

MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY, 3RD SEPTEMBER, 2008

Councillors Present:	Councillor Vincent Stops in the Chair Councillors Cllr Barry Buitekant, Cllr Michael Desmond (Vice-Chair), Cllr Ian Sharer, Cllr Simon Tesler, Cllr Linda Smith, Cllr Katie Hanson and Cllr Jessica Webb
Apologies:	Cllr Joseph Stauber
Officers in Attendance	Andrew Dillon (Deputy Team Leader, Area Team), Adam Flynn (Planning Officer, Major Team), Sue Foster (Assistant Director of Regeneration and Planning), Rosemary Lansdowne (Principal Solicitor), Graham Loveland (Interim Head of Regulatory Services), John McRory (Team Leader, Major Applications), Gillian Nicks (Deputy Team Leader, Major Applications Team), Ray Rogers (Urban Design and Conservation Manager), Scott Schimanski (Team Leader, Area Team) and Anthony Traub (Senior Planner, Major Team)

1 Apologies for Absence

- 1.1 An apology for absence was received from Councillor Stauber.
- 1.2 An apology for lateness was received from Councillor Sharer.

2 Members to Agree the Order of Business

- 2.1 Item 17 was moved forward and taken after Item 11.

3 Declarations of Interest

- 3.1 Councillor Buitekant declared a personal, non-prejudicial interest in Item 8 - Avigdor Site, 65-67 Lordship Road, as he was a member of the Springfield Park Users Group and left the Chamber, as he had done so when it had been discussed at a previous meeting.
- 3.2 Councillor Smith declared a non-prejudicial interest in Item 8: Avigdor Site, 65-67 Lordship Road, as her partner was the Council appointed representative on the management board of Agudas Israel Housing Association.

Wednesday, 3rd September, 2008

- 3.3 Councillor Stops declared a personal, non-prejudicial interest in Item 10 – James Taylor Building, as he had met Matthew Evans, agent, on previous Members' Site Tours.
- 3.4 Councillor Sharer declared a prejudicial interest in Item 11 – Hanover in Hackney Planning Applications, as he had previously expressed an opinion on these applications being considered together and left the Chamber during the discussion of the items.

4 Minutes of the Previous Meeting - 24 July 2008

- 4.1 The Chair informed the Committee that he had received a number of representations from interested parties regarding the accuracy of the minutes, particularly in relation to Item 6 – Land Fronting Worship Street & Norton Folgate. He stated that he believed the minutes were an accurate record of the meeting, subject to the words 'in it's current location' being deleted from the resolution. This was seconded by the Members of the Sub-Committee. It was therefore:-

RESOLVED – that the minutes of the meeting on 24 July 2008 be APPROVED as a true and accurate record, subject to the following amendment:

- Item 6, resolution – delete the words ...'in it's current location'.

5 Minutes of the Previous Meeting - 4 August 2008

- 5.1 **RESOLVED** – that the minutes of the special meeting on 4 August be APPROVED as a true and accurate record, subject to the following amendments:

- Item 11, paragraph 11.5 – add the word 'beer' garden.
- Item 12, paragraph 12.12 – Following the discussion, Councillor Hanson proposed a motion that the application be deferred to give the Applicant a chance to amend the application with a very strong indication from the Committee that any further submission to the Committee should be a scheme that provides an additional bathroom and for the Planning Officer to provide a definitive position on the number of bathrooms per unit ratio, required by either guidance or regulation. This was seconded by Councillor Webb.

6 Senate House, Tyssen Street, Dalston, E8 2ND:2007/1844

Demolition of existing building on the site and erection of a four storey building and a five storey building to facilitate a mixed use development consisting of 28 residential units (18 x two bed, 4 x three bed and 6 x four bed) and 1173 sq metres of commercial floor space (use class B1) and associated landscaping.

- 6.1 The Planning Officer introduced the report as set out in the agenda.
- 6.2 The agents were in attendance to answer any questions that arose.

- 6.3 Reference was made to the only mature tree in Ramsgate and it was explained that it was located outside of the boundary area and that it had already been taken down. This was an issue for Thetford Homes.
- 6.4 In response to a query from the Chair regarding the quality of the yellow stock bricks, the agent stated that they were keen to provide a high quality building with the highest quality materials.
- 6.5 Councillor Desmond referred to the issue of car parking, as the scheme was allocated as a car free development and asked whether the development was located within a Controlled Parking Zone. The applicant confirmed that the development was not located within a CPZ and that there were good public transport links in the area.
- 6.6 The Chair referred to the streetlamps and whether these could be placed on the proposed building, in order to help de-clutter the area. The applicant welcomed this proposal. The Chair requested that this be added as an additional condition. This was **AGREED**.
- 6.7 In response to a query from the Chair regarding rain water harvesting, the agent stated that they would be providing a green roof and amenity space, as a way of achieving code for sustainable homes and carbon reduction (106 terms) but because of the photovoltaic on the roof, rain water harvesting was unlikely to be provided.

RESOLVED that:-

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

1. SCBO – 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.

2. SCB1N - 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.

3. SCM2 - Materials to be approved

Details, including samples, of all materials to be used on the external surfaces of the building and boundary walls 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.

4. **SCN1 – Soundproofing**

Full particulars and details of provisions for soundproofing between the B1/B1 use and residential units shall be submitted to and approved by the Local Planning Authority, in writing, before the commencement of works on site, and subsequently installed in the building in a satisfactory manner, before the development is first occupied/use commences.

REASON: In order to minimise the transmission of noise between and within units in the interests of providing satisfactory accommodation.

5. **SCD2 - Provision of access and facilities**

All provisions and facilities to be made for people with disabilities as shown on the plans and details hereby approved shall be implemented in full to the satisfaction of the Local Planning Authority before the use is first commenced.

REASON: In order to ensure that access and facilities for people with disabilities are provided in order to ensure that they may make full use of the development.

6. **SCT1 - Landscaping**

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

7. **SCR3 - Mobility standards**

Ten-percent of all housing units proposed must be designed to mobility standards and be in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interest in providing satisfactory and convenient housing accommodation for persons with disabilities.

8. **SCS5 - Waste**

Except on day(s) of collection, all refuse and waste shall be stored in sealed containers in the refuse area shown on the plans hereby approved.

REASON: To ensure refuse is not left in the street in the interests of visual amenity and to reduce the likelihood of infestation.

9. SCH10 - Cycle spaces

Provision for 33 cycles (28 for residential component and 5 for B1 use). The B1 spaces are to be located separate to the residential cycle parking spaces and clearly sign posted. The spaces are to be secure. Details of which are to be submitted to an approved by the Local Planning Authority, in writing, before the commencement of works on site, and subsequently installed in the building in a satisfactory manner, before the development is first occupied/use commences.

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

10. NSC - Wheel washing facilities

Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details approved by the Local Planning Authority prior to the commencement of works on site.

REASON: In the interest of highway safety.

11. NSC - External ventilation

Full details of mechanical ventilation equipment from kitchen areas, bathroom areas and any air conditioning units must be submitted for approval by the Local Planning Authority, in writing, before the commencement of works on site, and subsequently installed in the building in a satisfactory manner, before the development is first occupied/use commences. Mechanical ventilation equipment from kitchen areas, bathroom areas and any air conditioning units must be so positioned, designed and acoustically insulated so as not to cause noise disturbance or affect the amenity of residents as a result of fume or odorous discharge.

REASON: To ensure that the use operates in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

12. NSC - External Fixed Plant Items

Any external fixed plant items must be so positioned, designed and acoustically insulated so as not to cause noise disturbance or affect the amenity of residents. As such they shall be designed to operate at a cumulative noise level of LAeq Tr, measured or predicted at 1 metre from the façade of the nearest noise sensitive premises and shall be a rating level of 10dB(A) below the background noise level of LAF90.

REASON: To ensure that the use operates in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

13. NSC - Noise Levels

Upon completion of the development, internal noise levels must comply with BS 8233:1999. A validation noise report demonstrating that this has been achieved must be submitted for approval by the Local Planning Authority prior to occupation of the residential units.

REASON: To ensure that the amenity of the future occupants of the residential units is protected.

14. NSC - Dust emissions

An environmental plan demonstrating how dust emissions from the site, traffic and plant during the construction phase will be controlled shall be submitted to and agreed by the Local Planning Authority in writing, and implemented, prior to any works commencing on site.

REASON: To ensure that the development is not prejudicial to the health of environment and prospective occupiers.

15. NSC - Highway works

The development hereby permitted will not be implemented until/unless the owner of the site has entered into a legal agreement with the Local Planning Authority for works to Ramsgate St and/or Tyssen St pursuant to a Section 278 Highways Act 1980 and provided a copy of the same to the Local Planning Authority.

16. Renewable energy

Full details of renewable energy provision shall be submitted and approved in writing by the Local Planning Authority before any building works commence. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the development achieves the level of renewable energy provision on site as proposed.

17. Layout of Commercial Units

Full details of the layout/fitout of the commercial floorspace within the basement and ground floor levels shall be submitted to the Local Planning Authority and approved in writing prior to the occupation of any commercial floorspace on site.

REASON: To ensure the size and layout of the commercial floorspace is appropriate.

18. Crossrail Condition

No construction work of any part of the development forming part of this permission shall begin until detailed design and method statements for all the ground floor structures, foundations, basements and other structures, including piling (both temporary and permanent), below ground level (the Foundation Works) which accommodate:

- i) the proposed location of the Chelsea-Hackney Line structures and tunnels;

- ii) the ground movement arising from the construction of structures and tunnels;
- iii) the effects of noise and vibration arising from the use of the running tunnels;

have been submitted to and approved, in writing, by the Local Planning Authority, after consultation with Cross London Rail Limited (CLRL), all such works which form part of the design and method statements shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

(B) The above recommendation be subject to the applicant, the landowners and their mortgagees entering into a deed of planning obligation by means of a Section 106 Agreement of the Town and Country Planning Act 1990 (as amended), in order to secure the following matters to the satisfaction of the Corporate Director of Neighbourhoods and Regeneration and the Interim Corporate Director Legal and Democratic Services:

1. Securing 64.3% of units (69% by habitable room) as affordable housing with a tenure mix of 8 units social rented and 10 units shared ownership.
2. Contribution of £145,049.15 towards education and libraries.
3. Contribution of £2,587.10 towards open space.
4. The signing of a Section 278 legal agreement under the Highways Act for works to the public highway and securing of £27,850.00 to fund these works.
5. The provision of a Green Travel Plan to all residents and commercial lease holder/employees on occupation of the site.
6. Commitment to the Council's local labour and construction initiatives (25% on site employment).
7. No occupation of the Open Market Dwellings until all the affordable units have been transferred to the approved RSL.
8. 10% reduction in carbon emissions through the use of renewable energy sources and use of low energy technology.
9. Considerate Contractor Scheme – the applicant to carry out all works in keeping with the National Considerate Contractor Scheme
10. Achievement of a minimum Level 3 under the Code for Sustainable Homes with best endeavours to achieve Level 4.
11. No change of architect or changes to the design as a result of value engineering measures after planning approval has been secured.
12. B1 to shell and core prior to occupation of any residential unit.
13. Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the negotiations and completion of the proposed Section 106 Agreement.
14. Car free development. No car parking permits except for those with a valid disability badge.
15. Sustainable transport contribution to the amount of £9240.00. (Calculated at £330 per residential unit).
16. All residential units are to be built to Lifetime Homes Standards.
17. Provision to allow the placement of street lighting on the proposed building.

REASONS FOR APPROVAL

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission:

- EQ1 - Development Requirements
- H03 - Other sites for housing
- E12 - Office Development
- E14 - Access and Facilities for People with Disabilities
- E18 - Planning Standards
- TR19 - Planning Standards

INFORMATIVES

The following informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.8 Soundproofing
- SI.19 Health, Safety and Welfare at Work
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act 1971
- SI.28 Refuse Storage and Disposal Arrangements
- SI.32 Consultations with TWU

NSI.1 The hours of construction work on site that are audible at the nearest noise sensitive premises shall be restricted to 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 Saturday and at no time on Sundays & public holidays except by written permission of the Council or where the works are approved under section 61 Control of Pollution Act 1974.

NSI.2 The best practice detailed within the Building Research pollution control guides Parts 1 to 5 for controlling particles, vapour and noise pollution from construction sites must be followed throughout the enabling works, demolition and construction phase of the development.

NSI.3 The applicant is advised that they will be required to enter into a Section 61 agreement under the Control of Pollution Act 1974 with the Pollution Section before commencing work on site in order to control noise and vibration from the demolition/construction work.

NSI.4 Your attention is drawn to the need to comply with the provisions of the Regulatory Reform (Fire Safety) Order 2005 where applicable. The provision of satisfactory means of escape in the event of a fire is the concern of the London Fire and Emergency Planning Authority as fire authority, and information relating thereto may be obtained from the Fire Safety Department, 210 High Street, East Ham, E6 3RS.

NSI.5 There is a Thames Water main crossing the development site which may/will need to be diverted at the developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information.

NSI.6 Thames Water will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.

NSI.7 Cross London Rail Limited (CLRL) (Portland House, Bressenden Place, London SW1E 5BH) has indicated its preparedness to provide guidelines in relation to the proposed location of the Chelsea-Hackney Line structures and tunnels, ground movement arising from the construction of the running tunnels, and noise and vibration arising from the use of the running tunnels. Applicants are encouraged to discuss the guidelines with the Chelsea-Hackney Line Engineer in the course of preparing detailed design and method statements. Please contact the CLRL helpdesk on 0203 023 9100 for guidance on who to speak to.

7 Babik House, 124 - 130 Shacklewell Lane, London, E8 2EJ: 2007/2931

Erection of a part 4 and part 5 storey plus basement mixed use development to provide 650 sq m Class B1 floorspace on the ground floor and basement and 34 residential units comprising 5x1 bed, 17x2 bed, 8x3 bed, 3x4 bed and 1x5 bed flats with balconies, together with the provision of bin stores and cycle spaces and landscaping.

Resubmission of previously approved application 2006/2342 involving the following changes:

1. Removal of basement car park, increase in B1 floorspace by 36 m² and
2. Elevational alterations involving a) the realignment of the eastern wall at ground floor level, b) minor realignments of windows, c) the location of exits from the car lift.
3. Variation of planning condition 6 "provision of residential parking facilities"
4. Removal of condition no's 5 "forward vehicle ingress/ egress only", 8 "adequate visibility to entrance", 9 "adequate visibility along frontage", 12 "no extraneous pipework", 18 "provision of mechanical ventilation equipment from car park".

7.1 The Planning Officer introduced the report as set out in the agenda.

7.2 There being no questions from Members, the Chair moved to the vote.

Unanimously RESOLVED that:

(A) Permission be APPROVED, subject to appropriate conditions and the applicant entering into a deed of planning obligation by means of Section 106 Agreement of the Town and Country Planning Act 1990 to secure matters set out below:

1. **(SCB1N)** '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. **(SCD1)** 'A level access shall be provided to all ground floor units/shops hereby approved before the use is first commenced.

REASON: In order to ensure that people with disabilities are able to gain proper access to the development.'

3. **(SCD2)** 'All provisions and facilities to be made for people with disabilities as shown on the plans and details hereby approved shall be implemented in full to the satisfaction of the Local Planning Authority before the use is first commenced.

REASON: In order to ensure that access and facilities for people with disabilities are provided in order that they make full use of the development.'

4. **(SCH4)** 'All vehicles shall enter and leave the site only in a forward direction.

REASON: In the interests of road safety generally and avoidance of obstruction of the highway.'

5. **(SCH6)** 'The whole of the car parking accommodation hereby approved shall be provided before the occupation of any of the approved units, and retained permanently for the accommodation of vehicles for purposes incidental to the enjoyment of the residential accommodation.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway, to ensure the permanent retention of the car parking accommodation and to safeguard the environment of the area.'

6. **(SCH10)** 'Space shall be made available for the secure parking of 38 cycles and within the site/development/building 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.'

7. **(SCM2)** '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.'

8. **(SCM6)** 'Details, including samples, of materials to be used on the building, boundary walls and ground surfaces shall be submitted to and approved by the Local Planning Authority in writing before 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.'

9. **(SCM9)** 'No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the building other than as shown on the drawings hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

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

10. **(SCR2)** 'Details of dustbin enclosures showing the design, location and external appearance, shall be submitted to and approved by the Local Planning Authority, in writing, before the use/development 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 enclosures in the interest of the appearance of the site and area.'

11. **(SCR8)** 'The windows in the north east wall of the building shall be permanently glazed in obscured glass and kept fixed shut.

REASON: To safeguard against overlooking of adjoining sites and premises.'

12. **(SCT2)** 'The landscaping scheme hereby approved as part of the development shall be carried out within a period of twelve months from the date at which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and in the interests of the appearance of the site and of the area generally.'

13. **(NSC)** 'Details of proposed screening to the north west corner roof terrace, the third floor roof balcony to the of the converted warehouse

building. The proposed balconies on the south east elevation of the proposed new build structure.

REASON: In order to safeguard the amenities of neighbouring residential occupiers.'

(B) The above recommendation be subject to the applicant, the landowners and their mortgagees enter into a deed of planning obligation by means of a Section 106 Agreement of the Town and Country Planning Act 1990 (as amended) in order to secure the following matters to the satisfaction of the Assistant Director of Planning and Transportation and the Interim Corporate Director Legal and Democratic Services:

- To secure the provision of 100% of units as affordable housing. The dwellings to comprise one 1 bed, one 2 bed, six 3 bed, three 4 bed and one 5 bed affordable rented units and five x1 bed, seventeen x2 bed and two x 3 bed intermediate units.
- Contribution of £73,040.43 towards education.
- Contribution of £5267.23 towards library facilities within the borough.
- The signing of a Section 278 legal agreement under the Highways Act to pay the Council to reinstate and improve the footway adjacent to the boundary of the site, provide a servicing lay-by on Shacklewell Lane and include if required, any access to the Highway, measures for street furniture relocation, carriageway markings, access and visibility safety requirements. Unavoidable works required to be undertaken by Statutory Services will not be included in London Borough of Hackney estimate or payment.
- The Owner should contribute to alteration of the access from the highway to increase safe access to the site for pedestrians, to be secured as a S106 measure.
- On occupation, the owner should provide the residents with a handbook detailing local public transport services and walking routes to schools in the area, to help achieve sustainable development.
- The parking for residents should be for family –sized dwellings / and should be distributed across the tenures.
- No Residents' Parking Permits.
- Best endeavours to provide local labour on site.
- B1 to be fitted to occupational standard (Full schedule of Works to be included in S106.
- 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.

INFORMATIVES:

- (i) SI1 Building Control
- (ii) SI2 Works Affecting Public Highway
- (iii) SI3 Sanitary, Ventilation and Drainage Arrangements
- (iv) SI7 Hours of Building Works
- (v) SI8 Soundproofing
- (vi) SI19 Health, Safety and Welfare at Work
- (vii) SI24 Naming and Numbering
- (viii) SI27 Fire Precautions Act
- (ix) SI28 Refuse Storage and Disposal Arrangements
- (x) SI33 Removal of Asbestos
- (xiv) The applicant is reminded that due to the sensitive nature of the site the Council wish to see the general quality of the design maintained and the highest quality materials should be used throughout the scheme.

REASONS FOR APPROVAL

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 Development Requirements, E3 Development outside Defined Employment Areas, E6 Retention of Employment sites and Premises outside Defined Employment Areas, HO3 Other sites for Housing, TR19 Planning Standards Other relevant policies which were considered include Hackney Supplementary Planning Guidance Note 1 New Residential Development. London Plan Policies 3A.1: Increasing London's Supply of Housing, 3A.2: Borough Housing Targets, 3A.5: Housing Choice, 3A.8: Negotiating affordable housing in individual private residential and mixed-use schemes, 3A.8 Definition of Affordable Housing, 3A.9: Affordable housing targets, 3A.10: Negotiating Affordable Housing, 3A.11 Affordable Housing Thresholds, 3A.24: Education facilities, 3B.1: Developing London's economy, 3B.2: Office Demand and Supply, 3B.3: Mixed Use Development, 3C.23 Parking Strategy, 4B.1: Design Principles for a Compact City, 4B.3 Enhancing the quality of the public realm were also taken into account in the determination of this planning application as were national policy guidance contained within PPS1 – Delivering Sustainable Development, PPG3 – Housing, PPG4 – Industrial and Commercial and Small Firms, PPG13 – Transport.

8 Avigdor Site, 65-67 Lordship Road, London, N16 0QY: 2007/1173

(Councillor Buitekant left the meeting for the hearing of this item.)

(Councillor Hanson did not take part in the discussion of this item, as she was not present at the previous meeting where the item was discussed.)

8.1 The Planning Officer introduced the report as set out in the agenda

8.2 The Chair clarified that this application had previously been granted planning permission and that the report was dealing purely with the wording for the Section 106 agreement. The Chair added that there was some disagreement regarding the minutes from the meeting held in February 2008 and the agreement made on the

phasing of the development. He asked for the Members that were in attendance at that meeting to provide their understanding of what was agreed.

- 8.3 Discussion took place on the phasing of the development and the general consensus was that the school should be built, not just housing and that there was not a clear decision made on the phasing. The Chair summed up by stating that the Sub-Committees' clear understanding was for the whole of the scheme to be built out, in accordance with the plans.
- 8.4 Councillor Tesler raised concern about the phasing of the development, as he felt that the housing should not be restricted by the building of the school and it was his understanding that the clause did not state that the school should be built first. After several interruptions, Councillor Tesler asked the Chair if he would like him to leave the meeting. In response the Chair said yes, but nevertheless Councillor Tesler stayed in the meeting.
- 8.5 The Interim Head of Regulatory Services referred to paragraph 1.2 of the report, which detailed the previously agreed clause relating to the building of the school and the residential units in the legal agreement. This was **AGREED**.
- 8.6 Rob Cotterill, spoke in objection of the scheme, his comments are summarised as follows:
- Representative from Avigdor Futures, which represent approximately 250 people.
 - Want less intensive development.
 - The development should be centred around the school.
 - The school is too tall.
 - Side by Side may not raise enough money to build the school.
 - Felt that the school was proposed just to receive planning permission for the housing on the site.
 - Pre-text to build more housing.
 - The full school should be built, not just a temporary school.
- 8.7 Ita Symons, Agudas Israel Housing Association Ltd, spoke in response to the clause, her comments are summarised as follows:
- Lack of confidence, as they were asked where the money would be sourced.
 - Meetings had taken place two years ago and a mixed use development had always been discussed.
 - Provided a commitment that Side by Side would raise the money.
 - The clauses set out in paragraph 1.7 are too stringent.
- 8.8 The Interim Head of Regulatory Services referred to paragraph 1.5 of the report, which detailed the previously agreed clause in the legal agreement and the suggested clause put forward by the applicants.
- 8.9 Paragraph 1.7 detailed revised wording of the clause, which although would not necessarily secure the provision of a permanent school building on the site, would at least ensure the site was brought into education use. Reference was made to the addendum and the Interim Head of Regulatory Services read out some alternative wording for the last paragraph of the clause deleting reference to the bond, at the request of the applicants:-

“Side by Side, upon entering into a works contract for the permanent school will provide Hackney with a programme of the works and evidence of their funding for the construction phase.”

8.10 Councillor Desmond proposed the following amendments to the wording of the clause:

- First paragraph – increase 8 months to 12 months.
- Last paragraph – replace the wording detailed in paragraph 1.7 of the report, with the wording detailed in the addendum. This was **AGREED**.

RESOLVED that:

The S106 Agreement be worded as follows:-

Side be Side covenants with the Council that within twelve months of the signing of this legal agreement, it shall either:

- a) Provide the Council with a confirmation that works are to begin on the permanent school, with a date specifying when works are to begin; or
- b) Submit an application for temporary planning permission for a temporary school, and stipulating when the school shall be completed.

The occupation of the final 20% of the affordable housing provision shall be restricted until the temporary school is fully located on site or the contracts have been let for building works to begin.

Side by Side, upon entering into a works contract for the permanent school, will provide Hackney with a programme of the works and evidence of their funding for the construction phase.

9 Olympics and Paralympics Site - Hackney and adjoining Boroughs: Land between River Lea Navigation, A12 East Cross Route, River Lea and Silverlink Railway Line, Homerton, London, E9:2008/1842

Observations to the Olympic Development Authority (ODA) regarding the full planning application for the construction of sections of the Loop Road (including venue drop off areas, secondary roads and utility corridors).

9.1 The Planning Officer introduced the report as set out in the agenda.

9.2 Councillor Boyd spoke in support of the Officer's report, her comments are summarised as follows:-

- In support of the Planning Officer's report.
- The main concerns from Hackney Wick ward Councillors were regarding the lack of permeability in the area.
- Congratulated the hard work of Planning Officers in scrutinising the Olympics reports.

- 9.3 The Chair informed the Committee that the next ODA Committee meeting was being held on 23 September, which he was unable to attend and invited Councillor Boyd to attend in his place.

RESOLVED that:

Overall, the London Borough of Hackney (LBH) supports the Games Mode Loop Road configuration but objects to several matters regarding indicative legacy road configurations.

1. The Council supports the principle of the proposed Games Mode Loop Road.
2. The Council raise the following objections with regard to the proposed proposal:
3. The LBH objects to the inclusion of 'Indicative Legacy Transformation Roads' on the submitted plans. Removal of these from the plans will remove any pre-empting of Legacy roads and allow a thorough development of the road network through the LMF;
4. The LBH objects to the Legacy Transformation Road to east of Handball Arena being dual carriageway. The LBH would like to see this road downgraded and aligned in such a way to discourage high levels of fast moving traffic;
5. The LBH objects to the indicative legacy transformation road at the access to Eastway and A12 Lea Interchange. This formation indicates a division of this portion of the site with the potential to create a development platform;
6. The LBH objects to the North East Access to Stratford City being temporary. This access needs to be permanent and is considered a vital link to Stratford City;
7. The LBH objects to the proposed Utilities Corridors. The approval of these corridors will pre-determine where the Legacy road network will be located with little chance of amendment once utilities/infrastructure has been installed.
8. The LBH objects to the Utility Corridor shown near to the A12 Lea Interchange on a road alignment that has not been agreed.

Councillor Tesler left the meeting after this item.

10 James Taylor Building, Collent Street, London, E9 6SG: 2008/1006

Demolition of existing community centre and part of existing warehouses, and erection of part four, part five, part six, part ten storey (29.42m) building containing 1150sqm basement and ground floor commercial space (use class B1/D1), with 69 residential units above (one studio, six one-bedroom flats, 38 two-bedroom flats, 16 three-bedroom flats and 8 four-bedroom flats) and 15 basement parking spaces, together with the erection of a single-storey replacement community centre (325sqm D1) set within new landscaped open space on Brooksbank Street. (Revised description)

10.1 The Planning Officer introduced the report as set out in the agenda.

10.2 Verity Hawkes, spoke in objection of the scheme, her comments are summarised as follows:

- A petition with 20 signatures had been submitted to the planning department.
- It was felt that the planning procedure was complicated and they were unaware how to object to the resubmitted application.
- Object to the ten storey proposal, which would tower over the other properties in the street, with a maximum of five storeys.
- Destroy the views and quality of life of neighbouring residents.
- Proposed development was out of character with the surrounding area.
- Proposed development will create congestion, as car parking had already reached capacity in the area.
- The majority of properties in the vicinity were privately owned, was it appropriate to introduce social housing.
- The James Taylor building was in good condition, the potential of this building for redevelopment was not being utilised.
- Need to save the wildlife on the existing site.
- There was already a need for a community centre, so this was not viewed as a benefit to local residents.

10.3 Matthew Lloyd, agent, spoke in support of the scheme, his comments are summarised as follows:

- A large amount of pre-application negotiations had take place to provide a better design.
- The previous application submitted did not include the community centre.
- There will not be an increase in the number of car parking spaces already provided.
- A large number of the 39 social housing units have 4 beds, which meets the need within the area.
- It was proposed to retain the beautiful brickwork fascade along Cresset road.
- An eco report will be undertaken.
- The current community centre was not purpose made, this will be replaced with a tailor-made centre.

10.4 At this point the Chair declared a personal, non-prejudicial interest as Matthew Lloyd has been in attendance at previous Members' Site Visits.

10.5 In response to a question regarding paragraph 8.3.15, the Principal Solicitor explained that whichever application was implemented first could be built out. The Planning

Officer added that there was currently an overlap between this application and a current appeal.

- 10.6 The Chair made reference to paragraph 6.3.7 and the use of bamboo as a screen against the north elevation to the rear garden of 8 Collent Street and whether this was a permanent form of screening. The Planning Officer stated that the materials were conditioned and they would look into the best materials for screening.
- 10.7 The Chair questioned whether a green roof was provided and the applicant confirmed that this was included within the proposal.
- 10.8 The Chair asked whether rain water harvesting was provided and the applicant stated that they were aiming to achieve Code Level 4 on the development and this would include the provision of rain water harvesting.
- 10.9 The Chair referred to the streetlamps and whether these could be placed on the proposed building, in order to help de-clutter the area. The applicant welcomed this proposal. The Chair requested that this be added as an additional condition. This was **AGREED**.
- 10.10 Councillor Sharer made reference to the level of car parking being provided and requested that a cascade system be implemented, to give priority to the four bed units first, with 1 space being allocated for a car club scheme. This was seconded by Councillor Webb. This was **AGREED**.
- 10.11 Discussion took place surrounding the issue of the development being designated as car free, as this was not permitted due to fact that there was not a Controlled Parking Zone in operation. It was therefore **AGREED that paragraph 8.3.11 be deleted from Recommendation B.**

RESOLVED that:

(A) Permission be GRANTED, subject to the following conditions:
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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.

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.

3. SMC6 – Materials to be approved

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.

4. SCM7 – 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. Windows, glazing bar profiles, and architraves;
- b. Doors, profiles and architraves;
- c. All clear and obscure glazing ;
- d. Design and appearance of railings, terraces, sliding metal shading screen (Community centre);
- e. design and appearance of roof solar panels;
- f. Ground floor elevations and signage of the building at 1/50 including entrance gates;
- g. 1:20 drawing showing the balcony details, including balustrade section;
- h. boundary between Lennox House and the site including land level details(Cross section and plan);
- i. Bamboo Screen or alternative adjacent to 8 Collent Street

REASON: To ensure that the external appearance of the building is satisfactory, the existing natural habitat is not detrimentally impacted and does not detract from the character and visual amenity of the area.

5. SCM9 - No extraneous pipework

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

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.

6. SCM11 – Modifications

Detailed drawings showing the following modifications to the scheme shall be submitted to and approved by the Council before any work is commenced on site. This part of the development shall be completed only in accordance with the modifications thus approved:

- a. Screening to balconies;
- b. feasibility report of partitions between living rooms and kitchens

These parts of the proposal are considered unsatisfactory in the form shown on the drawings submitted to date and these aspects of the scheme should be modified to ensure an acceptable form of development.

7. NSC0 – D1 Use

The D1 use hereby approved shall not be operated as clinic, health centres, crèches, day nurseries, day centres, art gallery, museums, libraries, halls, non education and training centre only and for no other purpose included in the D1 class of the Schedule to the town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order.

REASON: In granting this permission the Local Planning Authority has had special regard to the circumstance of this case and to the policies within the Unitary Development Plan and considers that planning permission would have been refused for unrestricted use within Class D1 of the Use Classes Order.

8. SCG2 – Restricted Hours

The D1 use (including the Community Centre) hereby permitted may only be carried out between 0800 to 2200 hours Mondays to Saturdays and 0930 to 2000 hours Sundays and Bank Holidays.

REASON: To ensure that the use operates in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

9. SCR2 – Details of refuse storage enclosure

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

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

10. SCS1 – Shopfront details to be approved

Details of the proposed shopfront on drawings on a scale of 1:50, together with materials used in construction, shall be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced on this part of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the design of the shopfront is not detrimental to the appearance of the building

11. SCD2 – Provision of access and facilities

All provisions and facilities to be made for people with disabilities as shown on the plans and details hereby approved shall be implemented in full to the satisfaction of the Local Planning Authority before the use is first commenced.

REASON: In order to ensure that access and facilities for people with disabilities are provided in order to ensure that they may make full use of the development.

12. H5 – Provision of parking, turning, unloading facilities

No part of the development hereby approved shall be occupied until the accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers and or users of, and/or persons calling at, the premises only and shall not be used for any other purposes.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/loading and unloading purposes.

13. H11 – Adequate visibility to entrance

Adequate visibility shall be provided to the highway within the application site above a height of one metre from footpath level for a distance of three metres on the side of the permitted point of vehicular access, in accordance with details to be provided by the Local Planning Authority before any work on the site is commenced, and be so maintained.

REASON: To provide a suitable standard of visibility to and from the highway and to ensure that the use of the access does not prejudice the free flow of traffic and conditions of general safety along the neighbouring highway.

14. SCT1 - Landscaping scheme

A landscape scheme illustrated on detailed drawings including details of the phasing of the works across the site and a management plan shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, planting of trees and shrubs showing species, sedum roof, lighting strategy type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting and seeding season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To provide reasonable environmental standards in the interests of the appearance of the site and the wider Morningside Estate.

15. NSC1 – Habitat Survey

A detailed habitat survey, to consider the extent of natural habitat at the site including details of the proposed extent of removal of vegetation and likely impact on any habitats encounter and remediation methods shall

be submitted to local Planning Authority and approved in writing prior to the commencement of works on site.

REASON: To safeguard established habitats across the site.

16. NSC2 – Site Clearance

No part of the site shall be cleared outside of the bird nesting season (generally accepted as being between March and July). If this is not possible, all the trees, scrub and building should be searched for the presence of nesting birds. If any are found the nests should be protected until such time as the young have fledged and left the nest details of which shall be provided in writing and approved by the Local Planning Authority before works commence on site.

REASON: To safeguard the established habitats across the site.

17. NSC3 – D1 use

Before the D1 use commences provision of facilities for the disposal of litter and refuse by members of the public within the site shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority.

REASON: In order to assist the proper disposal of waste and to protect the appearance of the area generally.

18. SCI3 – No roof plant

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

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

19. G1 Restricted Hours of use play space

The child play space hereby approved shall be restricted in its use between the hours of 0800 to 1800 hours seven days a week.

REASON: To ensure that the space operates in a satisfactory manner and does not unduly disturb adjoining occupiers.

20. No sound emanating from the Community Centre should be audible in any adjoining or adjacent properties.

REASON: To safeguard the amenity of the occupiers of adjoining residential properties and the area generally by preventing noise nuisance.

21. Prior to the first use of the Community Centre, an information board, providing details of twenty four hour contact details for neighbours, shall be erected to the front of the building and maintained permanently, details of which shall be submitted to and approved by the Local Planning Authority in writing.

REASON: To safeguard the amenity of the occupiers of adjoining residential properties and the area generally.

(B) The above recommendation be subject to the applicant, the landowners and their mortgagees enter into a deed of planning obligation by means of a Section 106 Agreement of the Town and Country Planning Act 1990 (as amended) in order to secure the following matters to the satisfaction of the Assistant Director of Regeneration and Planning and the Interim Corporate Director Legal and Democratic Services:

1. To secure the provision of 39% of habitable units as affordable housing with a tenure mix of 77% social rented units and 23% intermediate units to be given over to Sanctuary Housing or an alternative RSL as agreed by the Local Planning Authority. The dwelling mix comprising the social rental element being 4x 2 bed, 5 x 3 bed and 8 x 4 bed units and the intermediate 2 x 2 bed and 3 x 3 bed units.
2. The affordable residential units shall be fitted out before occupation of the Open Market units.
3. The B1/D1 floor space shall be fitted to shell and core prior to the occupation of the Open Market units.
4. The Community Centre shall be fitted to shell and core prior to the occupation of the Open Market units and following notice of the written satisfaction of Sanctuary Housing.
5. The developer must have an active programme for recruiting and retaining adult improvers and as a minimum take on at least one adult improver per £5 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.
6. The Developer will, through a environmental management system, provide monitoring information in relation to the Development to the Local Planning authority on the first anniversary of the occupation of the site with respect to:
 - (a) energy consumption;
 - (b) air quality;
 - (c) waste generation and recycling;
 - (d) water use;
 - (e) biodiversity; and
 - (f) percentage of energy requirements resourced from Renewable Energy.
7. Residential units to be built to Lifetime Home Standards and achieve Code for Sustainable Homes Level 3 with best endeavours to be demonstrated in detailed towards Level 4.
8. The developer will provide a Public Open Space plan and Public Open Space management plan prior to implementation of the development. The Public Open Space to be completed prior to the occupation of the

Open Market Units.

9. A considerate construction and neighbourhood co-ordination group to be set up, to meet bi-monthly, the members of which are to be agreed in advance with the Local Planning Authority and minutes to be circulated by the developer to all those involved.
10. The developer will provide a construction management plan including a construction logistics plan with details of vehicle types, movements and timings.
- ~~11. The development shall be 'car free'. The developer shall notify the occupants of the residential units that they shall not be able to obtain any residential parking permit, with the exception of blue badge holders, in the instance that the site falls within a Controlled Parking Zone at the time of occupation or subsequently.~~
12. On occupation, the owner should provide the residents with a handbook detailing local public transport services and walking routes to schools in the area, to help achieve sustainable development.
13. Contribution of £455,699.00 towards Education based on calculation within the Supplementary Planning Document
14. Contribution of £22,770.00 towards Sustainable Transport Initiatives.
15. The developer shall not implement this application in the instance that an alternative proposal is implemented with an overlap in red line.
16. The signing of a Section 278 legal agreement under the Highways Act to pay the Council £303,578.00 to reinstate and improve the footway adjacent to the boundary of the site, and include if required, any access to the Highway, measures for street furniture relocation, carriageway markings, access and visibility safety requirements. Unavoidable works required to be undertaken by Statutory Services will not be included in London Borough of Hackney estimate or payment.
17. Best endeavours to provide street lighting integral to the front façade.
18. Car parking provided to give priority to the four bed units first, with 1 space being allocated for a car club scheme.

REASONS FOR APPROVAL

The following policies contained in the Hackney Unitary Development Plan (1995) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission:

EQ1, E12, EQ13, EQ18, EQ29, EQ30, EQ43, H03, E12, E18, TR19, OS6, OS9, OS12, OS13, OS14 and OS16.

INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping

11 HANOVER IN HACKNEY PLANNING APPLICATIONS - INTRODUCTION

- 11.1 The Interim Head of Regulatory Services gave a brief overview of the Hanover in Hackney planning applications and explained that they would be considered on their own merits, with each recommendation taken separately. Each of the applications were, however, bound by a single Section 106 agreement, due to the social housing contribution.

A. Appleton Court, 5 Marcon Place, London: 2007/2975

Demolition of existing single storey common room and the erection of two x 4 storey extensions comprising 14 sheltered units of accommodation (four x 1 bed and ten x 2 bed), new common room and associated landscaping including allotment courtyard and twelve private flats (one x 1 bed and eleven x 2 bed).

- A.1 The Planning Officer introduced the report as set out in the agenda.
- A.2 In response to a question from the Chair, the applicants confirmed that the disabled parking was now located on the street and not on the walkway.
- A.3 Councillor Webb referred to the streetlamps and asked whether these could be located on the buildings, where appropriate. The Planning Officer stated that this could be added to the S106 agreement. This was **AGREED**.

Councillor Smith abstained from the vote.

RESOLVED that:

Permission (ref. 2007/2975 – Appleton Court) be GRANTED, subject to the following conditions:

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.

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.

3. **SCM6 – 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.

4. **SCM7 – 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.

- Polished stone cladding and unpolished stone cladding details.
- Glass and metal balustrade details.
- Metal cladding details.
- Perforated coreten steel panel details.

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. **SCM9 – 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.

6. **SCT1 – Landscaping scheme to be approved**

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed. All landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first

planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

7. SCT2 – Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

8. SCT3 – Protection of trees on-site during site works

No demolition, site clearance or building operations shall commence until chestnut paling fencing of a height not less than 1.2 metres shall have been erected around each tree or tree group to be retained on the site, at a radius from the trunk of not less than 4.5 metres. Such fencing is to be maintained during the course of development to the satisfaction of the Local Planning Authority.

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

9. SCT4 – Tree Survey/Retention Plan

A detailed Tree Survey/Retention Plan (plan and schedule) indicating precise location, species, height and condition of each tree accurately plotted and showing which trees are to be retained and which are proposed for felling shall be approved by the Local Planning Authority before any work commences on site.

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

10. SCH10 – Provision for cycles

Secure, covered parking shall be provided for 12 bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

11. **SCR2 – Details of refuse storage enclosure**

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

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

12. **NSC – Ecological roofs**

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

13. **NSC – Secured by Design**

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

INFORMATIVES (ref. 2007/2975)

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements

SI.33 Landscaping

NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.

B. Plumpton Lodge, 59 Caldecott Way, London: 2007/2979

Demolition of existing single storey communal lounge and 2 storey wardens flat and the erection of one x 4 and one x 5 storey extensions to provide 10 shared ownership flats (5 x 1 bed, 5 x 2 bed), and seven units of sheltered accommodation (one x 1 bed and six x 2 bed), communal lounge with conservatory, together with associated landscaping.

- B.1 The Planning Officer introduced the report as set out in the agenda.
- B.2 Miss Johnson, spoke in objection of the scheme, her comments are summarised as follows:
- Noise impact on the estate, only adding to the existing problem.
 - Views of neighbouring properties obscured.
 - Issue of overlooking.
 - Need to enforce the usage of the amenity area.
 - Concern over the mix of residents, as currently predominately sheltered housing, especially with the communal lounge.
 - Effect on the existing tenants, any compensation?
 - Concern regarding hours of work.
 - Style and design of the development is too contemporary for the surrounding area.
- B.3 The applicants spoke in support of the scheme, their comments are summarised as follows:
- The development will be built in accordance with the considerate contractors scheme.
 - The issue of overlooking has been looked at in the revised scheme.
 - No extra parking has been provided to existing numbers.
- B.4 In response to a query from the Chair, it was confirmed that the communal areas would not be used by residents of the privately owned flats.
- B.5 Councillor Desmond made reference to paragraph 6.3.5 of the report and the Sustainability & Design Manager explained that all of the schemes were different and that the materials proposed for this development followed the existing design of the property.
- B.6 Councillor Hanson referred to paragraph 6.8.4 and asked who owned the six existing car parking spaces. It was understood that the six spaces had been allocated to Hanover in Hackney upon transfer. This was to be investigated.
- B.7 Councillor Webb requested that one of the car parking spaces be allocated for a car club scheme. The Planning Officer stated that this could be added to the S106 agreement. This was **AGREED**.

Councillor Smith abstained from the vote.

RESOLVED that:

Permission (ref. 2007/2979 – Plumpton Lodge) be GRANTED, subject to the following conditions:

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.

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.

3. SCM6 – 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.

4. SCM7 – 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.

- Coloured 'Fibre-C' details.
- Cladding details.

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. SCM9 – 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.

6. SCT1 – Landscaping scheme to be approved

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed. All landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

7. SCT2 – Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

8. SCT3 – Protection of trees on-site during site works

No demolition, site clearance or building operations shall commence until chestnut paling fencing of a height not less than 1.2 metres shall have been erected around each tree or tree group to be retained on the site, at a radius from the trunk of not less than 4.5 metres. Such fencing is to be maintained during the course of development to the satisfaction of the Local Planning Authority.

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

9. SCT4 – Tree Survey/Retention Plan

A detailed Tree Survey/Retention Plan (plan and schedule) indicating precise location, species, height and condition of each tree accurately

plotted and showing which trees are to be retained and which are proposed for felling shall be approved by the Local Planning Authority before any work commences on site.

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

10. SCH10 – Provision for cycles

Secure, covered parking shall be provided for 10 bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

11. SCR2 – Details of refuse storage enclosure

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

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

12. NSC – Ecological roofs

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

13. NSC – Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

INFORMATIVES (ref. 2007/2979)

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping
- NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.

C. Keswick Lodge, Cumberland Close, London: 2007/2982

Demolition of existing single storey communal lounge and two storey wardens flat and the erection of two x 4 storey buildings to facilitate four x 1 bed sheltered flats, one x 1 bed, six x 2 bed and one x 3 bed private flats and the erection of a single storey communal lounge building with associated landscaping.

- C.1 The Planning Officer introduced the report as set out in the agenda.
- C.2 Councillor Buitekant referred to paragraph 4.6.2 of the report and asked whether the London Fire & Emergency would need to be satisfied before any permission was granted. The Planning Officer stated that this was covered under SI.27 of the Informative.

Councillor Smith abstained from the vote.

RESOLVED that:

Permission (ref. 2007/2982 – Keswick Lodge) be GRANTED, subject to the following conditions:

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.

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.

3. SCM6 – 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.

4. SCM7 – 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.

- Western red cedar cladding details.
- High density timber panels.
- Perforated high density timber panels.
- Brickwork with recessed mortar joints.

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. SCM9 – 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.

6. SCT1 – Landscaping scheme to be approved

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed. All landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

7. SCT2 – Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

8. SCT3 – Protection of trees on-site during site works

No demolition, site clearance or building operations shall commence until chestnut paling fencing of a height not less than 1.2 metres shall have been erected around each tree or tree group to be retained on the site, at a radius from the trunk of not less than 4.5 metres. Such fencing is to be maintained during the course of development to the satisfaction of the Local Planning Authority.

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

9. SCT4 – Tree Survey/Retention Plan

A detailed Tree Survey/Retention Plan (plan and schedule) indicating precise location, species, height and condition of each tree accurately plotted and showing which trees are to be retained and which are proposed for felling shall be approved by the Local Planning Authority before any work commences on site.

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

10. SCH5 – Provision of parking, turning and unloading space

No part of the development hereby approved shall be occupied until accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers and/or users of, and/or persons calling at, the premises only, and shall not be used for any other purposes.

REASON: To ensure that the proposed development does not prejudice

the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/ loading and unloading purposes.

11. SCH6 – Provision of parking

The whole of the car parking accommodation hereby approved shall be provided before the occupation of any of the approved residential units takes place, and shall be retained permanently for the accommodation of vehicles associated with the occupation of these residential units.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway.

12. SCH8 – Parking for persons with disabilities

Before the use hereby permitted first commences the 2 disabled car parking spaces shall be provide for use by the vehicles of persons with disabilities as located on drawing number 201_00_103.

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

13. SCH9 – Marking parking areas

Before the use hereby permitted first commences, appropriate markings shall be used to delineate all car parking spaces and service areas within the site/development as shown on the permitted plans, and such marking is to be retained permanently.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway.

14. SCH10 – Provision for cycles

Secure, covered parking shall be provided for 9 bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

15. SCR2 – Details of refuse storage enclosure

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

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

16. NSC – Ecological roofs

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

17. NSC – Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

18. NSC – Work Method Statement

Full details of a work method statement for demolition and construction, including control measures to minimise noise and dust emissions, hours of work, wheel washing facilities, and details for the disposal of materials from the site shall be submitted to, and approved by, the Local Planning Authority prior to commencement of any construction/clearance work on the site. The development, including disposal of materials from the site, shall in all respects be carried out in accordance with the approved details.

REASON: To safeguard the amenities of neighbouring properties and the area generally during construction.

19. NSC – Parking

Detailed drawings of the following matters must be submitted to and approved by the Local Planning Authority, in writing, before any relevant work is commenced:

- The hard standing area shall be of permeable material between the footways and the parking bays.
- The parking spaces and landscaping shall be arranged so the car parking spaces are not obstructed by trees.
- The closure of the existing vehicle access.

The development shall not be carried out otherwise than in accordance with the above matters as approved by the Local Planning Authority:

REASON: To ensure that the proposed development does not prejudice the free flow of traffic and conditions of general safety along the neighbouring highway and is fully accessible.

INFORMATIVES (ref. 2007/2982)

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping
- NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.

D. Newton Close, Woodberry Down Estate, London: 2007/3000

Erection of a single storey extension, two x 3 storey extensions and one x 5 storey extension to create 4 x 1 bedroom units of sheltered accommodation and 15 private dwellings (four x 1 bed, seven x 2 bed, four x 3 bed) and associated internal and external works.

- D.1 The Planning Officer introduced the report as set out in the agenda.
- D.2 Concern was raised about the density of the proposed development but it was explained that the number of units was within guidance.

Councillor Smith abstained from the vote.

RESOLVED that:

Permission (ref. 2007/3000 – Newton Close) be GRANTED, subject to the following conditions:

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.

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.

3. SCM6 – 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.

4. SCM7 – 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.

- Glass and timber balustrade details.
- Timber shutter details.
- Railing details.
- Horizontal timber slats door details.
- Vertical timber slats door details.

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. SCM9 – 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.

6. SCT1 – Landscaping scheme to be approved

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

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

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

7. SCT2 – Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

8. SCT3 – Protection of trees on-site during site works

No demolition, site clearance or building operations shall commence until chestnut paling fencing of a height not less than 1.2 metres shall have been erected around each tree or tree group to be retained on the site, at a radius from the trunk of not less than 4.5 metres. Such fencing is to be maintained during the course of development to the satisfaction of the Local Planning Authority.

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

9. SCT4 – Tree Survey/Retention Plan

A detailed Tree Survey/Retention Plan (plan and schedule) indicating precise location, species, height and condition of each tree accurately plotted and showing which trees are to be retained and which are proposed for felling shall be approved by the Local Planning Authority before any work commences on site.

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

10. SCH5 – Provision of parking, turning and unloading space

No part of the development hereby approved shall be occupied until accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers

and/or users of, and/or persons calling at, the premises only, and shall not be used for any other purposes.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/ loading and unloading purposes.

11. SCH6 – Provision of parking

The whole of the car parking accommodation hereby approved shall be provided before the occupation of any of the approved residential units takes place, and shall be retained permanently for the accommodation of vehicles associated with the occupation of these residential units.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway.

12. SCH8 – Parking for persons with disabilities

Before the use hereby permitted first commences the 2 disabled car parking spaces shall be provide for use by the vehicles of persons with disabilities.

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

13. SCH9 – Marking parking areas

Before the use hereby permitted first commences, appropriate markings shall be used to delineate all car parking spaces and service areas within the site/development as shown on the permitted plans, and such marking is to be retained permanently.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway.

14. SCH10 – Provision for cycles

Secure, covered parking shall be provided for 19 bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

15. SCR2 – Details of refuse storage enclosure

Details of dustbin enclosures (including mandatory recycling facilities), showing the design, external appearance and location thereof, shall be submitted to and approved by the Local Planning Authority, in writing,

before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

16. NSC – Ecological roofs

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

17. NSC – Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

18. NSC – Noise

The development shall not be occupied until a scheme for protecting the proposed dwellings from noise from Seven Sisters Road has been submitted to and approved in writing by the local planning authority. All works which form part of the scheme shall be completed before any of the permitted dwellings are occupied.

REASON: To safeguard the amenities of the occupiers of the proposed dwellings.

19. Details of a buffer zone 5 metres wide alongside the New River shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency, before the development commences. The buffer zone shall be established in accordance with the approved details, and these details shall include the landscaping arrangements of the buffer zone.

The buffer zone is to be maintained from the top of bank which is defined as the point at which the bank meets the level of the surrounding land. The buffer zone should be free from all built development. Domestic gardens and formal landscaping should not be incorporated into the buffer zone. The buffer zone should be planted with locally native species of UK genetic provenance.

REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

20. Details of any external artificial lighting within 5 metres of the bank top (bank top is defined as the point at which the bank meets adjoining land levels) shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency, and shall be directed away from the New River and shall be focused with cowlings.

REASON: This condition is necessary in order to minimise light spill from the new development into the river and adjacent habitat. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the docks and its associated habitat.

INFORMATIVES (ref. 2007/3000)

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping
- NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.
A S177 licence application under the Highways Act 1980 must be submitted to TfL for the part of the proposed building (canopy) which would over-sail the TLRN public highway footway of Seven Sisters Road.
In accordance with TfL cycle parking standards, the applicant is advised to investigate providing cycle parking for the sheltered accommodation.

E. Bayton Court, Lansdowne Drive, London: 2007/3012

Demolition of existing sheltered accommodation block and the erection of a part 3/part 5 storey building to facilitate four x 2 bed flats and 16 x 4 bed town houses with associated landscaping.

- E.1 The Planning Officer introduced the report as set out in the report.
- E.2 Catherine Vase, spoke in support of the scheme, her comments are summarised as follows:

- A petition with 60 signatures had been submitted.
- The consultation process was inadequate.
- Loss of grass areas.
- Concern over the increased level of parking.
- Loss of light, privacy and views over London Fields.
- Noise pollution.
- New scheme would cause overcrowding and represents overdevelopment.
- Site ownership had not been agreed and it was unclear who was responsible for the maintenance/landscaping and it was requested that a clause be added to cover this.
- During the construction phase, asked that residents to given a contact number for any issues/concerns.

E.3 Councillor Price also spoke in objection to the scheme, on behalf of residents, his comments are summarised as follows:

- Received a large number of concerns from residents of Bayton Court.
- What are the benefits for existing residents, only loss of amenities? Important that residents are made aware of the benefits/loses.
- Increased noise.
- Loss of views for approximately 50 flats.
- Loss of green space and quality of life.
- Density of the scheme.
- Suggested continued partnership with the developers.

E.4 The applicants responded to the concerns raised, their comments are summarised as follows:

- Good quality soft furnishes, lighting and materials being used.
- A number of measures were being used to reduce the noise pollution generated including the use of shrubs and trees, timber cladding and a wide mixture of landscaping.
- The footprint of the proposed development is smaller than the existing buildings.
- Reciprocating the context of the existing buildings.
- The applicants wish to work with the residents and adhere to the considerate construction scheme.

E.5 Councillor Desmond raised the issue of maintenance and landscaping and the Interim Head of Regulatory Services stated that there was a ten year maintenance programme included in the conditions.

E.6 Councillor Hanson asked whether any of the Section 106 money could be allocated to any of the issues identified. The Planning Officer stated that the S106 money was to be allocated to all of the Hanover in Hackney applications, however these were S106 Officers at the Council that would deal with such requests.

E.7 The Chair requested that the number of car parking spaces be halved and replaced with more green space. The applicants indicated that they would look favourably at this proposal. This was **AGREED**.

E.8 Councillor Webb requested that one of the car parking spaces be allocated for a car club scheme. The Planning Officer stated that this could be added to the S106 agreement. This was **AGREED**.

- E.9 Councillor Price referred to the issue of site ownership and the Planning Officer stated that this was not a planning consideration.

Councillor Smith abstained from the vote.

RESOLVED that:

Permission (ref. 2007/3012 – Bayton Court) be GRANTED, subject to the following conditions:

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.

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.

3. SCM6 – 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.

4. SCM7 – 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.

- Western red cedar rainscreen cladding.
- Pre-patinated copper details.
- Balustrade details.
- Door and window details.
- Fencing details.
- Paving details.

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. SCM9 – 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.

6. SCT1 – Landscaping scheme to be approved

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed. All landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

7. SCT2 – Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

8. SCT3 – Protection of trees on-site during site works

No demolition, site clearance or building operations shall commence until chestnut paling fencing of a height not less than 1.2 metres shall have been erected around each tree or tree group to be retained on the site, at a radius from the trunk of not less than 4.5 metres. Such fencing

is to be maintained during the course of development to the satisfaction of the Local Planning Authority.

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

9. SCT4 – Tree Survey/Retention Plan

A detailed Tree Survey/Retention Plan (plan and schedule) indicating precise location, species, height and condition of each tree accurately plotted and showing which trees are to be retained and which are proposed for felling shall be approved by the Local Planning Authority before any work commences on site.

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

10. SCH5 – Provision of parking, turning and unloading space

No part of the development hereby approved shall be occupied until accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers and/or users of, and/or persons calling at, the premises only, and shall not be used for any other purposes.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/ loading and unloading purposes.

11. SCH6 – Provision of parking

The whole of the car parking accommodation hereby approved shall be provided before the occupation of any of the approved residential units takes place, and shall be retained permanently for the accommodation of vehicles associated with the occupation of these residential units.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway.

12. SCH8 – Parking for persons with disabilities

Before the use hereby permitted first commences the 3 disabled car parking spaces shall be provide for use by the vehicles of persons with disabilities as located on drawing number 187_00_103.

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

13. SCH9 – Marking parking areas

Before the use hereby permitted first commences, appropriate markings shall be used to delineate all car parking spaces and service areas

within the site/development as shown on the permitted plans, and such marking is to be retained permanently.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway.

14. SCH10 – Provision for cycles

Secure, covered parking shall be provided for at least 20 bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

15. SCR2 – Details of refuse storage enclosure

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

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

16. NSC – Ecological roofs

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

17. NSC – Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

18. NSC – Parking Management

Before the use hereby permitted first commences, a parking management plan shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. This plan should include:

- Plans of the parking, access and manoeuvring layout.
- How the parking will be managed.

The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway.

19. NSC – Access Visibility

The proposed vehicular access shall accommodate adequate and protected pedestrian visibility splays along the back edge of the footway leading into the development. A height of 600mm shall be adopted as the point above which unobstructed visibility shall be provided, and this will apply to the boundary treatment on either side of the crossover.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway.

20. Notwithstanding the details hereby approved, a maximum of 5 car parking spaces shall be provided on the site, and details, in plan form, of the location of the parking spaces and landscaping scheme for around these parking spaces, shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the appearance of the car parking area is satisfactory and to minimise the noise impacts on the surrounding properties, to ensure the character and amenity of the area.

INFORMATIVES (ref. 2007/3012)

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005

SI.28 Refuse Storage and Disposal Arrangements

SI.33 Landscaping

NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.

F. 2-20 Lauriston, London: 2007/2972

Erection of detached three-storey building fronting Holcroft Road to provide 3 x 4 bed houses and landscaping to existing sheltered housing including new garden pavilion.

F.1 The Planning Officer introduced the report as set out in the agenda. Reference was made to the addendum, as a petition of objection signed by 25 people had since been received.

F.2 Susan Pomeroy, spoke in objection of the scheme, her comments are summarised as follows:

- A petition was submitted on the 14 August which had not been included in the report. The local residents had also not been notified that the item was being discussed at Committee.
- Understand the need for larger units.
- The proposed development was not in keeping with the surrounding area, too bold and contemporary.
- Feel too many applications to be considered collectively. Each should be assessed on their individual merits.
- Needs of existing residents not being taken into consideration.
- Already 6 flats sharing the space, this will increase to 12.
- Loss of amenity space and mature trees.
- Ask for Hanover in Hackney to consider a more modest proposal.
- Already difficult to park in Lauriston Road.
- Private housing not suitable with the existing sheltered housing.

F.3 The applicants responded to the concerns raised, their comments are summarised as follows:

- Consulted widely, both this year and last year and met with Planning Officers on-site.
- Following consultation, the footprint was reduced, along with the height of the properties and the inclusion of the pavilion feature in the garden.
- Surveillance proposed.
- Issue of overlooking – mitigated with the use of timber slats, which also help to reduce noise pollution.

Councillor Smith abstained from the vote.

RESOLVED that:

Permission (ref. 2007/2972 – 2-20 Lauriston Road) be GRANTED, subject to the following conditions:

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.

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.

3. SCM6 – 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.

4. SCG6 – Restrictions of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any order revoking or re-enacting that Order), planning permission shall be required for the erection of any extensions, outbuildings, or any other external alterations.

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. SCM7 – 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.

- Metal railing details
- Timber cladding details
- Paving details
- Entrance gate details

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.

6. SCM9 – 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.

7. SCT2 – Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

8. SCT3 – Protection of trees on-site during site works

No demolition, site clearance or building operations shall commence until chestnut paling fencing of a height not less than 1.2 metres shall have been erected around each tree or tree group to be retained on the site, at a radius from the trunk of not less than 4.5 metres. Such fencing is to be maintained during the course of development to the satisfaction of the Local Planning Authority.

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

9. SCT4 – Tree Survey/Retention Plan

A detailed Tree Survey/Retention Plan (plan and schedule) indicating precise location, species, height and condition of each tree accurately plotted and showing which trees are to be retained and which are proposed for felling shall be approved by the Local Planning Authority before any work commences on site.

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

10. SCH5 – Provision of parking, turning and unloading space

No part of the development hereby approved shall be occupied until accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers and/or users of, and/or persons calling at, the premises only, and shall

not be used for any other purposes.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/ loading and unloading purposes.

11. SCH10 – Provision for cycles

Secure, covered parking shall be provided for six bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

12. SCR2 – Details of refuse storage enclosure

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

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

13. NSC – Ecological roofs

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

14. NSC – Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

INFORMATIVES (ref. 2007/2972)

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping
- NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.

G. Benabo Court, Ferncliff Road, London, E8 2JL: 2007/2976

Erection of a four storey building fronting Sandringham Road to provide 8 x 2 bed units. Internal alterations involving conversion of offices to new 1 bed sheltered flat and conversion wardens flat to 2, one bed sheltered flats relocation of existing sheltered communal lounge and new conservatory.

- G.1 The Planning Officer introduced the report as set out in the agenda.
- G.2 The Chair raised the issue of fly parking, as he was concerned that the landscaping would be used as parking.
- G.3 Following a query regarding the high fencing on the corner of Ferncliff Road, it was confirmed that this fencing would be applied to all of the boundary walls.

Councillor Smith abstained from the vote.

RESOLVED that:

Permission (ref. 2007/2976 – Benabo Court) be GRANTED, subject to the following conditions:

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.

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.

3. SCM6 – 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.

4. SCM7 – 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.

- Balustrade details
- Timber cladding details
- Paving details

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. SCM9 – 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.

6. SCT2 – Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

7. SCH5 – Provision of parking, turning and unloading space

No part of the development hereby approved shall be occupied until accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers and/or users of, and/or persons calling at, the premises only, and shall not be used for any other purposes.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/ loading and unloading purposes.

8. SCH8 – Parking for persons with disabilities

Before the use hereby permitted first commences, at least three car parking spaces shall be marked and retained permanently for use by the vehicles of persons with disabilities at locations close to the entrances to the building(s).

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

9. SCH10 – Provision for cycles

Secure, covered parking shall be provided for 8 bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

10. SCR2 – Details of refuse storage enclosure

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

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

11. NSC – Ecological roofs

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

drainage, and to enhance the performance and efficiency of the proposed building.

12. NSC – Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

INFORMATIVES (ref. 2007/2976)

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping

NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.

H. 303 Green Lanes, London: 2007/2977

Erection of a single-storey four bed dwelling unit in rear garden of existing sheltered housing at 303 Green Lanes and associated landscaping.

- H.1 The Planning Officer introduced the report as set out in the agenda.
- H.2 There being no questions from Members, the Chair moved to the vote.

Councillor Smith abstained from the vote.

RESOLVED that:

Permission (ref. 2007/2977 – 303 Green Lanes) be GRANTED, subject to the following conditions:

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.

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.

3. SCG6 – Restrictions of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any order revoking or re-enacting that Order), planning permission shall be required for the erection of any extensions, outbuildings, or any other external alterations.

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. SCM6 – 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.

5. SCM9 – 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.

6. SCT2 – Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable

environmental standards in the interests of the appearance of the site and area.

7. SCH10 – Provision for cycles

Secure, covered parking shall be provided for two bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

8. SCR2 – Details of refuse storage enclosure

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

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

9. NSC – Ecological roofs

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

10. NSC – Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

INFORMATIVES (ref. 2007/2977)

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway

- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping
- NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.

I. Cester Street, London, E2 8NE: 2007/2980

Erection of a 4 storey building to provide 4 x 1 bed flats and the rebuilding of a single storey communal lounge building with associated landscaping.

- I.1 The Planning Officer introduced the report as set out in the agenda. Reference was made to the addendum, as a petition of objection signed by 34 people had since been received.
- I.2 There being no questions from Members, the Chair moved to the vote.

Councillor Smith abstained from the vote.

RESOLVED that:

Permission (ref. 2007/2980 – Cester Street) be GRANTED, subject to the following conditions:

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.

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.

3. SCM6 – 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.

4. SCM7 – 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.

- Corten steel panel details
- Metal railing details
- Vertical metal slats access gate details
- Glazed door and window details

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. SCM9 – 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.

6. SCT2 – Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

7. SCH10 – Provision for cycles

Secure, covered parking shall be provided for 4 bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

8. SCR2 – Details of refuse storage enclosure

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

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

9. SCR8 – Obscured Glazing

The proposed side facing projecting glazed windows facing 26 Gloucester Drive at second floor level and 20/21 Cester Drive at third floor level shall be permanently glazed in obscured glass and kept fixed shut.

REASON: To safeguard against overlooking of adjoining sites and premises.

10. NSC – Balcony Screening

Details of proposed Balcony screening to the first, second and third floor balconies to be submitted to and approved by the Local Planning Authority in writing, prior to the occupation of the development. Such screening shall be erected in accordance with the approved details and retained thereafter as such.

REASON: To safeguard against overlooking of adjoining sites and premises.

11. NSC – Ecological roofs

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

12. NSC – Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

INFORMATIVES (ref. 2007/2980)

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping
- NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.

J. Morrel Court, 91 Goldsmiths Row, London, E1 8QR: 2007/2999

Erection of a 3 storey four bed dwelling house. Erection of four storey building to provide 4 x 1 bed flats. Erection of single storey residents lounge, 2 storey extension to provide 4 x 1 bed flats to sheltered housing, internal alterations to provide office, store, wc and laundry facilities and 2 x 2 bed flats to sheltered housing.

- J.1 The Planning Officer introduced the report as set out in the report.
- J.2 There being no questions from Members, the Chair moved to the vote.

Councillor Smith abstained from the vote.

RESOLVED that:

Permission (ref. 2007/2999 – Morrel Court) be GRANTED, subject to the following conditions:

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.

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.

3. SCG6 – Restrictions of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any order revoking or re-enacting that Order), planning permission shall be required for the erection of any extensions, outbuildings, or any other external alterations.

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. SCM6 – 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.

5. SCM7 – 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.

- Vertical and horizontal western Red Cedar rainscreen cladding details
- Fair faced brickwork details
- Double glazed doors and windows details
- Coloured acrylic render details
- Copper shingles details
- Metal flashing/coping details
- Metal standing seam roof details
- Metal and timber railings details

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.

6. SCM9 – 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.

7. SCT2 – Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

8. SCH10 – Provision for cycles

Secure, covered parking shall be provided for six bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

9. SCR2 – Details of refuse storage enclosure

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

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

10. NSC – Ecological roofs

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

11. NSC – Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be

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provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

INFORMATIVES (ref. 2007/2999)

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping
- NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.

K. Parton Lodge, 16 Laurel Street, London: 2007/3002

Erection of a 4 storey building to provide 8 flats (7 x 2 bed, 1 x 3 bed). Internal alterations including the relocation of existing sheltered housing lounge and landscaping.

- K.1 The Planning Officer introduced the report as set out in the agenda.
- K.2 Vic Scarpa, spoke in objection to the scheme, his comments are summarised as follows:
 - Daughter lives at number 14, one of the properties most affected.
 - Unacceptable development – out of keeping and character with the surrounding area.
 - Adverse affect on the privacy of number 14, the proposed conservatory would only be 3m away from the back garden and 6m away from the bedroom window.
 - Noise generated by the communal conservatory.
 - Issue of overlooking – balconies extend out 2m from the property, less than 3m from the nearest windows.
 - Loss of sunlight to neighbouring properties.
 - Request that the application be deferred to allow the height to be reduced and for a creation of a gap between the new development and the existing terraced houses.
- K.3 The applicants responded to the concerns raised, their comments are summarised as follows:

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- Aware of the previous objections made by the resident of number 14. Amendments have been made in response to these, including the reduction of the height to bring it in line with the existing property.
- The new proposal was the same height as Parton Lodge and lower than the existing lift/stair tower.
- The conservatory would only be used by elderly residents, which would reduce the amount of noise generated.

- K.4 The Chair raised concerns about the balconies being located 3m away from the nearest windows and it was explained that it was only an issue on the first floor of the property.
- K.5 Councillor Smith raised a serious concern regarding the design of the development as it felt it was an eye sore.
- K.6 Councillor Webb was also unsure about the colour scheme used on the proposed development.

Councillor Smith voted against the recommendation.

RESOLVED that:

Permission (ref. 2007/3002 – Parton Lodge) be GRANTED, subject to the following conditions:

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.

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.

3. SCM6 – 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.

4. SCM7 – 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.

- Metal railing details
- Non oxidized copper cladding details
- Glazed spandrel panel details
- Glass balustrade and coloured glass balustrade details
- Paving details and
- Entrance gate details

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. SCM9 – 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.

6. SCT2 – Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

7. SCT3 - Protection of trees on-site during site works

No demolition, site clearance or building operations shall commence until chestnut paling fencing of a height not less than 1.2 metres shall have been erected around each tree or tree group to be retained on the site, at a radius from the trunk of not less than 4.5 metres. Such fencing is to be maintained during the course of development to the satisfaction of the Local Planning Authority.

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

8. SCT4 – Tree Survey/Retention Plan

A detailed Tree Survey/Retention Plan (plan and schedule) indicating precise location, species, height and condition of each tree accurately plotted and showing which trees are to be retained and which are proposed for felling shall be approved by the Local Planning Authority before any work commences on site.

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

9. SCH10 – Provision for cycles

Secure, covered parking shall be provided for 10 bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

10. SCR2 – Details of refuse storage enclosure

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

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

11. NSC – Ecological roofs

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

12. NSC – Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

INFORMATIVES (ref. 2007/3002)

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping
- NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.

L. Thirlmere House, Howard Road, London, N16 8PW: 2007/3003 & 2008/1954

2008/1954 – Erection of six three storey four bed dwelling houses. Also erection of single storey Conservatory to existing Care Home and new landscaping.

2007/3003 – Listed Building Consent pursuant to planning application 2008/1954 for the erection of 6 dwelling houses attached to rear of Grade II Listed Building at 35 Stoke Newington Green.

- L.1 The Planning Officer introduced the report as set out in the report.
- L.2 Mathew Evans spoke in objection of the scheme, on behalf of Star Images and the Mildmay Club, his comments are summarised as follows:
 - Major issue of the access points for both the Mildmay Club and Star Images.
 - Density of the scheme, with an issue of overlooking and small gardens.
 - All of the properties were to be sold privately, therefore not addressing the need for social housing.
 - Concern raised the established Mildmay Club will be subject to noise complaints from the residents of the new development.
- L.3 Karelia Scott-Daniels also spoke in objection of the scheme, her comments are summarised as follows:
 - 2 Albion Road would back onto the development site.
 - Concerned about the roof terraces and the noise they would generate. Inappropriate for the size and density of the scheme.
 - Pleased that area was dedicated to private housing.
- L.4 The applicants responded to the concerns raised, their comments are summarised as follows:

- Consulted widely, including tenants of Thirlmere House, Mildmay Club and Star Images.
 - Presented the scheme to the AGM of the Newington Green Action Group.
 - Presented to the AGM of the Mildmay Club.
 - Proposed a number of measures to reduce the security concerns in the area, including the provision of better lighting.
 - Issue of noise – the properties would be built to building guidelines and they would look to achieve Code 4 which would include sufficient insulation.
- L.5 In response to a query from Councillor Smith, the applicants confirmed that the development was to be gated.
- L.6 Councillor Desmond wished to clarify the materials to be used and it was explained that brick would be used on the lower levels, with copper cladding on the upper levels.
- L.7 The Chair raised the issue of soundproofing and asked whether any assistance would be provided for the soundproofing of the Mildmay Club. The Planning Officer stated that there was a cost implication and that it was not unusual for residential and industrial units to be located in close proximity of each other. The applicants added that the issue of soundproofing had been discussed at the consultation stage with the Mildmay Club and they did not feel this was an issue as the new development would have double glazing. It was requested that a scoping study be undertaken, as the Sub-Committee was minded that noise insulation should reasonably be provided for the Mildmay Club, if the study indicated that this was required. This was **AGREED**.
- L.8 The Chair referred to the major issue of access for the both the Mildmay Club and Star Images. It was stated that Star Images did not require a fire escape at the rear of property as it currently had less than 6 employees. However, it was explained that this would restrict the future growth of the company.
- L.9 The Planning Officer confirmed that the existing fire escape for the property, which had been there for 20 years, opened onto the car park. The applicant added that they were currently in positive negotiations with Star Images regarding this issue.
- L.10 With regard to the Mildmay Club, it was explained that it had a capacity of 300 people and it was conditioned that they had a fire exit to the rear of the property. This had been a long standing right of access for approximately 120 years.
- L.11 The Principal Solicitor clarified that the issue of access was a legal issue between the applicants and the owners of the properties in question and was not a reason for refusal on planning grounds. The applicant accepted that they would need to find means of access for both the Mildmay Club and Star Images and that this commitment should be reflected as an informative on the Decision Notice. This issue would be delegated to the Planning Officers. This was **AGREED**.
- L.12 Councillor Smith raised concern regarding the roof terraces and the issue of overlooking. The applicant stated that the terraces were located on the first floor of the property and not at roof level and that they had consulted widely, with no objections received. The Planning Officer added that a condition could be added for appropriate screening of the terraces. This was **AGREED**.

- L.13 Councillor Smith also raised concern about all of the Hanover in Hackney applications being considered together. The Interim Head of Regulatory Services stated that each of the applications were being evaluated on their own merits and that the Section 106 agreement was the only element being decided on collectively, due to the social housing contribution. It was reiterated that Members should not feel pressurised into making a decision.
- L.14 A request was made by Councillor Smith for the gates at the entrances of the development to be removed. This was **AGREED**.

Councillors Buitekant, Desmond and Smith voted against the recommendation and Councillors Stops, Hanson and Webb voted in favour of the recommendation. The Chair cast his casting vote of approval and it was therefore:-

RESOLVED that:

Permission (ref. 2008/1954 – Thirlmere House) be GRANTED, subject to the following conditions:

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.

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.

3. SCG6 – Restrictions of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any order revoking or re-enacting that Order), planning permission shall be required for the erection of any extensions, outbuildings, or any other external alterations.

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. SCM6 – 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.

5. SCM7 – 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.

- Staffordshire blue engineering facing brickwork details
- Standing seam oxidized copper sheeting details
- Double glazed doors and windows details
- Double glazed curtain walling details
- Copper framing details
- Paving details
- Fencing details

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.

6. SCM9 – 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.

7. SCT2 – Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

8. SCT3 – Protection of trees on-site during site works

No demolition, site clearance or building operations shall commence until chestnut paling fencing of a height not less than 1.2 metres shall have been erected around each tree or tree group to be retained on the site, at a radius from the trunk of not less than 4.5 metres. Such fencing is to be maintained during the course of development to the satisfaction of the Local Planning Authority.

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

9. SCT4 – Tree Survey/Retention Plan

A detailed Tree Survey/Retention Plan (plan and schedule) indicating precise location, species, height and condition of each tree accurately plotted and showing which trees are to be retained and which are proposed for felling shall be approved by the Local Planning Authority before any work commences on site.

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

10. SCH5 – Provision of parking, turning and unloading space

No part of the development hereby approved shall be occupied until accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers and/or users of, and/or persons calling at, the premises only, and shall not be used for any other purposes.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/ loading and unloading purposes.

11. SCH8 – Parking for persons with disabilities

Before the use hereby permitted first commences, at least two car parking spaces shall be marked and retained permanently for use by the vehicles of persons with disabilities at locations close to the entrances to the building(s).

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

12. SCH10 – Provision for cycles

Secure, covered parking shall be provided for 12 bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

13. SCR2 – Details of refuse storage enclosure

Details of dustbin enclosures (including mandatory recycling facilities), showing the design, external appearance and location thereof, shall be submitted to and approved by the Local Planning Authority, in writing,

before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

14. NSC – Ecological roofs

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

15. NSC – Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

16. Scoping study

Prior to the commencement of development, the applicant's shall undertake a scoping study of works that may be undertaken to ameliorate potential noise nuisance arising from the adjoining Mildmay Club and shall submit proposals to the Local Planning Authority for agreement. Approval of these works shall not be unreasonably withheld by the Local Planning Authority and those works, as agreed, shall be implemented prior to the occupation of the residential development hereby agreed.

REASON: To safeguard the amenities of the residents of the development hereby approved and to ensure that the operation of the Mildmay Club is not prejudiced.

17. Screening

Details of screening to the balconies of the residential units hereby approved shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development. The screening as approved shall be erected as part of the development and shall be maintained in perpetuity to the reasonable satisfaction of the Local Planning Authority.

REASON: To safeguard the amenities of nearby residents.

18. Gating

Notwithstanding the drawings hereby approved, the development shall not be gated or fenced.

REASON: To ensure that the development successfully integrates with the surrounding pattern of development.

INFORMATIVES (ref. 2008/1954)

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping

NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.

This planning approval does not convey any rights regarding access to adjoining land for emergency purposes.

Permission (ref. 2007/3003 – Thirlmere House) be GRANTED, subject to the following conditions:

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.

2. SCB2 – Commencement within three years (Listed Building Consent)

The Development hereby permitted must be begun not later than the expiration of three years beginning with the date of this consent.

REASON: In order to comply with the provisions of Section 18(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

3. SCG6 – Restrictions of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning General Development Order 1995 (or any order revoking or re-enacting

that Order), planning permission shall be required for the erection of any extensions, outbuildings, or any other external alterations.

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. SCM6 – 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.

5. SCM7 – 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.

- Staffordshire blue engineering facing brickwork details
- Standing seam oxidized copper sheeting details
- Double glazed doors and windows details
- Double glazed curtain walling details
- Copper framing details
- Paving details
- Fencing details

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.

6. SCM9 – 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.

7. SCT2 – Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the

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

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

8. SCT3 - Protection of trees on-site during site works

No demolition, site clearance or building operations shall commence until chestnut paling fencing of a height not less than 1.2 metres shall have been erected around each tree or tree group to be retained on the site, at a radius from the trunk of not less than 4.5 metres. Such fencing is to be maintained during the course of development to the satisfaction of the Local Planning Authority.

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

9. SCT4 – Tree Survey/Retention Plan

A detailed Tree Survey/Retention Plan (plan and schedule) indicating precise location, species, height and condition of each tree accurately plotted and showing which trees are to be retained and which are proposed for felling shall be approved by the Local Planning Authority before any work commences on site.

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

10. SCH5 – Provision of parking, turning and unloading space

No part of the development hereby approved shall be occupied until accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers and/or users of, and/or persons calling at, the premises only, and shall not be used for any other purposes.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/ loading and unloading purposes.

11. SCH8 – Parking for persons with disabilities

Before the use hereby permitted first commences, at least two car parking spaces shall be marked and retained permanently for use by the vehicles of persons with disabilities at locations close to the entrances to the building(s).

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

12. SCH10 – Provision for cycles

Secure, covered parking shall be provided for 12 bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

13. SCR2 – Details of refuse storage enclosure

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

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

14. NSC – Ecological roofs

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

15. NSC – Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

INFORMATIVES (ref. 2007/3003)

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway

- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping
- NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.

Recommendation B

(B) That the above recommendation be subject to the applicant, the landowners and their mortgagees entering into a Section 106 agreement in order to secure the following matters to the satisfaction of the Assistant Director of Regeneration and Planning and the Interim Corporate Director of Legal and Democratic Services:

- B.2 To secure the provision of 40.4% of units (rising to 45.27% of units following the inclusion of the further 12 units) as affordable housing, with a split of 58%:42% (increasing to 63%:34%) socially rented/intermediate.
- B.3 That the provision of 40.4% (55 units) affordable housing (rising to 45.27% (67 units)) be secured by Hanover in Hackney Housing Association providing 32 social rented sheltered accommodation units (rising to 44 units) and 23 intermediate units. The sheltered accommodation units shall be rented in perpetuity.
- B.4 Not to occupy or cause or permit the occupation of more than 60% of the Open Market Dwellings on each Development Site prior to all the site related affordable units being completed and available for occupation and transferred to the approved RSL.
- B.5 That the landowner/developer/mortgagee shall make the payment of a sustainable transport contribution of £44,800 towards works to the public highway.
- B.6 The signing of a Section 278 legal agreement under the Highways Act to pay the Council £190,293.89 for required works to the highway. Unavoidable works required to be undertaken by Statutory Services will not be included in London Borough of Hackney estimate or payment.
- B.7 That the landowner/developer/mortgagee shall contribute £314,841.64 for the purpose of providing education and/or training facilities and libraries and initiatives for the residents of the London Borough of Hackney.
- B.8 That the landowner/developer/mortgagee shall contribute £4,625.62 for the purpose of providing open space contributions for the benefit of the residents of the London Borough of Hackney.

- B.9 No car parking permits for all new residential units (except those not located within CPZs).
- B.10 All residential units to be built to Lifetime Home standards.
- B.11 Commitment to the Council's local labour and construction initiatives (25% on site employment).
- B.12 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.
- B.13 Achievement of a level 3 rating under the proposed Code for Sustainable Homes with best endeavours to achieve level 4.
- B.14 10% reduction in carbon emissions through the use of renewable energy sources and use of low energy technology with reasonable endeavours to achieve a 20% reduction.
- B.15 That the applicant shall carry out all works in keeping with the National Considerate Constructors Scheme.
- B.16 A travel plan shall be provided towards assisting occupiers to achieve sustainable travel targets with the services of a Travel Plan co-ordinator.
- B.17 At least 10% of units provided shall be wheelchair accessible.
- B.18 The applicant is advised that they will be required to enter into a highways Section 278 legal agreement with TfL.
- B.19 The communal areas/lounges shown on the plans hereby approved, shall be retained as such in perpetuity.
- B.20 The applicant will be required to submit a planning application scheme for the additional 12 units of affordable accommodation to ensure the provision of 45.27% affordable housing. This application shall be made prior to the implementation of this approval. The scheme shall, subject to grating of planning permission, be appended to this S106 agreement to allow this.
- B.21 Provision to allow the placement of street lighting on the proposed buildings where appropriate.
- B.22 Best endeavours to provide a car club parking space.
- B.23 A noise survey shall be carried out prior to the commencement of the development, identifying necessary measures to ensure that the interiors of the proposed dwelling houses, together with the rear amenity areas, are not unduly affected by excessive noise, particularly from the Mildmay Social Club at 34 Newington Green to the north and the light industrial unit at 35D Newington Green to the east. Mitigation measures should include if necessary the installation of soundproofing to the afore mentioned premises.

Councillor Sharer left the meeting after the discussion of this item.

17 No.s 1-22 Bramfield Court, 1-47 Theobalds Court & 20-42 Datchworth Court, Kings Crescent Estate, Queens Drive, London, N4 2XH: 2008/1586

Installation of new pitched roofs, external walkways and balconies to upper floors, external cladding, replacement windows, new secured entrances and provision of landscaping, boundary treatment and cycle stores and racks.

17.1 The Planning Officer introduced the report as set out in the report.

17.2 The Chair asked the applicant how the Code 6 for sustainability had been achieved for the development and it was explained that the Code 6 was achieved on the fabric of the building itself.

RESOLVED that:

Conditional planning permission be GRANTED, subject to imposition of the following conditions:

1. SCBN1 –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 Section 91(1) 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. SCM2 – Materials to be approved

Full details, with samples, of the materials and colours 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.

4. SCD1 – Level access

A level access shall be provided to the main entrance lobbies and the front entrance of all units before the use is first commenced.

REASON: In order to ensure that people with disabilities are able to gain proper access to the development.

5. SCI3 – No roof plant

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

REASON: In the interests of maintaining an acceptable appearance of the building.

6. SCM2 – Boundary Walls (to be approved)

Full details, including materials, of all boundary walls and enclosures 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.

7. SCT1 – Landscaping Scheme to be approved

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

8. SCT2 – Provision of Landscaping as Approved

The landscaping scheme hereby approved as part of the development shall be carried out within a period of twelve months from the date at which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

9. SCT3 – Protection of trees during site works

No development will take place on site until full details of tree protection 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 trees during building operation and site works.

10. SCT5 – No removal, felling, topping or lopping of trees

No tree within the curtilage of the site shall be wilfully damaged or destroyed and no tree shall be removed, lopped, topped, felled or uprooted without the prior consent in writing of the Local Planning Authority.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide for the retention and protection of existing trees in the interests of the appearance of the locality.

11. SCM7 – Non standard condition

Detailed drawings/full particulars of the proposed bicycle parking racks shall be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.25 Disabled Persons' Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements

SI.19 Health and Safety at Work Act

NSI.1 All materials submitted pursuant to the discharge of condition 4 of this granting of full planning permission ('materials to be approved') should be supplied and delivered at the same time in a container clearly marked with the address of the application site, reference to the application number 2008/1586, and accompanied by coloured copies of relevant elevational drawings, to which each material sample should be clearly referenced and labelled accordingly. Full specifications detailing each material's manufacturer and colour (as per manufacturer's description/name thereof) should also be submitted at the same time.

REASONS FOR APPROVAL

The following policies saved in the Hackney Unitary Development Plan (1995) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 - Development Requirements; EQ31 – Trees; EQ46 - Recycling facilities; EQ48 - Designing out Crime; HO4 - Improvement of older housing; HO5 - Estate Improvement.

The following policies in the London Plan (2008) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: 2A.1 - Sustainability criteria; 3C.20 - Improving conditions for walking; 3C.21 - Improving conditions for cycling; 4B.1 - Design principles for a compact city; 4B.4 - Enhancing the quality of the public realm; 4A.1 - Tackling climate change; 4B.2 - Promoting world-class architecture and design.

12 Site Adjacent to 49 Glenarm Road, London, E5 0LY: 2008/0384

Erection of three-storey plus basement, three bedroom house with sunken garden together with erection of 1.8 metre high front boundary fence and wall and provision of refuse store.

12.1 The Planning Officer introduced the report as set out in the agenda and stated that the application was supported by the Hackney Society.

12.2 Gary Beelders spoke in objection of the scheme, his comments are summarised as follows:

- Inappropriate location, tiny London garden.
- Modern building, located adjacent to traditional Victorian buildings.
- A lot of coming and going, if rented out. Noise issue.
- New proposal was slightly smaller but it still dominated the neighbouring buildings.
- Affect wildlife – loss of garden.
- Mature trees will also be affected, which was not mentioned in the proposals.
- Loss of light for neighbouring properties.
- Issue of overlooking.
- Out of keeping with surrounding area.
- Boundary issues – right of access to boundary walls for maintenance.

- Health and safety issue – height of boundary walls.

- 12.3 The agent was in attendance to answer any questions that arose.
- 12.4 In response to a question from the Chair regarding the loss of trees, it was explained that there were no tree preservation orders (TPOs) on any of the trees in the area and that one of the trees would be lost.
- 12.5 Councillor Smith raised concern over the high drop into the light well, over the boundary wall, and whether this was secured. The agent explained that the design had been modified to ensure that this was not possible. It was established that there would be a one floor drop over the boundary wall.
- 12.6 Members raised concern over the appearance of the development and it being out of character with the surrounding area.

Councillors Buitekant, Desmond, Hanson and Smith voted against the recommendation. It was therefore:

RESOLVED that:

(A) Planning permission be REFUSED, for the following reason:

The proposed development, by reason of its design, would result in an incompatible and obstructive form of development that would adversely impact on the character and appearance of the surrounding street scene and as such it would be contrary to policies EQ1 (Development Requirements) and HO3 (Other Sites for Housing) of the Hackney Unitary Development Plan 1995 as well as policy 4B.1 (Design Principles for a Compact City) of the London Plan 2008.

13 St Mary's Old Church, Stoke Newington Church Street, London, N16 9ES: 2008/1100 & 2008/1099

(A) 2008/1099 – (Full Planning Application) Erection of a part single-storey and part three-storey rear extension and change of use to provide a new community arts centre with kitchen/servery facilities and one bedroom flat with balcony at second floor level involving partial demolition of the church building. Opening hours 10:00 to 23:00 hours daily.

(B) 2008/1100 – (Conservation Area Application) Partial demolition of the church building to facilitate new community arts centre.

- 13.1 The Planning Officer introduced the report as set out in the agenda.
- 13.2 Councillor Desmond proposed that a site visit be undertaken before Members could consider the application, this was seconded by Councillor Smith who believed that further community consultation was also required.

RESOLVED that:

The application be DEFERRED to allow for a site visit by Members and further community consultation.

14 10 Mountgrove Road, London, N5 2LS: 2008/0368

Conversion of single dwelling house to create three self-contained flats (comprising 1 x 3 bed flat and 2 x 1 bed flats) together with erection of second floor roof extension, erection of single storey rear infill extension, and alterations to rear elevation.

14.1 The Planning Officer introduced the report as set out in the agenda.

14.2 Algis Rekesius spoke in objection of the scheme, his comments are summarised as follows:

- The scheme represents over-development.
- Issues with parking, privacy and overlooking.
- Believes that the development goes against council policy and the UDP.
- Issue with the massing of the development.
- Only 14% of the properties in the road have roof extensions. There was a requirement for 36% to have roof extensions before approval could be granted.
- Increased strain on the existing infrastructure and amenities.

14.3 The Sustainability & Design Manager stated that the Council continued to restrict the extension of roofs to the front of the property. He clarified the guidance for mansard roofs and stated that this design was consistent with the draft UDP.

14.4 In response to a query from Councillor Smith, the applicant confirmed that the v shape at the back of the roof would be retained and the windows in the roof would be replaced with UPVC double glazing, with wood sash windows to the lower levels.

Councillor Smith voted against the recommendation.

Councillor Hanson abstained from the vote.

RESOLVED that:

Planning permission be GRANTED, subject to:
--

1. SCB1N - 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. 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 Existing**

All new external finishes in respect of all the works hereby approved (and any other incidental works to be carried out in this connection) shall match the existing building in respect of materials used, detailed execution and finished appearance.

REASON: In the interests of the amenity of the area.

INFORMATIVES:

SI Reason for approval:

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 [Development Requirements], HO3 [Other Sites for Housing], H012 [Conversions], Policy 3A.2: [Borough Housing Targets], Policy 3A.4: [Housing choice], Policy 4B.1: [Designing Principles for a compact City]

SI.1 Building Control

Your attention is drawn to the provisions of the Building Act 1984 and other Building Control legislation, which must be complied with to the satisfaction of The Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ. Telephone No: 020 8356 5000. Before any building work (including improvements to means of escape and changes of use) is commenced on site, detailed plans, together with the appropriate application form must be submitted for approval and early consultation is advised.

S3 Hours of Building works

Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 which imposes requirements as to the way in which building works are implemented including the hours during which the work may be carried out. This Act is administered by the Councils Pollution Control Service, 205 Morning Lane, London, E9 6JX (Telephone: 020 7356 5000) and you are advised to consult that Division at an early stage.

SI.3 Sanitary, Ventilation, and Drainage Arrangements

Before any drainage works are commenced on site, detailed plans, giving notice of intention to build/permission to drain/construct/reconstruct or alter pipes and drains must be submitted for approval under the Building Regulations 1991 to the Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ, Telephone No: 020 8356 5000. Please note that it will be necessary to consult the Thames Water Utilities Ltd., Waste Water Connections, Kew Business Centre, Brentford, Middlesex, TW8 0EE. Telephone No: 020 7713 3865, Fax No: 020 7713 3875.

1) All information appertaining to the existing public sewerage system.

- 2) Requests for sewer connections. All works will be carried out by the London Borough of Hackney at the applicant expense. All new developments will be required to have new sewer connections.
- 3) Building over sewers.
- 4) System of drainage to be provided on site.
- 5) Adoption of sewers.

Advisory Note:

It should be noted that most sewers throughout the Borough flow full or surcharge during periods of heavy storm and conditions may be imposed restricting discharge to the system. The prime condition is that any large development shall not cause an increase in the rate of flow to the public sewerage system. This requirement is normally met in the case of new developments by separation on site and storage of surface water flows in tanks or oversized pipes on sites. Where sites adjoin a suitable watercourse or storm relief sewer into which surface water can be discharged by gravity then the policy is for sites to be separated and have their surface water discharged to the watercourse or storm relief sewer. In the case of developments/ rehabilitation/ conversions etc., involving the use of basements these are likely to be particularly vulnerable to the effects of surcharge and applicants must therefore demonstrate that adequate drainage arrangements exist at all times.

15 13 Gunton Road, London, E5 9JT: 2008/1524

Conversion of a single dwelling house to create three self-contained flats (comprising 1 x 3 bedroom flat, 1 x 2 bedroom flat) together with the erection of a single storey rear extension and installation of new windows and roof lights to front and rear elevations.

- 15.1 The Planning Officer introduced the report as set out in the agenda.
- 15.2 Gareth Ryan spoke in objection of the scheme, his comments are summarised as follows:
 - Loss of much needed family size accommodation.
 - The requirement for four bed properties was 120sqm, but the proposed development was 157sqm. It should be made a four bed, not a three bed unit.
 - Potential loss of a large mature tree, which is a significant part of the local area. This has not been addressed.
 - Plans not to scale.
 - A 36 signature petition had previously been submitted.
 - The proposed windows will have an adverse effect on the area.
- 15.3 Graham Fisher, agent, spoke in support of the scheme, his comments are summarised as follows:
 - The development will provide family accommodation, with 3 bed units and a large 2 bed unit.
 - Provides an adequate layout.

- The tree issue was recognised and the agent stated that a tree protection condition could be added for the duration of the development. This was **AGREED**.

15.4 In response to a query regarding whether the windows would significantly change the exterior amenity of the building, the agent stated that the new windows would be in proportion with the existing ones.

RESOLVED that:

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

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.

2. SCB1 – 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 Section 91(1) of the Town and Country Planning Act 1990 as amended.

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.

4. SCM7 - 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.

- Front Lightwell

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. SCR2 – Dustbin Enclosures (Details to be Approved)

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

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

6. Tree Protection

No development will take place on site until full details of tree protection 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 FOR APPROVAL

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 (Development Requirements) and HO12 (Conversions) as well as policies 3A.1 (Increasing London's Supply of Housing), 3A.4 (Housing Choice), 4B.1 (Design Principles for a Compact City) and 4B.3 (Maximising the Potential of Sites) of the London Plan 2008 and Supplementary Planning Guideline 2 (Residential Conversions Extensions and Alterations).

INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.7 Hours of Building Works
- NSC Underground Rooms

16 157 Blackstock Road, London, N4 2JS: 2008/0560

Refurbishment and change of use from shop (Class A1) with ancillary residential accommodation above to shop (Class A1) with separate House in Multiple Occupation (HMO) on upper floors together with the erection of a part single storey, part two storey rear extension, enlargement of rear dormer extension, installation of two roof lights, and external alterations.

- 16.1 The Planning Officer introduced the report as set out in the report and clarified the guidance for bathroom ratio in HMOs. It was confirmed that the number of bathrooms per bedrooms being proposed satisfied the standards set out in the guidance.
- 16.2 Barney Crocker spoke in objection of the scheme, his comments are summarised as follows:
- There was a discrepancy of between 1-2m with three of the rooms.
 - Room 5 – the measurements had been taken for the entire room and the sloping roof had not been taken into consideration.
 - The staircase from the second to the top floor of the property was below the existing sloping roof.
- 16.3 Patrick Oetiker, agent and Michael O'Sullivan, applicant, stated that they believed the room sizes were accurate and the room in question complied as a one bedroom unit.
- 16.4 The Planning Officer stated that the number of units provided was based on the assessment of the plans and that this issue would also be picked up when the licensing of the HMO was undertaken.

RESOLVED that:

Permission be GRANTED, subject to the following conditions:
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SCB1 – Commencement within three years
SCB0 – Development in accordance with plans
M1 – Materials to Match Existing

REASONS FOR APPROVAL

The following policies are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 (Development Requirements), HO14 (Houses in Multiple Occupation), HO12 (Conversions), HO3 (Other Sites for Housing), HO6 (Residential Use of Upper Floors Above Shop Units) of the Hackney Unitary Development Plan; and policy 4B.1 (Design Principles for a Compact City) of the London Plan 2004.

INFORMATIVES

The following Informatives should be added:

SI.1 Building Control
SI.3 Sanitary, Ventilation and Drainage Arrangements
SI.7 Hours of Building Works
SI.24 Naming and Numbering
SI.25 Disabled Person's Provisions
SI.27 Fire Precautions Act 1971
SI.28 Refuse Storage and Disposal Arrangements

18.1 The report was noted.

Duration of the meeting: 6.30pm - 11.10 pm

Signed

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Chair of Planning Sub - Committee

Contact:

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