:</b> 01702831415 <b>Officer:</b> Gareth Barnett	<b>Applicant:</b> Mr E Clothier  <b>Tel:</b>
<b>App No:</b> 2017/2800 <b>Registered:</b> 11/07/2017 <b>Address:</b> 3 Northdene Gardens, London N15 6LX	Erection of single-storey front, rear and side roof extensions at second floor/loft level and erection of single-storey rear extension at first floor level to provide for enlarged Synagogue (D1 use class); associated elevational alterations and refuse/recycling storage in front garden	<b>Decision Date:</b> 19/10/17  <b>Decision:</b> Granted	<b>Agent:</b> John Stebbing Architects Ltd <b>Tel:</b> 01284704546 <b>Officer:</b> Tim Wild	<b>Applicant:</b> Rabbi Jungreis  <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> 2017/3113 <b>Registered:</b> 14/08/2017 <b>Address:</b> 30-32 Leadale Road London N16 6DA	Excavation of basement and creation of front and rear lightwells	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Paramount Planning Ltd <b>Tel:</b> 02081501823 <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Sanger <b>Tel:</b> 07749708930
<b>App No:</b> 2017/3172 <b>Registered:</b> 15/08/2017 <b>Address:</b> 27 Castlewood Road Hackney LONDON N16 6DL	Retrospective demolition of the building, behind the retained facade, and erection of new part single, part two storey, plus roof level accommodation building to provide a self-contained dwelling (use class C3), together with the erection of front and rear dormer.	<b>Decision Date:</b> 04/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Shulem Posen <b>Tel:</b> 07815794958 <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Maurice Freund <b>Tel:</b>
<b>App No:</b> 2017/3177 <b>Registered:</b> 24/08/2017 <b>Address:</b> 15 Alcester Crescent Hackney LONDON E5 9PX	Excavation of a rear basement lightwell, erection of external stairs to rear; elevational changes to include basement level doors and roof extension windows and landscaping to rear; to facilitate the conversion of a single family dwelling into three separate residential units.	<b>Decision Date:</b> 09/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Plop Designs Ltd <b>Tel:</b> 07786556087 <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Umar Kahn <b>Tel:</b>
<b>App No:</b> 2017/3377 <b>Registered:</b> 23/08/2017 <b>Address:</b> 47 Craven Walk London N16 6BS	Erection of dormer roof extension and single storey extension to the rear at ground floor level.	<b>Decision Date:</b> 13/10/17  <b>Decision:</b> Granted	<b>Agent:</b> John Stebbing Architects Ltd <b>Tel:</b> 01284704546 <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Grosskopf <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> 2017/3409 <b>Registered:</b> 31/08/2017 <b>Address:</b> 262 Stamford Hill Hackney LONDON N16 6TU	Installation of 1 no. internally illuminated (600 cd/m) hoarding advertisement with scrolling display measuring height of 3m, width of 6m and depth of 0.45m, with a height above ground level (to base) of 3.7m	<b>Decision Date:</b> 19/10/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Richard Page  <b>Tel:</b> 01285658666
<b>App No:</b> 2017/3421 <b>Registered:</b> 05/09/2017 <b>Address:</b> ADJ Sainsburys 1 Amhurst Park Junc Stamford Hill IFO PCS London N16 5LW	Prior approval for installation of a public phone kiosk	<b>Decision Date:</b> 18/10/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Nathan Still  <b>Tel:</b> 02083267782
<b>App No:</b> 2017/3422 <b>Registered:</b> 05/09/2017 <b>Address:</b> Opp 268 Aran's Cafe Stamford Hill London N16 6TU	Prior approval for installation of a public phone kiosk	<b>Decision Date:</b> 18/10/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Nathan Still  <b>Tel:</b> 02083267782
<b>App No:</b> 2017/3423 <b>Registered:</b> 05/09/2017 <b>Address:</b> Outside 208 to 210 Stamford Hill LONDON N16 6RA	Prior approval for installation of a public phone kiosk	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Nathan Still  <b>Tel:</b> 02083267782

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/3424 <b>Registered:</b> 05/09/2017 <b>Address:</b> Outside 18 Amhurst Parade Amhurst Park LONDON N16 5AA	Prior approval for installation of a public phone kiosk	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Refused	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mr Nathan Still  <b>Tel:</b> 02083267782
<b>App No:</b> 2017/3427 <b>Registered:</b> 29/09/2017 <b>Address:</b> SW PlotHale Village Ferry Lane N17	Request from London Borough of Haringey for observations on mixed use redevelopment ranging from 11 to 33 storeys to accommodate commercial space and 279 residential units.	<b>Decision Date:</b> 29/09/17  <b>Decision:</b> Objection	<b>Agent:</b> Haringey Council  <b>Tel:</b> 0208 489 5166  <b>Officer:</b> Robert Brew	<b>Applicant:</b> Haringey Council  <b>Tel:</b> 02084891000
<b>App No:</b> 2017/3458 <b>Registered:</b> 02/10/2017 <b>Address:</b> 43 Watermint Quay, London N16 6DN	Prior Approval for the erection of single-storey rear extension at ground floor level (4.5m deep, 2.43m eaves height and 2.48m maximum height)	<b>Decision Date:</b> 04/10/17  <b>Decision:</b> Granted	<b>Agent:</b> SAM Planning Services  <b>Tel:</b> 020 8802 3480  <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Greenfeld  <b>Tel:</b>
<b>App No:</b> 2017/0554 <b>Registered:</b> 27/02/2017 <b>Address:</b> First Floor and Second Floor Flat 12A Beatty Road LONDON N16 8EB	Erection of rear roof terrace at second floor level, a new rear door at second floor level	<b>Decision Date:</b> 13/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Hynam Projects  <b>Tel:</b> 07770877443  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Ms Stefania Lucchesi  <b>Tel:</b> 07770877443

<i>Application Details</i>	<i>Description:</i>	<i>Decision</i>	<i>Agent / Officer Details</i>	<i>Applicant Details</i>
<b>App No:</b> 2017/0933 <b>Registered:</b> 13/03/2017 <b>Address:</b> Stoke Newington Road (O/S 127-127a) - N168BT - 02072758299	Display of illuminated advertisement panel on replacement telephone link unit on the footway.	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Primesight Ltd  <b>Tel:</b> 02079084300  <b>Officer:</b> Duncan Ayles	<b>Applicant:</b> Mr Neil Scoresby  <b>Tel:</b>
<b>App No:</b> 2017/0946 <b>Registered:</b> 13/03/2017 <b>Address:</b> Outside 114 & 116 Stoke Newington High Street Hackney N16 7NY	Display of illuminated advertisement panel on replacement telephone link unit on the footway.	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Primesight Ltd  <b>Tel:</b> 02079084300  <b>Officer:</b> Duncan Ayles	<b>Applicant:</b> Mr Neil Scoresby  <b>Tel:</b>
<b>App No:</b> 2017/2390 <b>Registered:</b> 19/06/2017 <b>Address:</b> 137-139 Stoke Newington Road London N16 8BP	Submission of details/specifications pursuant to conditions 3 (Materials), 4 (Balustrade Details), 5 (Green Roof Details) of planning permission 2016/2663 dated 12/09/2016.	<b>Decision Date:</b> 16/10/17  <b>Decision:</b> Granted	<b>Agent:</b> John Stebbing Architects Ltd  <b>Tel:</b> 01284704546  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Brinner  <b>Tel:</b>
<b>App No:</b> 2017/2482 <b>Registered:</b> 25/08/2017 <b>Address:</b> 68 Bayston Road, London N16 7LT	Proposed erection of single-storey rear extension above existing two-storey rear addition (outrigger).	<b>Decision Date:</b> 19/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Atelier UWA Architects  <b>Tel:</b> 02085584272  <b>Officer:</b> Elliott Doumanis	<b>Applicant:</b> Mr Mohammed Adia  <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> 2017/2591 <b>Registered:</b> 05/07/2017 <b>Address:</b> 131 Stoke Newington Road LONDON N16 8BT	Display of an illuminated digital advertisement panel on replacement telephone kiosk on the footway	<b>Decision Date:</b> 12/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> Mr Matthew Coe  <b>Tel:</b> 01618881869
<b>App No:</b> 2017/2596 <b>Registered:</b> 05/07/2017 <b>Address:</b> 81-83 Stoke Newington High Street LONDON N16 8EL	Display of an illuminated advertisement panel on telephone kiosk	<b>Decision Date:</b> 12/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Stuart Hammond	<b>Applicant:</b> Mr Matthew Coe  <b>Tel:</b> 01618881869
<b>App No:</b> 2017/2851 <b>Registered:</b> 18/08/2017 <b>Address:</b> 55 Oldfield Road LONDON N16 0RR	Erection of mansard roof; erection of side/rear extension to wrap around the rear outrigger at ground floor level.	<b>Decision Date:</b> 10/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Nicolas Khalili  <b>Tel:</b>
<b>App No:</b> 2017/2856 <b>Registered:</b> 30/08/2017 <b>Address:</b> 33 Stamford Hill, London N16 5TU	Installation of new dropped curb/crossover on Stamford Hill to facilitate the parking of three (3) vehicles on the existing block paving	<b>Decision Date:</b> 19/10/17  <b>Decision:</b> Refused	<b>Agent:</b> SAM Planning Services <b>Tel:</b> 02038466745 <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Low  <b>Tel:</b>
<b>App No:</b> 2017/3028 <b>Registered:</b> 30/08/2017 <b>Address:</b> 17 Sydner Road, London N16 7UF	Proposed erection of single-storey rear extensions at ground floor level and erection of boundary walls/fencing.	<b>Decision Date:</b> 13/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Steyn Studio <b>Tel:</b> 07930808586 <b>Officer:</b> Tom Watts	<b>Applicant:</b> Ms Sophie Jones  <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> 2017/3046 <b>Registered:</b> 13/09/2017 <b>Address:</b> 120 Stoke Newington High Street London N16 7NY	New shopfront including replacement of existing front door and windows with timber framed doors and windows.	<b>Decision Date:</b> 20/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Hartleys Projects Ltd  <b>Tel:</b> 02073549268  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Mrs Ayes Horc  <b>Tel:</b>
<b>App No:</b> 2017/3081 <b>Registered:</b> 31/07/2017 <b>Address:</b> 43 Lavers Road Hackney LONDON N16 0DU	Proposed refurbishment of the existing dwelling at the rear of the ground and first floor level; erection of a rear/side extension at the ground and first floor level and insertion of an operable glass rooflight above the ground floor level.	<b>Decision Date:</b> 13/10/17  <b>Decision:</b> Refused	<b>Agent:</b> Nintim Architects  <b>Tel:</b> 02086930878  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Jon Hammant  <b>Tel:</b>
<b>App No:</b> 2017/3086 <b>Registered:</b> 25/08/2017 <b>Address:</b> 64 Kynaston Road Hackney, London N16 0ED	Erection of mansard roof extension with openings to front, side and rear elevations and a rooflight; raising of the existing party wall and chimney stack; and associated external works.	<b>Decision Date:</b> 13/10/17  <b>Decision:</b> Granted	<b>Agent:</b> RISE Design Studio  <b>Tel:</b> 02032901003  <b>Officer:</b> Catherine Slade	<b>Applicant:</b> Newman  <b>Tel:</b>
<b>App No:</b> 2017/3242 <b>Registered:</b> 30/08/2017 <b>Address:</b> 17 Sydner Road, London N16 7UF	Erection of single-storey rear and side extensions at ground floor level; erection of boundary fencing and walls to eastern boundary (above existing wall)	<b>Decision Date:</b> 17/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Boyer Planning  <b>Tel:</b> 02032682449  <b>Officer:</b> Tom Watts	<b>Applicant:</b> Miss S Jones  <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> 2017/3382 <b>Registered:</b> 25/08/2017 <b>Address:</b> Flat D, 307 Amhurst Road London N16 7UX	Erection of second floor rear roof terrace.	<b>Decision Date:</b> 13/10/17  <b>Decision:</b> Granted	<b>Agent:</b>  <b>Tel:</b>  <b>Officer:</b> Nick Bovaird	<b>Applicant:</b> Mr Christian Watt  <b>Tel:</b> 07880997446
<b>App No:</b> 2017/3391 <b>Registered:</b> 05/09/2017 <b>Address:</b> 22 Kersley Road Hackney LONDON N16 0NP	Variation of condition 2 (in accordance with the plans) attached to planning permission ref 2016/3067 dated 11/10/2016 for erection of single storey side/rear glazed extension. The variation would raise the height of the rear extension to 3.1m and height to eaves to 2.6m.	<b>Decision Date:</b> 20/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Apropos Conservatories LTD <b>Tel:</b> 01613428227  <b>Officer:</b> Sissi Yang	<b>Applicant:</b> Ms Olive  <b>Tel:</b>
<b>App No:</b> 2017/3436 <b>Registered:</b> 31/08/2017 <b>Address:</b> 16 Forman Place London N16 7UN	Existing use of upper floors of 243 Amhurst Road as a self-contained flat (Class C3).	<b>Decision Date:</b> 19/10/17  <b>Decision:</b> Refused	<b>Agent:</b> The JTS Partnership <b>Tel:</b> 01277224664  <b>Officer:</b> Louise Smith	<b>Applicant:</b> Mr Shimon Cregor  <b>Tel:</b>
<b>App No:</b> 2017/0524 <b>Registered:</b> 06/03/2017 <b>Address:</b> Land on the Corner of King Edwards Road and Tryon Crescent, London, E9 7RF	Non-material ammendment to planning permission 2013/2159 dated 04/12/2014 comprising the removal of solar pv panels from the roof	<b>Decision Date:</b> 03/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Linden Homes <b>Tel:</b> 01245 343 049  <b>Officer:</b> Duncan Ayles	<b>Applicant:</b> Mr Max Anderson  <b>Tel:</b> 020 8356 4793

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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> 2017/3031 <b>Registered:</b> 10/08/2017 <b>Address:</b> 13A Derby Road London E9 7JP	Change of use from storage (use class B8) to 2 self-contained dwellings (use class C3) comprising 1 x 1 bed and 1 x 2 bed dwelling and associated alterations	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> Granted	<b>Agent:</b> City Architecture Office Ltd <b>Tel:</b> 02076135365  <b>Officer:</b> Gerard Livett	<b>Applicant:</b> Mr Robinson  <b>Tel:</b>
<b>App No:</b> 2017/3173 <b>Registered:</b> 29/08/2017 <b>Address:</b> 43-45 Gore Road London E9 7HP	Replacement of existing windows with double-glazed units and replacement of window with door at ground floor level on south-west elevation of number 44.	<b>Decision Date:</b> 16/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Lamberts Chartered Surveyors <b>Tel:</b> 02071480503  <b>Officer:</b> Alix Hauser	<b>Applicant:</b> The Crown Estate Commissioners  <b>Tel:</b>
<b>App No:</b> 2017/3174 <b>Registered:</b> 12/09/2017 <b>Address:</b> 101-103 Victoria Park Road London E9 7JJ	Rear garden: T1 & T2 - Sycamore - reduce in size and shape by 2-3m, leaving suitable furnishing growth where possible. Front Garden: T3 Sycamore - reduce in size and shape by 2-3m, leaving suitable furnishing growth where possible.	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> No objection	<b>Agent:</b> G & R Tree Surgeons <b>Tel:</b> 02084419777  <b>Officer:</b> Nick Jacobs	<b>Applicant:</b> Mr Philip Macaree  <b>Tel:</b>
<b>App No:</b> 2017/3304 <b>Registered:</b> 21/08/2017 <b>Address:</b> 41 Lauriston Road London E9 7EY	Conversion of existing garage into a habitable area with associated external alterations to the garage including replacement of garage door with window and door; parapet alterations, installation of rooflights and erection of single storey rear extension to the existing garage	<b>Decision Date:</b> 06/10/17  <b>Decision:</b> Granted	<b>Agent:</b> Eastfield Architecture & Construction Ltd <b>Tel:</b> 07963442055  <b>Officer:</b> Muhammad Saleem	<b>Applicant:</b> Mr Jeffrey Gates  <b>Tel:</b> 07956461593
<b>App No:</b> 2017/3340 <b>Registered:</b> 18/08/2017 <b>Address:</b> 4 Fremont Street London E9 7NQ	T1 - Prunus avium (Wild Cherry) - Crown reduce by 20% lengths of up to 2M, crown thin up to 10%, leaving a natural, even and flowing canopy.	<b>Decision Date:</b> 02/10/17  <b>Decision:</b> No objection	<b>Agent:</b> <b>Tel:</b>  <b>Officer:</b> Nick Jacobs	<b>Applicant:</b> Mr Charlie Marr  <b>Tel:</b> 07779283499



**Application Details****Description:****Decision****Agent / Officer  
Details****Applicant Details**

**App No:** 2017/1893  
**Registered:** 31/08/2017  
**Address:** 176 Bethune Road,  
London N16 5DS

Approval of Details pursuant to condition 4 (Materials of Boundary Walls, Gates and Enclosures) of planning permission ref. 2016/4451, dated 08/03/2017

**Decision Date:** 19/10/17  
**Decision:** Granted

**Agent:**  
**Tel:**  
**Officer:** Nick Bovaird

**Applicant:** Mr Ozer Oberlander  
**Tel:**

**App No:** 2017/2723  
**Registered:** 21/08/2017  
**Address:** 93 Cranwich Road,  
London N16 5JA

Erection of two-storey rear/side wraparound extensions at basement and ground floor levels with rear lightwell

**Decision Date:** 13/10/17  
**Decision:** Refused

**Agent:** Paramount Planning Ltd  
**Tel:** 02081501823  
**Officer:** Sissi Yang

**Applicant:** Mr M Ausch  
**Tel:** 07749708930

**App No:** 2017/3120  
**Registered:** 23/08/2017  
**Address:** 2 Woodberry Grove  
London N4 1SN

Existing use of ground floor as 2 self contained residential units (a total of 5 residential units within the building).

**Decision Date:** 03/10/17  
**Decision:** Granted

**Agent:** Lipton Plant Architects  
**Tel:** 02072881333  
**Officer:** Nick Bovaird

**Applicant:** Mr Jack Gower  
**Tel:**

**App No:** 2017/3526  
**Registered:** 08/09/2017  
**Address:** 172 Bethune Road,  
London  
N16 5DS

Prior Approval for a Larger Homes Extension for the erection of single storey ground floor rear extension measuring up to 6m deep, 3m eaves height and 3m maximum height.

**Decision Date:** 19/10/17  
**Decision:** Granted

**Agent:** Prestige Planning  
Services  
**Tel:**  
**Officer:** Elliott Doumanis

**Applicant:** Mrs Esti Ben Gigi  
**Tel:**

**Application Details****Description:****Decision****Agent / Officer  
Details****Applicant Details**

**App No:** 2017/3573  
**Registered:** 13/09/2017  
**Address:** 210 Green Lanes  
Hackney  
London  
N4 2HA

Rear Property  
(T1) Goat Willow - Crown Reduce by up to 2.5M,  
crown lift up to 3M from ground level.

**Decision**  
**Date:** 10/10/17  
**Decision:** No objection

**Agent:** J.D. Hughes & Sons Ltd  
**Tel:** 01992813903  
**Officer:** Marc Sanders

**Applicant:** London & Quadrant  
Housing Trust  
**Tel:**