



# **P L A N N I N G   S U B - C O M M I T T E E**

**Wednesday 27 April, 2022  
at 6.30 pm Council Chamber, Hackney Town  
Hall**

**The live stream can be viewed here:**

[https://youtu.be/\\_ILfnFmPjjU](https://youtu.be/_ILfnFmPjjU)

**In case any technical issues arise with the main Livestream please use this  
alternative link:**

[https://youtu.be/5E-S8\\_qaECU](https://youtu.be/5E-S8_qaECU)

**Members of the Planning Sub-Committee:**

**Cllr Brian Bell, Cllr Ajay Chauhan, Cllr Humaira Garasia, Cllr Katie Hanson (Vice Chair), Cllr Clare Joseph, Cllr Michael Levy, Cllr Steve Race, Cllr Vincent Stops (Chair) and Cllr Sarah Young.**

**Substitute Planning Sub-Committee Members:**

**Cllr Anna Lynch, Cllr M Can Ozsen, Cllr Benzion Papier, Cllr Clare Potter and two majority group vacancies.**

**Mark Carroll, Chief Executive  
19 April 2022**

**Gareth Sykes, Governance Officer  
gareth.sykes@hackney.gov.uk  
Hackney Council website:  
www.hackney.gov.uk**



# **Planning Sub-Committee**

## **Wednesday 27 April 2022**

### **Agenda**

#### **1 Apologies for Absence**

#### **2 Declarations of Interest**

A Member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- must disclose the interest at the start of the meeting or when or when the interest becomes apparent,
- and may not participate in any discussion or vote on the matter and must withdraw from the meeting proceedings in person or virtually.

A Member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at paragraphs 8.1 - 15.2 of Section 2 of Part 5 of the constitution and Appendix A of the Members' Code of Conduct.

#### **3 To consider any proposal/questions referred to the Sub-Committee by the Council's Monitoring Officer**

#### **4 Minutes of the Previous Meeting**

- No minutes have been submitted for approval.

#### **5 2021/2732 14 to 40 Newnton Close and 456 to 484 Seven Sisters Road, Hackney, London N4 2RQ (Pages 11 - 61)**

#### **6 2022/0694: Worship Square, 65 Clifton Street, Hackney, London, EC2A 4JE2 (Pages 63 - 73)**

#### **7 Delegated decisions document (Pages 75 – 100)**

#### **8 Any Other Business**

#### **9 Dates of next meetings**

- Provisional future meeting dates are listed on the Hackney Council website and are subject to approval at the 25 May 2022 Council meeting.

## Public Attendance

Following the lifting of all Covid-19 restrictions by the Government and the Council updating its assessment of access to its buildings, the Town Hall is now open to the public and members of the public may attend meetings of the Council.

We recognise, however, that you may find it more convenient to observe the meeting via the live-stream facility, the link for which appears on the agenda front sheet.

We would ask that if you have either tested positive for Covid-19 or have any symptoms that you do not attend the meeting, but rather use the livestream facility. If this applies and you are attending the meeting to ask a question, make a deputation or present a petition then you may contact the Officer named at the beginning of the Agenda and they will be able to make arrangements for the Chair of the meeting to ask the question, make the deputation or present the petition on your behalf.

The Council will continue to ensure that access to our meetings is in line with any Covid-19 restrictions that may be in force from time to time and also in line with public health advice. The latest general advice can be found here - <https://hackney.gov.uk/coronavirus-support>

## RIGHTS OF PRESS AND PUBLIC TO REPORT ON MEETINGS

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

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

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

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

The Chair shall have discretion to regulate the behaviour of all those present recording a meeting in the interests of the efficient conduct of the meeting. Anyone acting in a disruptive manner may be required by the Chair to cease recording or may be excluded from the meeting.



Disruptive behaviour may include: moving from any designated recording area; causing excessive noise; intrusive lighting; interrupting the meeting; or filming members of the public who have asked not to be filmed.

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

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

Providing oral commentary during a meeting is not permitted.

## **ADVICE TO MEMBERS ON DECLARING INTERESTS**

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

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

- Director of Legal, Democratic and Electoral Services
- the Legal Adviser to the Committee; or
- Governance Services.

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

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

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

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

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

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

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

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

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

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

granted it will stipulate the extent of your involvement, such as whether you can only be present to make representations, provide evidence or whether you are able to fully participate and vote on the matter in which you have a non pecuniary interest.

## **Further Information**

Advice can be obtained from Dawn Carter-McDonald, Director of Legal, Democratic and Electoral Services via email [dawn.carter-mcdonald@hackney.gov.uk](mailto:dawn.carter-mcdonald@hackney.gov.uk)

## Introduction

The majority of planning applications for extensions to a home, new shop fronts, advertisements and similar minor developments are decided by Planning Officers. The Planning Sub-Committee generally makes the decisions on larger planning applications that:

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

Planning Sub-Committee members use these meetings to make sure they have all the information they need and hear both sides before making a decision.

### The Planning Sub-Committee

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

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

All Planning Sub-Committee members will keep an open mind regarding planning applications.

The meetings are necessarily formal because the Chair and members want to listen to everyone and have the chance to ask questions so that they can fully understand the issues.

Those speaking, either for or against a planning application, are generally given five minutes to explain their concerns/why they believe the application has merit. If there is more than one person for or against a planning application the five minutes is to be divided between all the persons wishing to speak or a spokesperson is to be nominated to speak on behalf of those persons. The Chair will help groups speaking on the same item to coordinate their presentations.

### How the Meeting Works

The Planning Sub-Committee will normally consider agenda items in turn. If there are a lot of people for an item the Chair might change the order of the agenda items to consider an item earlier.

At the beginning of each meeting the Chair will explain how the meeting works and what can and cannot be taken into account by Planning Sub-committee members when making decisions. The procedure followed at each meeting is set out below:

- The Chair welcomes attendees to the meeting and explains the procedure the meeting will follow,
- Apologies received,
- Members declare any interests in an item on the agenda,
- Minutes of previous Planning Sub-committees are considered/approved,

- The Planning Sub-committee will consider any proposal/questions referred to the Sub-committee by the Council's monitoring officer,
- The Chair asks the Planning Officer to introduce their report/recommendation to the Planning Sub-Committee. The Planning Officer will also inform Planning Sub-committee members of any relevant additional information received after the report was published,
- Registered objectors are given the opportunity to speak for up to five minutes,
- Registered supporters and the applicant are given the opportunity to speak for up to five minutes,
- Councillors who have registered to speak to object or in support are given the opportunity to speak for up to five minutes. The registered objectors or supporters, as the case may be, will be given the opportunity to speak for a further five minutes in such circumstances to ensure equal time is given to all parties,
- Where the applicant is a Councillor they must leave the meeting after the Planning Sub-committee members have asked them any questions of clarification/discussions regarding an agenda item have been completed so that members can consider and vote on the recommendation relating to the Councillor's planning application.
- Planning Sub-committee members can ask questions of objectors and supporters or their agents and ask Council officers for further clarification before considering a Planning Officer's recommendation.

Where Planning Sub-committee members have concerns regarding a planning application that cannot be addressed to their satisfaction when considering the application, the members can resolve to defer determining the planning application until such time as their concerns can be addressed,

- The recommendation, including any supplementary planning conditions/obligations or recommendations proposed during the consideration of an item by the Planning Sub-Committee members, is put to a vote. Where an equal number of votes is cast for and against a recommendation, the Chair has a casting vote.

## **Decisions**

Decisions of the Planning Sub-Committee relating to planning applications shall be based on:

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

Non-planning considerations are not relevant to the Planning Sub-committee's decision making and should be disregarded by the Sub-Committee.

## **Speaking at the Meeting**

If you have submitted a written representation to the Council in respect of a planning application you, your nominated agent or any local Councillor can register to speak at the meeting at which the application is considered by the Planning Sub-Committee. Any person registering to speak should contact [governance@hackney.gov.uk](mailto:governance@hackney.gov.uk) by 4.00pm on the working day before the meeting. Speakers can seek to introduce a maximum of two photographs or other illustrative material that depicts a fair impression of the relevant site at the meeting if this will aid them in making their representations. However, such material will only be allowed if it has been submitted to [governance@hackney.gov.uk](mailto:governance@hackney.gov.uk) by 4.00 pm on the working day before the meeting and its inclusion is agreed to by all parties attending the meeting on this particular matter. In all cases, the Chair of the Sub-Committee will retain their discretion to refuse the use of such illustrative material.



<b>ADDRESS:</b> 14 to 40 Newnton Close and 456 to 484 Seven Sisters Road, Hackney, London N4 2RQ	
<b>WARD:</b> Woodberry Down	<b>REPORT AUTHOR:</b> Catherine Slade
<b>APPLICATION NUMBER:</b> 2021/2732	<b>VALID DATE:</b> 03/09/2021
<b>DRAWING NUMBERS:</b> NEW-PTE-ZZ-XX-DR-A-99000, NEW-PTE-ZZ-ZZ-DR-A-10001 rev C4, NEW-PTE-ZZ-ZZ-DR-A-10010 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10110 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10111 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10112 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10113 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10114 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10210 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10305 rev C3, NEW-PTE-ZZ-ZZ-DR-A-10306 rev C3, NEW-PTE-ZZ-ZZ-DR-A-10307 rev C3, NEW-PTE-ZZ-ZZ-DR-A-10308 rev C3, NEW-PTE-ZZ-ZZ-DR-A-10310 rev C2, NEW-PTE-NB-00-DR-A-10100 rev C3, NEW-PTE-NB-10-DR-A-10100 rev C1, NEW-PTE-NB-ZZ-DR-A-10100 rev C2, NEW-PTE-NB-ZZ-DR-A-10200 rev C3, NEW-PTE-NB-ZZ-DR-A-10300 rev C3, NEW-PTE-NB-ZZ-DR-A-10301 rev C3, NEW-PTE-NB-ZZ-DR-A-10401 rev C1, NEW-PTE-SB-00-DR-A-10100 rev C4, NEW-PTE-SB-07-DR-A-10100 rev C1, NEW-PTE-SB-ZZ-DR-A-10100 rev C3, NEW-PTE-SB-ZZ-DR-A-10101 rev C4, NEW-PTE-SB-ZZ-DR-A-10200 rev C3, NEW-PTE-SB-ZZ-DR-A-10300 rev C4, NEW-PTE-SB-ZZ-DR-A-10301 rev C3, NEW-PTE-SB-ZZ-DR-A-10402 rev C3, 1703 L 01 rev G, 1703-SK-05 rev A, C13152-PER-ZZ-XX-DR-C-02001 rev P4	

Air Quality Assessment ref 91339 rev C dated 18/03/2022 (Aval Consulting Group), BNG Assessment dated 10/03/2022 (Applied Ecology), Circular Economy Statement (Hill Group), Construction Traffic Management Plan (Anchor Hanover), covering letter dated 22/03/2022 (Pegasus Group), Daylight, Sunlight and Overshadowing to Neighbouring Buildings and Proposed Accommodation Report ref 11781 dated 20/08/2021 (Brooke, Vincent and Partners), Design and Access Statement rev B dated 24/08/2021 (Pollard, Thomas Edwards) Design and Access Statement Addendum rev A dated 21/03/2022 (Pollard, Thomas Edwards), Drainage Strategy red C13152-PER-ZZ-XX-RP-C-00002 rev P5 dated 17/03/2022 (Perega), Energy and Sustainability Statement rev 04 dated 18/03/2022 (JRB Environmental), Fire Statement Form and Fire Strategy Statement ref AFF\_20961\_01\_Newnton Close Fire Statement Form\_A\_04 and AFF\_20691\_Newnton Close\_FSS\_A\_06 (Affinity Fire Engineering), Framework Travel Plan ref MT/5615/FTP.3 dated August 2021 (Bellamy Roberts), GLA Carbon Emission Reporting Spreadsheet, Health Impact Assessment ref P20-1952 dated August 2021 (Pegasus Group), Noise Assessment ref RP01-2174-R2 rev 2 dated 20/08/2021 (Cass Allen), Pedestrian Level Wind Desk-based Assessment ref RWDI #2203287 rev A dated 25/03/2022 (RWDI), Planning Statement ref EB/JR P20-1952 dated August 2021 (Pegasus Group), Preliminary Ecological Appraisal and Bat Report Ref AEL1843 rev 2.1 dated 18/08/2021 (Applied Ecology), SINC Impacts Note dated 17/03/2022 (Applied Ecology), Statement of Community Involvement ref EB/JR P20-1952 dated August 2021 (Pegasus Group), Tall Buildings Assessment ref P20-1952\_10A dated 01/10/2021 (Pegasus Group), Transport Statement ref MT/5615/TS.4 dated August 2021 (Bellamy Roberts), Transport Statement Addendum red MT/5615/TSA.2 dated March 2022 (Bellamy Roberts), Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method



Statement and Tree Protection Plan ref 8445 dated 30/03/2022 (Hayden's Arboricultural Consultants), Updated Affordable Housing Statement ref EB/JR P20-1952 dated March 2022 (Pegasus Group), Urban Greening Factor Calculation rev D dated 14/03/2022 (Portus + Whitton), Viability Statement rev 3 (Anchor Hanover)	
<b>AGENT:</b> Elizabeth Bloomfield Pegasus Planning Group Ltd	<b>APPLICANT:</b> Anchor Hanover
<b>PROPOSAL:</b> Demolition of existing buildings and redevelopment to provide 2no. buildings, 1no. part 5-storeys, part 7-storeys and 1no. 10 storeys comprising a total of 76 no. retirement apartments and communal facilities, together with associated works and landscaping.	
<b>POST SUBMISSION REVISIONS:</b> <ul style="list-style-type: none"> <li>• Revisions to the ground floor layouts and the materiality of the northern building</li> <li>• Minor revisions to supporting documentation and additional supporting documentation</li> </ul> <p>A 21 day reconsultation has been undertaken in respect of the amended and additional information, with the exception of a minor realignment of the position of the proposed blue badge parking bays and introduction of additional visitor bicycle storage.</p>	
<b>RECOMMENDATION SUMMARY:</b>  Grant planning permission subject to conditions and completion of a S106 Legal Agreement.	

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE	
Major application	YES
Substantial level of objections received	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	

## ANALYSIS INFORMATION

<b>ZONING DESIGNATION:</b>	<b>(Yes)</b>	<b>(No)</b>
CPZ	Zone G (Brownswood and Manor House)	
Conservation Area		No, but the northern boundary of the site is in close proximity to the boundary of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area
Listed Building (Statutory)		No
Listed Building (Local)		No
Priority Employment Area		No

<b>LAND USE:</b>	<b>Use Class</b>	<b>Use Description</b>	<b>No. units</b>	<b>Floorspace (m<sup>2</sup>)</b>
<b>Existing</b>	C3	Dwellinghouses, including single households of not more than 6 residents where care is provided	28	3,346
<b>Proposed</b>	C3	Dwellinghouses, including single households of not more than 6 residents where care is provided	76	6,913

<b>Existing and proposed housing size and tenure mix</b>			
<b>EXISTING</b>	<b>1 bed</b>	<b>2 bed</b>	<b>TOTAL</b>
<b>Shared Ownership</b>	0	0	0
<b>London Affordable Rent</b>	28	0	28

<b>PROPOSED</b>	<b>1 bed</b>	<b>2 bed</b>	<b>TOTAL</b>
<b>Shared Ownership</b>	18	18	<b>36</b>
<b>London Affordable Rent</b>	36	4	<b>40</b>
<b>TOTAL PROPOSED</b>	<b>54</b>	<b>22</b>	<b>76</b>

<b>PARKING DETAILS:</b>	<b>Parking Spaces (General)</b>	<b>Parking Spaces (Disabled)</b>	<b>Bicycle storage</b>	<b>Mobility buggies</b>
<b>Existing</b>	2 <sup>1</sup>	0	0	0
<b>Proposed</b>	0	2	32 residents spaces, 14 visitor spaces	44

### **CASE OFFICER'S REPORT**

#### **1.0 Site Context**

- 1.1 The site is located in the north of the borough and comprises two offset three storey linear elements aligned along a north west - south east axis, one with a single storey extension to the south west elevation, with a central five storey element forming the junction between the two three storey parts (which are offset in relation to each other) and a two storey element in the south east of the site which appears to function as a freestanding dwelling, albeit physically attached to the main building by a first floor element over an undercroft which leads to a disused basement parking facility with vehicular access onto Newton Close. The main part of the building, as a result, has a narrow, linear, dog-leg footprint extending from Seven Sisters Road (part of the TfL road network) in the north west to Newton Close in the south east, which results from the somewhat awkward site boundary.
- 1.2 The existing building, which provides 28 social rented affordable housing units and one unit which has historically been used as “wardens’ accommodation” and has for a period of at least 10 years provided a care staff office, is of mid to late twentieth century construction, and largely finished in red brick with pitched tiled roofs which are largely symmetrical in form with some asymmetrical elements. The main entrance point is in the south east end of the building from Newton Close, with a secondary entrance located centrally and a further emergency access in the north

<sup>1</sup> Not including existing undercroft parking spaces which are currently unused.

west elevation of the building. In addition to the (unused) basement car parking described above, there is a small area of hard surfacing which appears to be used for the parking of cars in the north of the site, which is accessed directly from Seven Sisters Road. The site is largely level with a number of mature trees along the north east site boundary.

- 1.3 The site is located in a predominantly residential area, which to the west, south west and south includes a number of five storey mid-twentieth century blocks of flats falling within the Woodberry Down Estate. These buildings are expected to be redeveloped over the next decade as Phase 5 of the wider Woodberry Down Estate regeneration programme, which has been partially completed. To the east of the site are two terraces of two storey dwellings, which are understood to provide sheltered accommodation operated by Registered Providers other than Anchor Hanover, the operators of Newnton. To the south east of the site on the opposite side of Newnton Close, is Kick Start Site 4 (KSS4), a recently completed earlier phase of the redevelopment of the Woodberry Down Estate, which comprises a part four, part five, part seven, part nine and part ten storey contemporary residential development at the point closest to Newnton, rising elsewhere within KSS4 to a height of nineteen storeys.
- 1.4 The site itself has no specific environmental or economic designations in the Local Plan (LP33), however the Woodberry Down Estate is designated as a strategic site allocation under policy MH1 and the New River is designated as Metropolitan Open Land, a Site of Importance for Nature Conservation and a green corridor. Although not within these designations, the application site adjoins or is located in very close proximity to them.
- 1.5 The Public Transport Accessibility Level (PTAL) of the site is 6a on a sliding scale where 0 is worst and 6b excellent, given the proximity of bus routes on Seven Sisters Road, the London Underground station at Manor House and the TfL rail station at Stamford Hill.

## **2.0 Conservation Implications**

- 2.1 There are no statutory or locally listed buildings on, or immediately neighbouring, the site, however it is within the setting of a statutorily Grade II listed structure, a bridge over the New River at the eastern end of Newnton Close.
- 2.2 The northern tip of the site is located approximately 3.74m to the south west of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area, where the New River crosses under the Seven Sisters Road, and a pedestrian access to the towpath (which is within the conservation area) is sited immediately adjacent to the site boundary. The site is visible in public views both from the conservation area along New River, and in public views of the conservation area from Seven Sisters Road and Newnton Close.

**3.0 History**

- 3.1 2021/2971 - Request for an Environmental Impact Assessment (EIA) Screening Opinion for the demolition of existing buildings and redevelopment to provide 2no. buildings, 1no. part 5-storeys, part 7-storeys and 1no. 10 storeys comprising a total of 76 no. retirement apartments and communal facilities, together with associated works and landscaping. No Environmental Statement required 02/11/2021
- 3.2 2004/2163 - Construction of a rear ground floor extension to lounge incorporating a smoking room, laundry side extension and covered walkway, and roof conversion and extension to accommodate 2 bedrooms. Approved 21/09/2005

**4.0 Consultation**

- 4.1 Date Statutory Consultation Period Started: 22nd September 2021
- 4.2 Date Statutory Consultation Period Ended: 1st November 2021
- 4.3 Site Notices: Yes
- 4.4 Press Advert: Yes
- 4.5 Following receipt of amended information, a 21 day consultation has been undertaken in order to give third parties the opportunity to view the revisions to the proposal and amended and additional supporting information. This expired on 17/04/2022. As this is during the Easter period, any additional representations received will be summarised in an addendum report to the Planning Sub-Committee.

**4.5 Neighbours**

- 4.5.1 Letters of consultation were sent to 439 neighbouring owners/occupiers. At the time of publication, 1 objection had been received. This raised objection to the proposal on the grounds of harm to residential amenity by way of loss of light/overshadowing, loss of privacy, noise and general disturbance; and disruption, particularly as a result of noise and dust, during the construction period.
- 4.5.2 These concerns are considered in the report that follows.
- 4.5.3 In addition, the non-planning matter of failure to maintain and manage trees along the site boundary resulting in damage to neighbouring properties was raised.

**4.6 Statutory, External and Local Group Consultees**

- 4.6.1 Canals and Rivers Trust: did not wish to comment.

- 4.6.2 GLA: raise no objection to the principle of the proposal and general urban design but requested further information in respect of tall buildings, active travel, energy, whole-life carbon, circular economy, sustainable drainage and flood risk.

Officer comment: further information has been provided and been consulted on, and the GLA have now confirmed that no objection is raised subject to conditions and S106 legal agreement.

- 4.6.3 Health and Safety Executive: raise no objection.
- 4.6.4 Historic England: did not wish to comment.
- 4.6.5 Historic England (Archaeology): did not wish to comment.
- 4.6.6 Hackney Society: raise objection to the proposal supporting the comments of the Stoke Newington Conservation Area Advisory Committee (see comments below under 4.6.12).
- 4.6.7 Hackney Swifts Group: raise no objection subject to compliance with the recommendations of the Applied Ecology Preliminary Ecological Appraisal.
- 4.6.8 London Borough of Haringey: raise no objection.
- 4.6.9 Metropolitan Police Secure by Design Officer: no objection in principle, however a compliance condition requiring Secured by Design accreditation is requested.
- 4.6.10 Thames Water: raise no objection subject to imposition of a condition requiring the submission of details of foundation design and piling and informatives.
- 4.6.11 Transport for London: raise concerns over absence of an active travel plan and the quantum, location and design of cycle storage, but otherwise raise no objection subject to conditions requiring the submission and implementation of a Construction Logistics and Traffic Plan, Delivery and Servicing Plan and Travel Plan (which should include details of how the blue badge parking will be managed to prevent misuse).
- 4.6.12 Stoke Newington Conservation Area Advisory Committee: raise objection to the proposal, making the following detailed comments:

*“SN-CAAC feel that the north-east elevation of the grey "North" building has not had the same level of design care as the north elevation has had yet this elevation is very visible to those driving or walking west along Seven Sisters' Road. The New River is an important feature of the area and this dull facade faces it. It is visually uninteresting - partly because of the building core positioned there. Some of the flats in the south building are single aspect and so may suffer poor ventilation. The flats*

*all have combined kitchen living area - we question whether this will appeal to the proposed residents. The planting scheme is pretty generic and could be in any new development. The planters on the north-west face of the grey ("North") building need to be deep enough to sustain reasonable growth."*

Officer comment: matters of design (including impact on the conservation area), quality of accommodation and landscaping are discussed in the main text of the report.

#### **4.7 Council Departments**

- 4.7.1 Building Control: raise concern over details of corridor fire protection and width of stairs.

Officer note: further clarification has been sought from the applicant.

- 4.7.2 Environmental Protection - Air: raise no objection, commenting that the Air Quality assessment is satisfactory, however conditions requiring the submission and implementation of a Construction Management Plan with dust control elements and prevention of the use of Non-Mobile Road Machinery on-site are requested.
- 4.7.3 Environmental Protection - Land: raise no objection subject to conditions requiring the submission, approval and implementation of a risk assessment and site investigation, and if necessary, a remediation strategy and verification report, as well as an "in the event of" unexpected contaminated land condition.
- 4.7.4 Environmental Protection - Noise: no comments received.
- 4.7.5 Housing Strategy and Policy: support the proposal.
- 4.7.6 Streetscene - Drainage: raise no objection subject to conditions requiring submission and implementation of details of sustainable drainage systems.
- 4.7.7 Streetscene - Transportation: Requested additional information relating to trip generation, level of blue badge car parking, and quantum and arrangement of cycle and mobility buggy storage, and conditions requiring the submission and implementation of a Parking Design and Management Plan, Cycle Parking Plan (including details of layout, stand type and spacing), Travel Plan, Construction Logistics Plan and Delivery and Servicing Plan, and securing adequate EVCP provision on site, and financial contributions towards monitoring and works to the public highway necessary to bring the site access into an acceptable condition are also requested.
- 4.7.8 Waste: raise no objection to the waste strategy subject to conditions.

**5.0 POLICIES****5.1 Hackney Local Plan 2033 (2020)**

PP1	Public realm
PP5	Enhanced corridors
PP9	Manor House
LP1	Design quality and local character
LP2	Development and amenity
LP3	Designated heritage assets
LP8	Social and community infrastructure
LP9	Health and wellbeing
LP11	Utilities and digital connectivity infrastructure
LP12	Meeting housing needs and locations for new homes
LP13	Affordable housing
LP14	Dwelling size mix
LP17	Housing design
LP18	Housing older and vulnerable people
LP24	Preventing the loss of housing
LP31	Local jobs, skills and training
LP41	Liveable neighbourhoods
LP42	Walking and cycling
LP43	Transport and development
LP44	Public transport and infrastructure
LP45	Parking and car free development
LP46	Protection and enhancement of green infrastructure
LP47	Biodiversity and sites of importance of nature conservation
LP48	New open space
LP49	Green chains and green corridors
LP51	Tree management and landscaping
LP52	Water spaces, canals and residential moorings
LP53	Water and flooding
LP54	Overheating and adapting to climate change
LP55	Mitigating climate change
LP56	Decentralised energy networks (DEN)
LP57	Waste
LP58	Improving the Environment - Pollution

**5.2 London Plan (2021)**

GG1	Building strong and inclusive communities
GG2	Making the best use of land
GG3	Creating a healthy city
GG4	Delivering the homes Londoners need
GG5	Growing a good economy
GG6	Increasing efficiency and resilience



- SD1 Opportunity areas
- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- D9 Tall buildings
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D14 Noise
- H1 Increasing housing supply
- H2 Small sites
- H4 Delivering affordable housing
- H6 Affordable housing tenure
- H7 Monitoring of affordable housing
- H8 Loss of existing housing and estate regeneration
- H10 Housing size mix
- H13 Specialist older persons housing
- S1 Developing London's social infrastructure
- E11 Skills and opportunities for all
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G3 Metropolitan open land
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- SI 3 Energy infrastructure
- SI 4 Managing heat risk
- SI 5 Water infrastructure
- SI 6 Digital connectivity infrastructure
- SI 7 Reducing waste and supporting the circular economy
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- SI 14 Waterways - strategic role
- SI 16 Waterways - use and enjoyment
- SI 17 Protecting and enhancing London's waterways
- T1 Strategic approach to transport
- T2 Healthy Streets
- T3 Transport capacity, connectivity and safeguarding

T4	Assessing and mitigating transport impacts
T5	Cycling
T6	Car parking
T6.1	Residential parking
T7	Deliveries, servicing and construction
T9	Funding transport infrastructure through planning
DF1	Delivery of the Plan and Planning Obligations
M1	Monitoring

### **5.3 SPDs/SPGs/LPGs**

London Borough of Hackney Planning Contributions SPD  
London Borough of Hackney Sustainable Design and Construction SPD  
London Borough of Hackney Public Realm SPD  
Mayor of London Accessible London: Achieving an Inclusive Environment SPG  
Mayor of London 'Be Seen' Energy Monitoring Guidance SPG  
Mayor of London Character and Context SPG  
Mayor of London Circular Economy Statements LPG  
Mayor of London Control of Dust and Emissions During Construction and Demolition SPG  
Mayor of London Green Infrastructure and Open Environments: the All London Green Grid SPD  
Mayor of London Housing SPG  
Mayor of London Planning for Equality and Diversity in London SPG  
Mayor of London Social Infrastructure SPG  
Mayor of London Transport Strategy  
Mayor of London Use of Planning Obligations SPG  
Mayor of London Whole Life-cycle Carbon Assessments LPG

### **5.4 National Planning Policies/Guidance**

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

### **5.6 Legislation**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

### **6.0 COMMENT**

- 6.0.1 The application seeks planning permission for the demolition of the existing building and the erection of two buildings, one part 5 storeys and part 7 storeys, and one of ten storeys. The existing building provides 28 self contained sheltered accommodation social rent flats for older persons, whilst the proposed accommodation would comprise 36 shared ownership units and 40 London

affordable rent units. All of the proposed accommodation is intended for occupation by older persons.

- 6.0.2 The proposed accommodation would be provided in a taller northern block of 10 storeys fronting onto Seven Sisters Road, and a lower southern block of part 5 storeys, part 7 storeys. The ground floor of each building would provide servicing and communal space, with residential accommodation at upper levels. Each building would be served by a single stair core, each with two 16 person lifts in addition to a stairwell, with 4 units per floor in the northern building and 6 or 7 units per floor in the southern building. A central landscaped seating area and sensory garden would be provided at ground level between the two buildings, with landscaping, including retained trees, along the north-east boundary of the site.

- 6.0.3 The main considerations relevant to this application are:

- 6.1 Principle of the development of the site and land use (including provision of specialist accommodation, affordable housing, and housing tenure and size mix);
- 6.2 Design of the proposed development including impact on heritage assets and quality of accommodation;
- 6.3 Impact on residential amenity;
- 6.4 Transport and servicing;
- 6.5 Other planning matters;
- 6.6 Consideration of consultee responses;
- 6.7 Community Infrastructure Levy (CIL) and planning contributions; and
- 6.8 Equalities considerations.

- 6.0.4 Each of these considerations is discussed in turn below.

**6.1 Principle of the development of the site and land use (including provision of specialist accommodation, affordable housing and quality of accommodation)**

- 6.1.1 The proposal site is a brownfield site which currently provides 28 units of self-contained specialist sheltered accommodation for older persons, of which 18 are currently occupied. Whilst the existing accommodation would be physically lost as a result of the proposals, there would be reprovion and uplift of social (London affordable) rented accommodation, together with the provision of additional shared ownership accommodation on the site, as shown in the table below. All of the proposed accommodation would fall within the scope of the definition of affordable housing, and would be of a higher quality in terms of fabric and accessibility than the existing accommodation. The principle of the redevelopment of the existing affordable housing to allow the provision of an increased quantum of affordable housing, including uplift of social rented accommodation, is in compliance with Development Plan policies including LP13 (Affordable housing), LP18 (Housing older and vulnerable people) and LP24 (Preventing the loss of housing) of the

Hackney Local Plan and policy H8 (Loss of existing housing and estate redevelopment) of the London Plan 2021.

	<b>Total Affordable Housing</b>	<b>Shared Ownership</b>	<b>London Affordable Rent</b>
<b>Policy requirement</b>	50%	30-40%	60-70%
<b>Existing</b>	100%	0%	100% (28)
<b>Proposed</b>	100%	47% (36)	53% (40)
<b>Officer comment</b>	Policy compliant - no FVA required	Although the proposed tenure mix is not strictly in line with policy, effectively only 50% is bound by policy LP18, and as more than 50% is being delivered as LAR (and there is a overall uplift of SR of 12 and uplift of AH in general of 38 units) this is considered to be acceptable in the circumstances of this case.	

- 6.1.2 The delivery of affordable housing for older persons in its entirety in perpetuity will be secured by way of S106 legal agreement. As the proposal would deliver 100% affordable housing, no financial viability assessment is required in support of the application, although appropriate review mechanisms to ensure delivery will be incorporated into the S106 legal agreement, in accordance with London Plan policy H8 (Loss of existing housing and estate redevelopment).
- 6.1.3 LP33 sets out a benchmark of delivering 55 specialist units for older people per annum of which 20 should be for London affordable rent and 10 for intermediate sale. The proposal under consideration would go a substantial way towards delivering Hackney's annual target, providing 40 units at London affordable rent (a net increase above the social rented accommodation on the site of 12 units) and 36 shared ownership units. The applicants have confirmed that existing tenants (18 of the existing units on the site are currently occupied) will have rights to return following completion of the development, and also to be rehoused in other local (or, by choice, national) Anchor Hanover properties, of which there are 900 within Hackney and 54,000 nationally. These rights should also be secured by way of the S106 legal agreement.
- 6.1.4 The proposal is not in compliance with the tenure split set out in LP33 policy LP18 (Housing older and vulnerable people), which requires that affordable specialist housing for these groups should deliver 30-40% intermediate and 60-70% London affordable rent. The proposal provides a mix of 47% shared ownership and 53%

London affordable rent. However, the policy only requires 50% provision of affordable housing (the application proposes 100% affordable housing) and therefore effectively only 50% is bound by the tenure mix set out in policy LP18. As more than 50% of the accommodation is being delivered as London affordable rent, which is a product that delivers low cost rented accommodation that is recognised and supported by the GLA that falls under the umbrella of social rent, and there is an overall uplift of affordable rented accommodation of 12 and an uplift of affordable housing in general of 38 units), which exceeds the policy requirement, this is considered to be acceptable in the circumstances of this case.

- 6.1.5 It is noted that, in the event of the proposal being strictly policy compliant in respect of providing 50% affordable housing with a housing tenure mix of 30-40% shared ownership to 60-70% London affordable rent, it would deliver 38 affordable housing units of which 11-15 would be intermediate and 22-26 London affordable rent, whereas the proposal as submitted delivers 36 shared ownership units and 40 London affordable rent units, which exceeds the policy requirement in terms of affordable housing delivery, and in particular social rented accommodation, which is the Council's priority for delivery.
- 6.1.6 In terms of housing size mix, the proposed accommodation is entirely made up of one and two bed units. Whilst this is not in line with the evidenced preferred housing mix for development as set out in LP33, it is recognised that the occupiers of the development are unlikely to be in need of family (three bed and larger) accommodation, and this reality is reflected in the flexibility allowed for in LP33 policy LP14 (Housing mix) which states that variations to the preferred dwelling mix will be considered where this can be justified based on tenure and type of housing proposed. In this case, the proposed housing mix is considered to be acceptable.
- 6.1.7 For these reasons, the proposal, in respect of the principle of the development of the site and land use, provision of specialist accommodation, affordable housing, and housing tenure and size mix, is considered to be acceptable.

## **6.2 Design of the proposed development including impact on heritage assets and quality of accommodation**

- 6.2.1 London Plan policy D3 states that development should have regard to the form, character and function of an area, through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. In this case, the proposal would result in the demolition of the existing building on the site and the erection of two new buildings, one of part 5, part 7 storeys, and one of 10 storeys, with the taller building located in the north of the site adjacent to Seven Sisters Road.

- 6.2.2 There is no objection to the loss of the existing building, which is of limited architectural or historic merit and is not built to modern standards of sustainability or adaptability for occupiers who may have additional mobility and other requirements.
- 6.2.3 The proposed buildings would differ in terms of their heights and massing, but would share a materiality and have similar colonnades and architectural approach at ground level, which would differ in appearance to the upper storeys. Both buildings would be predominantly fronted with alternating bands of thicker lighter and thinner darker brick with horizontal corduroy course detailing to eighth storey level, above which the upper storeys of the taller northern building would “flip” with a greater proportion of lighter brick to dark, in order to give the top floors a visually lighter appearance, whilst the ground floor would be faced with glass reinforced concrete or stone to differentiate it from the upper storeys of residential accommodation.
- 6.2.4 This approach is considered to be acceptable, subject to the submission of details of materials, which should include the use of a lighter colour brickwork to the parapet level than is currently proposed to “lighten” the upper band of the building.
- 6.2.5 The northern building would represent a “taller building” as defined in LP33 and the London Plan in a location not specifically identified as being suitable for taller buildings. It is recognised that the buildings to the north east of the site are two storey and two and a half storey, and that the introduction of the ten storey northern building in particular will result in the introduction of significant additional massing and visual disruption to the existing streetscape.
- 6.2.6 However, the application site adjoins the wider Woodberry Down Estate which is undergoing a comprehensive redevelopment as part of a long-term estate regeneration project. The land and five storey blocks of flats to the south west of the site, which include Brockhurst, Ennerdale, Kinver, Mendip and Selwood Houses which (together with others further to the south west) fall within Phase 5 of the Woodberry Down regeneration, which is likely to deliver a substantial quantum of new housing, including within buildings of a greater height and massing than currently existing on the land, when it comes forward as part of the estate regeneration project. Taller buildings, ranging in height from four to nineteen storeys, are also already present on KSS4, to the south east of the application site. The local context is therefore fairly heterogeneous in terms of heights and massing, and is likely to be subject to significant change over the medium term. Notwithstanding this, when considered in the round (in terms of the public benefits that the development delivers and the limited visual harm caused by the relationship to the existing buildings) the proposed development is acceptable in respect of design on its own terms in the current townscape. Furthermore, the application site is predominantly seen in the context of Seven Sisters Road, which due to its width allows the site space to breathe and allows for taller buildings than might be considered acceptable in other contexts.



6.2.7 Whilst it is recognised that the introduction of ten storey and part five, part seven storey buildings will result in a relatively abrupt relationship to the buildings to the north east, the development will be seen in the wider context, and the significant benefits of a scheme providing 100% affordable housing, including a net on site increase in social rented accommodation of 12 additional units allow for more flexibility in what is considered acceptable than might be the case for another proposal. Notwithstanding this, alternatives to the proposed massing have been explored, as shown in the Design and Access Statement Addendum (extract below), however these were ultimately considered to be unsuccessful in design terms, and in some cases would have resulted in a reduction in units, which would potentially have resulted in a smaller number of affordable housing units, and a lower proportion of London affordable rented units being provided on site. It is also noted that the juxtaposition of the proposed and the existing two and two and a half storey buildings will only be seen in very limited public views, and those are largely from the junction of Seven Sisters Road and Amhurst Park, where members of the public are unlikely to linger.



6.2.8 On balance, given the wider public benefit of delivery of a scheme providing 76 affordable housing units for older persons, of which 40 would be available for London affordable rent, together with the overall design quality of the proposal and the specific setting of the site (which would be seen in the context of the taller development further to the west along Seven Sisters Road), the height and massing are in the particular circumstances of this case considered to be acceptable, subject to the imposition of conditions requiring the submission, approval and implementation of comprehensive design details and materials in order to ensure that the quality of the scheme is secured.

- 6.2.9 It is noted that the application site is located in close proximity to the boundary of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area, and that the development will be visible in public views both from within the conservation area, and of the conservation area. The introduction of the ten storey northern building in particular, by virtue of its height, massing and proximity to the conservation area, will result in a negative impact on the character and setting of the designated heritage asset which would be considered to represent less than substantial harm to its significance. However, this harm is outweighed by the public benefits of the proposal, which include the provision of 76 units of affordable housing, including 40 London affordable rent properties, specifically for occupation by older persons.
- 6.2.10 In terms of layouts, all of the units in the northern block would be dual aspect, whilst in the southern block, 22 of the units would be dual aspect (55%) with 18 being single (south west) aspect (45%). Overall, this equates to 23% of the units being single aspect, which given the constraints of the site and the generous proportions of the units in question (all between 113.8% and 117.8% in respect of the Nationally Described Space Standards), the orientation and the spaciousness of the view over public open space is acceptable in this case. All units would achieve the Nationally Described Space Standards, and would be provided with policy compliant private amenity space in addition to the communal spaces at ground floor level within both buildings and the shared outdoor amenity space located between the two buildings.
- 6.2.11 The nature of the proposal is such that there is not expected to be a child yield arising from the development, and therefore no provision or contribution towards play space is required.
- 6.2.12 A communal amenity space is proposed at ground floor level, which would be primarily located in a central landscaped area between the two buildings, which would provide a seating area and sensory garden. The open space requirement for the expected population yield of the development is 3,127.6m<sup>2</sup>, which the proposed amenity space will clearly not satisfy, resulting in a shortfall of 2,929.6m<sup>2</sup>. There will therefore be a financial contribution of £114.76 per m<sup>2</sup> shortfall in provision or £336,200, which will be secured by way of S106 legal agreement. A microclimate report has been provided which indicates that the development is largely acceptable in terms of its impact on wind flows local to the site, with the potential exception of this garden area, which is expected to experience “windier than desired conditions”. However, the report concludes that the proposed landscaping will adequately alleviate this for users of the space.
- 6.2.13 The units are shown on the submitted documentation as being wholly designed to Part M4(2)+ of the Building Regulations, rather than 10% to Part M4(3) with the remainder to Part M4(2), an approach which is explained on pages 26-28 of the Design and Access Statement. Whilst the merits of Part M4(2+) over Part M4(2) are understood, this approach is not compliant with the relevant policies of either



Hackney LP33 or the London Plan (although it would result in all of the dwellings being suitable for use for wheelchair using occupiers). Therefore, notwithstanding the delivery of a development providing 100% Part M4(2+) accommodation, a condition requiring a minimum of 10% of the units to be constructed to Part M4(3) of the Building Regulations is proposed. This is particularly important in this case given the anticipated needs of the occupiers.

- 6.2.14 Subject to the conditions outlined above, the proposed development is considered to be acceptable in respect of its design, including impact on heritage assets and quality of accommodation.

### **6.3 Impact on residential amenity**

- 6.3.1 London Plan policy D6 requires that the design of development should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context. Local Plan 2033 policy LP2 is also concerned with safeguarding the amenity of neighbouring occupiers.
- 6.3.2 There are a number of properties in close proximity to the site which will potentially be impacted by the proposed development. These include numbers 16 - 25 New River Way and 12 d, e, f, and g Newton Close, located immediately to the north east, as well as flats within Brockhurst House, to the south of the site, and to a lesser extent, flats within Selwood House, to the west, and Sandpiper Building, to the south east.

#### Daylight, Sunlight and Overshadowing Assessment

- 6.3.3 The properties which would potentially be affected by the development in respect of light impacts are primarily those to the south, east and west of the site.
- 6.3.4 The assessment of the daylight, sunlight and overshadowing impact of the proposal on nearby sensitive receptors (residential properties) is informed by the Daylight, Sunlight and Overshadowing to Neighbouring Buildings and Proposed Accommodation report submitted in support of the application. The methodology adopted for the assessment of daylight, sunlight and overshadowing is set out in the 2011 Building Research Establishment (BRE) Guidance.
- 6.3.5 When assessing daylight to existing properties, the primary methods of measurement are vertical sky component (VSC); and No Sky Line (NSL).
- 6.3.6 The BRE guidance sets out two guidelines for VSC: a) If the VSC at the centre of the existing window exceeds 27% with the new development in place, then enough sky light should still be reaching the existing window and b) If the VSC within the new development is both less than 27% and less than 0.8 times its former value, then the reduction in daylight will appear noticeable to the occupants and more of the room will appear dimly lit.

- 6.3.7 The BRE guidance also covers the distribution of light in existing buildings, based on the areas of the working plane which can receive direct skylight before and after the new development. If this area is reduced to less than 0.8 times its value before, then the distribution of light in the room is likely to be adversely affected, and more of the room will appear poorly lit. This is referred to as the No Sky Line (NSL) analysis, referred to as Daylight Distribution (DD) in the submitted report.
- 6.3.8 The daylight, sunlight and overshadowing report submitted in support of the application considers the impact of the proposal on the occupiers of the properties referred to above. This report concludes that the impact of the development in respect of daylight would be limited (findings summarised in the table below).

Address	Non-compliance	Comments
<b>25 New River Way</b>	3 openings to rear elevation do not achieve VSC	Results are 0.74, 0.78 and 0.78, i.e. marginal breaches of 0.8 All openings exceed 0.8 DD
<b>Sandpiper Building</b>	1 opening does not achieve VSC	1 of 3 openings servicing L/K/D Opening achieves 0.8 DD
<b>Brockhurst House</b>	3 openings (replicated at each level) do not achieve VSC	1 opening is adjacent to an existing projection so compromised by design of building All but 1 (per floor) of openings would achieve DD; opening that doesn't achieves 60.56%-68.2% and are bedrooms The openings are relatively large
<b>Mendip House</b>	2 openings do not achieve VSC	Results are 0.74 and 0.76, i.e. marginal breaches of 0.8
<b>Selwood House</b>	Multiple openings do not achieve the BRE guidance in respect of VSC and/or DD	Existing VSC baseline is low; in these situations a lower result is acceptable VSC is improved when balconies are removed from assessment and largely fall within "adequate" parameters (>20%) DD is achieved at upper levels; at lower levels results vary but improve when balconies are

		removed from calculations 5 openings (10%) do not achieve reasonable compliance with the DD guidance
Openings to all other existing properties are in compliance with the BRE guidance		

- 6.3.9 Notwithstanding the breaches of the guidance as noted above, overall the degree of compliance is considered to be acceptable in the circumstances of this case and to be outweighed by the public benefits of the proposal. It is also noted that three of the buildings which are most affected by the proposal (Brockhurst, Mendip and Selwood Houses) are to be redeveloped as part of the Woodberry Down Estate regeneration programme in due course, so the impact on these premises will be time limited.
- 6.3.10 For sunlight to neighbouring properties, the primary method of measurement is annual probable sunlight hours (APSH) to windows of main habitable rooms of neighbouring properties that face within 90° of due south and subtend the new development at an angle of 25 degrees from the centre of the lowest window to a main living room. If a point at the centre of a window can receive more than one quarter of APSH, including at least 5% of APSH in the winter months, then the room should still receive enough sunlight. If these percentages are not met and the reduction in APSH is more than 20% of its former value, then the loss of sunlight will be noticeable.
- 6.3.11 In terms of sunlight, all but two openings to 335a Seven Sisters Road achieve the targets set out in the guidance, which is considered to be an acceptable level of compliance.
- 6.3.12 Sunlight is also the relevant assessment in respect of impacts on private amenity space; all of the communal and private amenity spaces assessed conform with the guidance with the exception of the rear garden of 12g Newton Close. The degree of overshadowing to this area would increase and not comply with the testing recommendations set out in the guidance. Whilst this is noted, it affects a single property which is currently significantly overshadowed by existing trees along the site boundary. It is also noted that additional testing undertaken in respect of 7th April (rather than 21st March as required by the guidance) indicates that the minimum recommendation (50% of the amenity area achieving 2 hours of sunlight) would be achieved 2 weeks later. In light of this, and the overall degree of compliance with the guidance, the impact is considered to be acceptable in the circumstances of this case and to be outweighed by the public benefits of the proposal.
- 6.3.13 For these reasons, the impact of the proposal on neighbouring properties in respect of light is considered to be acceptable.

Outlook/Sense of Enclosure

- 6.3.14 It is recognised that the proposal will introduce two substantial buildings to the site, which will be located in close proximity to the boundary with the dwellings located to the north east of the site. As such, it is accepted that there is the potential for restriction to the outlook of some neighbouring properties and an increased sense of enclosure. However, the impact is mitigated by the chamfering of the building forms and setting back of the southern building to maximise separation distances, the positioning of the central landscaped sensory garden, and the retention of a substantial landscaped buffer along the north eastern boundary of the site, which will include the retention of 6 existing mature trees, and in light of this, the impact in respect of outlook and sense of enclosure to the occupiers of the neighbouring properties to the north is considered acceptable.
- 6.3.15 The separation distances and spatial relationships involved in relation to other existing dwellings, including those within Brockhurst and Selwood Houses and Sandpiper Buildings, are such that it is not considered that the proposal would give rise to undue harm to outlook or an unacceptable sense of enclosure for occupiers of these properties.

Privacy and Overlooking

- 6.3.16 The Council has no specific policy guidance on acceptable separation distances for overlooking. This is due to the differing established grain and density of the borough, and the potential to limit the variety of urban space and unnecessarily restrict density.
- 6.3.17 In this case, due to the design of the proposed development and the spatial relationships involved, the properties potentially affected by overlooking would be those to the north east and south west of the site, the impact on occupiers of the buildings to the north of Seven Sisters Road and Sandpiper Building being substantially mitigated by the separation distances involved and the presence of intervening public highways. The proposed development will result in the introduction of openings to facing elevations, however the impact of these in terms of overlooking will vary.
- 6.3.18 The general arrangement of the openings to the northern block and their relationship to neighbouring properties is shown below.



- 6.3.19 The design of the northern building would introduce openings facing those of properties on New River Close, with a minimum separation distance of 11.7m. The relationship of these openings is oblique, and would be mitigated by the retention of existing landscaping, including mature trees, along this boundary. There would also be openings facing Selwood House, however the minimum separation distance in this case would be in excess of 21m, which is considered generous in an urban location such as this.
- 6.3.20 The general arrangement of the openings to the southern block and their relationship to neighbouring properties is shown below.



- 6.3.21 In the case of existing properties on Newnton Close (12 d, e, f and g), although the southern building directly faces these properties at a separation distance of 8.8m, the impact of the introduction of facing openings is reduced by the orientation of the neighbouring terrace, which presents a blank flank elevation to the proposal site, together with the retention of existing landscaping, including mature trees, along this

boundary. Furthermore, the openings most likely to give rise to overlooking of the rear garden of the end of terrace property serve stair cores, and these are unlikely to give rise to excessive levels of overlooking.

- 6.3.22 There would also be openings introduced to the elevation of the southern block facing Brockhurst House, which would at the closest point, be located at a separation distance of 6.5m. However, Brockhurst House is oriented away from the southern block and therefore the views from the proposed openings would be oblique, in addition to which the separation distance is greater than this when assessed in terms of impact on existing openings. The degree of overlooking is also mitigated by the presence of deck access to the facing elevation of Brockhurst House, which results in interference of views.
- 6.3.23 The design of both buildings incorporates flat roofs, including a small area at sixth floor level to the southern building. These areas are all intended to provide living or blue roofs, together with roof top plant, and are not intended as recreational spaces. A condition is proposed to restrict their use to maintenance purposes.

#### Noise

- 6.3.24 Local Plan policy LP2 (Development and amenity) seeks to manage the amount of noise arising to and from a development, in line with surrounding environs. This is supported by policy D14 (Noise) of the London Plan 2021.
- 6.3.25 The proposed development includes roof top plant such as air source heat pumps. Whilst these may generate some noise, the Noise Assessment provided in support of the application does not include consideration of the acoustic impact of this plant or details of any acoustic enclosure. However, the degree of disturbance resulting from it is likely to be limited by virtue of its height. A condition is proposed requiring details of the plant and the level of noise generated by it, and any mitigation measures necessary to protect the occupiers of neighbouring properties and the development.
- 6.3.26 There is no reason to suggest that the proposed use of the land, which is identical in character to the existing use of the land, would give rise to undue noise disturbance as a result of its operation. In terms of concerns over noise and disturbance associated with the building works, limited weight can be afforded to the consideration of noise and disturbance from construction works given the otherwise acceptable nature of the proposal and temporary nature of the construction impact, and this would not justify the refusal of the application. In addition, controls outside of the planning system exist to ensure that disturbance from construction work is minimised. However, it is recognised that the application relates to a relatively large site in close proximity to neighbouring residential properties, and so in order to safeguard residential amenity during the demolition and construction periods, conditions requiring compliance with a Demolition and Construction Management and Logistics Plan and Demolition and Construction Environmental Management

Plan, are considered to be reasonable, necessary and appropriate in the circumstances of this case given the scale of the development.

#### **6.4 Transport and Servicing**

- 6.4.1 Relevant Hackney Local Plan 2033 and London Plan policies require proposals to encourage active travel and sustainable transport, whilst reducing reliance on private motor vehicles. Specifically, there is a general assumption that new development will be car free, except for blue badge provision, unless exempted by the relevant policies.
- 6.4.2 The applicant has submitted a Transport Statement (TS) (and addendum reflecting changes to the ground floor layouts and providing additional information) which outlines that the site is located to the south of Seven Sisters Road although primary access is gained via Newnton Close to the south. Seven Sisters Road forms part of the Transport for London Road Network (TLRN) for which Transport for London (TfL) is the highway authority. Newnton Close is approximately 5m wide and is subject to a speed limit of 20mph.
- 6.4.3 Seven Sisters Road is a red route, whilst Newnton Close is located within the Brownswood and Manor House parking zone, within which on-street car parking is limited to permit holders between Monday to Friday, 08:30am until 20:30pm (and during Emirates Stadium event days).
- 6.4.4 The Public Transport Accessibility Level (PTAL) in the area is rated as 6a. This is deemed to be 'very good' (on a scale of 1-6b, where 6b is the most accessible). Manor House Underground Station and Stamford Hill Overground station are located approximately 800m from the application site. These stations can be accessed via an approximate 10 minute walk, 3 minute cycle or by a number of bus services in close proximity.
- 6.4.5 The nearest bus stop is located on Seven Sisters Road, approximately 120m walking distance from the centre of the application site. Bus stops are located on both sides of Seven Sisters Road and provide access to a range of services.
- 6.4.6 The development is proposed as a zero car parking development with the exception of on site blue badge parking spaces, in compliance with policy LP56 (Parking and car free development) of the Hackney Local Plan and London Plan policies T6 (Car parking) and T6.1 (Residential parking).
- 6.4.7 Local Plan policy LP33 states that disabled parking should be provided in accordance with the London Plan. The London Plan states that all developments irrespective of their size must provide at least one disabled parking space.



- 6.4.8 The development includes the installation of 2 off street disabled persons' parking bays, both of which would have access to an active EVCP. However, a further 5 blue badge parking bays are required in order for the provision to be fully policy compliant. This is of particular importance in this case in light of the nature of the proposed development, the future occupiers of which may be more reliant on blue badge parking than other groups. Given the constraints of the site, which do not allow for further on site provision than currently proposed, the delivery of a further 5 on street disabled parking bays will be secured by way of S106 legal agreement.
- 6.4.9 Notwithstanding the above, the submission and implementation of a Travel Plan and Parking Design and Management Plan prior to occupation are proposed to be secured by way of S106 legal agreement, which should include details of how the on site car parking will be designed and managed to avoid misuse of the blue badge parking areas, with reference to Transport for London guidance on parking management and parking design, and details of the proposed ECVP installations.
- 6.4.10 The site is located within a controlled parking zone and as such the S106 legal agreement should include a car free development clause preventing future occupiers from being able to apply for parking permits.
- 6.4.11 The proposal includes the provision of both bicycle and mobility buggy storage facilities for residents within the ground floor of both buildings, with cycle stands for visitors located in the south of the site. 32 resident and 14 visitor bicycle spaces are proposed, together with 44 mobility buggy spaces. This accords with the London Plan on quantum of delivery, but not the Hackney LP33 policy requirement. However, the cycle storage for residents will predominantly be provided at ground level with assisted sliding racks above, and in light of the generous space given over to the storage of mobility buggies and the likely level of reliance on bicycles by future occupiers, in the particular circumstances of this case, this is considered to be acceptable, subject to a condition requiring further details and ensuring that the agreed level of provision (32 long stay cycle parking spaces and 14 short stay cycle parking spaces, of which at least 5% should be suitable for larger bicycles) is delivered.
- 6.4.12 The design and access statement provides some details of delivery and servicing, however in light of the constraints of the site, a condition requiring further details is considered reasonable and necessary in the circumstances of this case. The submitted plan should anticipate and accommodate the expected changes to Newton Close which will result from the build out of Phase 5 of the Woodberry Down estate and the closure of the Newton Close access via Woodberry Grove.
- 6.4.13 Works will be required to resurface the existing crossover and renew associated public paving, and the cost of this will be secured by way of S106 legal agreement.



- 6.4.14 Conditions requiring the submission and implementation of details of provision of cycle parking, a Construction Logistics Plan and a Deliveries and Servicing Plan are recommended in order to encourage sustainable travel and prevent conditions hazardous to highway safety and functioning, together with monitoring of the relevant plans.
- 6.4.15 Overall, it is considered that the proposed development is acceptable in terms of transport considerations, subject to the suggested conditions and financial contributions which will be secured by way of a S106 legal agreement.

## **6.5 Other planning matters**

### Trees and Biodiversity

- 6.5.1 Policy G7 (Biodiversity and access to nature) and G7 (Trees and woodland), along with Local Plan 2033 policies LP47 (Biodiversity and sites of importance of nature conservation) and LP51 (Tree management and landscaping) stress the importance of trees and biodiversity.
- 6.5.2 There are a number of trees within and adjacent to the site, principally along the north east site boundary, and an Arboricultural Impact Assessment incorporating a tree survey, preliminary arboricultural method statement and tree protection plan has been provided in support of the application. This, together with the landscape masterplan, identifies 9 specimens of variable quality along the north east boundary of the site, of which all but two are to be retained.
- 6.5.3 The document has been reviewed and there is no disagreement with the findings and recommendations. The two trees to be lost have been classified as B Class trees, and whilst not of the highest quality or located within the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area, they are present in views from the conservation area and contribute towards a softening of the hard urban edge in this location. Notwithstanding this, in light of their quality, no objection is raised to their removal, subject to mitigation. Whilst replacement planting will be difficult to secure within the site due to space constraints, it is suggested that their capital asset value for amenity trees (CAVAT) is secured by way of S106 legal agreement to deliver replacement planting within the public realm local to the application site to mitigate their loss in the wider townscape and specifically in relation to views of and from the conservation area, as well in respect of their role in carbon sequestration and contribution to biodiversity.
- 6.5.4 The Arboricultural Impact Assessment has assessed the impact of the proposal on the trees to be retained, and concludes that the character of the site (largely covered by hard surfacing or buildings with a substantial basement area), when taken with appropriate tree protection, which will include a no dig area, ground protection areas and crown lifting, will allow successful retention of the remaining trees. Conditions

requiring compliance with the approved Arboricultural Impact Assessment and the submission, approval and implementation of a detailed Arboricultural Method Statement and Tree Protection Plan are in the circumstances of this case considered reasonable and necessary.

- 6.5.5 Subject to the proposed conditions, it is considered that the proposal is acceptable in respect of its impact on trees.
- 6.5.6 A landscaping condition, which will require additional planting along the northern part of the north east site boundary, is also proposed which will further enhance the appearance of the site and safeguard the setting of the conservation area.
- 6.5.7 The biodiversity contribution of these trees (and other features within and adjacent to the site) is assessed in the Ecological Appraisal submitted in support of the application, which concluded that the site had limited potential for habitat, while the potential impact of the development on the New River Site of Importance for Nature Conservation is assessed in a separate note. The reports make recommendations for limiting the impact of the proposal (including during the construction phase) on biodiversity, including controls over works to trees, incorporation of bird and bat boxes in the development, careful consideration of external lighting and the submission, approval and implementation of a construction environmental management plan.
- 6.5.8 It is also noted that the proposed development would incorporate biodiversity enhancement including additional planting and living roofs and would achieve an urban greening factor of 0.454 (the existing site having an urban greening factor of 0.143), and the biodiversity net gain calculation submission in support of the application indicates that the proposal will achieve +46.36%, in accordance with Development Plan policy and incoming legislation. In light of these matters, subject to a condition requiring compliance with the recommendations of the Ecological Appraisal and the submission, approval and implementation of a demolition and construction environmental management plan it is considered that the proposal is acceptable in respect of impact on biodiversity, subject to conditions requiring the submission, approval and implementation of details of landscaping and biodiverse living roofs.

#### Energy and Sustainability

- 6.5.9 All major domestic development should be net zero carbon with a minimum reduction of 35% met on site (a minimum of 10% through energy efficiency measures) and any remaining amount met off site or through the borough's carbon offset fund, as set out in Hackney LP33 policy LP55 (Mitigating climate change) and London Plan 2021 policy SI2 (Minimising greenhouse gas emissions).

- 6.5.10 An Energy and Sustainability Statement has been provided in support of the application. This sets out the measures proposed for reducing the impact of the development in terms of energy and resources, and includes an overheating analysis of the development. To ensure delivery of the expected performance, a condition requiring the glazing of the building to achieve a g-value of 0.4 is proposed.
- 6.5.11 The proposed development will be served by roof mounted air source heat pumps providing heating as well as photovoltaic panels which will reduce the carbon emissions of the facility. There is recognition of a local decentralised energy network associated with the wider Woodberry Down Estate coming forward in the foreseeable future, and provision is made for potential future connection. Future connection should be secured by way of planning obligation within the S106 legal agreement.
- 6.5.12 Further information in respect of energy, whole-life carbon and circular economy has been sought by the GLA. This has been provided and detailed comments are awaited, although informal comments received indicate that most of the matters have been satisfactorily resolved and if necessary can be dealt with by way of conditions, which will be reported to Planning Sub-Committee by way of an addendum report if necessary.
- 6.5.13 The Energy and Sustainability Statement submitted in support of the application recognises that the policy requirement will not be met. The calculated shortfall is 14 tonnes per annum which results in a carbon offset payment of £39,900; this will be secured by way of S106 legal agreement.
- 6.5.14 In light of these measures to limit the carbon footprint of the development and the proposed financial mitigation for shortfalls in achieving the policy requirement, the proposal is considered to be acceptable in terms of sustainability.

#### Flood Risk and Water Infrastructure

- 6.5.15 The application site is not located in a critical drainage area, and does not have a 'high' risk of surface water flooding or an increased potential for elevated groundwater, although Seven Sisters Road to the immediate north of the site is located within a critical drainage area.
- 6.5.16 A Drainage Strategy has been provided in support of the application.
- 6.5.17 This has been reviewed by the Council's Streetscene - Drainage Team, the GLA and Thames Water, who have confirmed that no objection is raised to the proposal, subject to conditions requiring the submission and implementation of details of sustainable drainage measures.

- 6.5.18 Thames Water have requested details of foundations and piling, together with various informatives, in order to safeguard risk to groundwater resources and public utility infrastructure. These are considered to be reasonable and necessary in the circumstances of this case.

Air Quality

- 6.5.19 An Air Quality Assessment has been submitted in support of the application, and this has been reviewed by the Council's Environmental Protection Team and the GLA, who have raised no objection subject to a condition requiring the submission and implementation of relevant conditions which include details of dust suppression and air quality management during the demolition and construction periods, and a compliance condition controlling the use of non-road mobile machinery.

Ground Contamination

- 6.5.20 The site is of high risk, and therefore potential concern, with regard to contaminated land. The Council's Environmental Protection Team have confirmed that conditions requiring the submission, approval and implementation of a risk assessment and site investigation, and if necessary, remediation strategy and verification report in addition to an unexpected contamination condition, are reasonable and appropriate in the circumstances of this case, in order to safeguard the environmental quality of the site and the health of local residents.

Refuse Strategy

- 6.5.21 The Council's Waste Team have reviewed the proposal and raise no objection to the location or capacity of waste storage provided subject to a condition requiring the submission, approval and implementation of a detailed refuse strategy (to be included within the delivery and servicing plan, which should include provision for on site management and presentation of waste to the Newnton Road frontage in the event of the existing access on Seven Sisters Road not being available for use).

Fire Safety

- 6.5.22 In line with policy D12 (Fire safety) of the London Plan, the submission includes a Fire Statement, which has been reviewed by the Council and found to be acceptable, subject to some queries over details of corridor fire protection and width of stairs and clarification of these matters has been sought from the applicant. The HSE is content with the details submitted.

Crime and security

- 6.5.23 The Metropolitan Police have been consulted on the proposal and have confirmed that they raise no objection in principle, subject to the imposition of a condition

requiring attainment of Secure by Design accreditation.

## **6.6 Consideration of Consultee Responses**

- 6.6.1 In general, the response to issues raised by consultees, including the impact on residential amenity, has been outlined in the main body of the report.
- 6.6.2 A representation raised concern over the management of existing trees and damage to neighbouring properties. As set out above, most of the existing trees on site are intended to be retained, however their management is a civil matter between neighbouring landowners and is not a matter for the Local Planning Authority or relevant to determination of the current application.

## **6.7 Planning contributions and Community Infrastructure Levy (CIL)**

- 6.7.1 The proposal is liable for a Community Infrastructure Levy (CIL) as it involves new build floor space of over 100m<sup>2</sup>. The application is liable under both the London Mayoral CIL and Hackney CIL Charging Schedules. The proposal involves 3,567m<sup>2</sup> of total net additional floor space.
- 6.7.2 The London Mayoral CIL2 Charging Schedule sets a rate of £60 per square metre (or part thereof) of floor space for developments located within Band 2 (which includes the London Borough of Hackney). Based on the total net additional floor space of 3,567m<sup>2</sup>, the development is liable for a London Mayoral CIL of £214,020.
- 6.7.3 Woodberry Down is within Zone C of the Hackney CIL Charging Schedule, and as such has a CIL charge of £55 per square metre (or part thereof) for residential development. Based on the total net additional floor space of 3,567m<sup>2</sup>, the development is liable for a Hackney CIL of £196,185.
- 6.7.4 However, affordable housing is eligible for relief from CIL in its entirety (subject to restrictions, as set out in the legislation, none of which apply in this case).
- 6.7.5 The recommended Heads of Terms for the legal agreement are set out in the main body of this report, and include securing the proposed affordable housing and its occupancy by older persons in perpetuity, rights to return of existing occupiers, and contributions towards carbon offsetting, healthcare infrastructure, implementation of a travel plan and parking management plan, delivery of 5 on street blue badge parking spaces, open space, CAVAT, monitoring of the Travel Plan and Construction Logistics Plan, and works to make good the access to Newton Close.
- 6.7.6 In addition to the above, a healthcare contribution of £73,204 will be sought to mitigate the additional pressure on local healthcare facilities resulting from the proposed development, in accordance with LP33 policy LP8 (Social and community infrastructure) and the Hackney Planning Contributions SPD.

**6.8 Equalities Considerations**

- 6.8.1 The Equality Act 2010 requires public authorities, when discharging their functions, to have due regard to the need to (a) eliminate unlawful discrimination, harassment and victimisation and other conduct; (b) advance equality of opportunity between people who share a protected characteristic and those who do not; and (c) Foster good relations between people who share a protected characteristic and persons who do not share it. The protected characteristics under the Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.8.2 The proposal would provide specialist affordable housing for older persons, including those with age related or other disabilities. The development would therefore advance equality of opportunity for persons within these groups through provision of affordable housing. Other than this (and where otherwise discussed in this report), having regard to the duty set out in the S149 Equality Act 2010, the development proposals do not raise specific equality issues.

**7.0 CONCLUSION**

- 7.1 The principle of the redevelopment of the site to provide additional and enhanced affordable housing for older persons is considered acceptable in land use planning terms and to be in accordance with policy objectives as set out within the Local Plan, London Plan and National Planning Policy Framework.
- 7.2 The proposal is acceptable in planning terms in all other respects, including the impacts in respect of design, heritage assets, quality of accommodation, amenity of adjoining residents, transportation, trees and biodiversity and sustainability and energy efficiency measures.
- 7.3 The proposal is, on balance, therefore considered to comply with pertinent policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021), and the granting of permission therefore is recommended subject to conditions and completion of the S106 legal agreement, as set out in the main body of this report.

**8.0 RECOMMENDATIONS****8.1 Recommendation A**

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

**8.1.1 - Commencement within three years**

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

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

#### **8.1.2 - Development in accordance with plans**

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

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

#### **8.1.3 - Materials**

Details, including specifications and physical samples and a brickwork panel made available on site, of all materials and brickwork finishes to be used on the external surfaces of the building, hard surfaced areas and means of enclosure to the boundaries shall be submitted to and approved by the Local Planning Authority, in writing, prior to commencement of above ground works. Notwithstanding the details shown on the approved plans, the details of materials submitted shall include lighter coloured brickwork to the parapet level of the northern building.

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 development is satisfactory, and preserves and enhances the character and appearance of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area.

#### **8.1.4 - Details**

Detailed drawings to an appropriate scale of 1:20 or 1:50 and full particulars of all external windows, doors, louvres, trellising, living walls and rainwater goods shall be submitted to, and approved by, the Local Planning Authority, in writing, prior to commencement of above ground works.

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 development is satisfactory, and preserves and enhances the character and appearance of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area.

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

No soil stacks, soil vent pipes, plumbing, pipes, flues, vents or ductwork shall be fixed on the external faces of the building other than those shown on the drawings hereby approved or approved by way of condition 4 above.



REASON: To ensure that the external appearance of the development is satisfactory, and preserves and enhances the character and appearance of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area.

#### **8.1.6 - Accessibility**

A minimum of 10% of the dwellings hereby permitted shall be constructed and fitted out in compliance with Building Regulations Requirement Part M4(3) (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter.

The remaining dwellings shall be constructed and fitted out in compliance with and to a minimum of Building Regulations Requirement Part M4(2) standard (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter.

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

#### **8.1.7 - Demolition and construction management and logistics plan**

Prior to the commencement of the development, a Demolition and Construction Management and Logistics Plan (DCMLP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The DCMLP shall include the following details:

- (i) Hours of works; and
- (ii) A programme of works; and
- (iii) Measures for traffic management including delivery and collection hours (which should avoid anti-social and peak hours), size and frequency of HGV arrivals and departures, prevention of idling by construction vehicles, construction traffic access and routing arrangements, and any footway or highway closures;
- (iv) Loading and unloading of plant and materials; and
- (v) How materials will be managed efficiently and disposed of legally, and the re-use and recycling of materials maximised; and
- (vi) Storage of plant and materials; and
- (vii) Boundary hoardings behind any visibility zones; and
- (viii) Contact arrangements between residents and contractors.

All demolition and construction works associated with the development hereby

permitted shall thereafter take place in full accordance with the approved DCMLP.

REASON: In order to ensure that the development does not prejudice the amenity of adjoining occupiers and in the interests of highway safety.

#### **8.1.8 - Demolition and Construction Environmental Management Plan**

Prior to the commencement of the development, a Demolition and Construction Environmental Management Plan (DCEMP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The DCEMP shall include the following details:

- (i) Procedures to minimise impact on biodiversity and human health; and
- (ii) Measures and targets for noise and vibration minimisation, mitigation and monitoring; and
- (iii) Specification of temporary lighting, which shall be designed to minimise impact on biodiversity; and
- (iv) A dust management plan which shall include measures to minimise the emission of dust and dust suppression measures, mitigation and monitoring; and
- (vi) Details of exclusion and barrier fencing;
- (vii) Details of air and water pollution controls (including of run off), mitigation, monitoring and incident response measures; and
- (vii) Supervision by appropriately qualified specialist ecologists.

All demolition and construction works associated with the development hereby permitted shall thereafter take place in full accordance with the approved DCEMP.

REASON: To safeguard the residential amenity of occupiers of neighbouring properties, prevent harm to biodiversity and the New River Site of Importance for Nature Conservation, enhance the character and ecology of the development and provide undisturbed refuges for wildlife.

#### **8.1.9 - NSC - Non Road Mobile Machinery**

Only Non Road Mobile Machinery which complies with 'chapter 7 of the Cleaner Construction Machinery for London: A Low Emission Zone for Non-Road Mobile Machinery' will be present on or used at the development site during the demolition and construction process. All NRMM must be entered on the Non Road Mobile Machinery online register at <https://nrmm.london/user-nrmm/register> before being operated. Where Non-Road Mobile Machinery, which does not comply with 'chapter 7 of the Cleaner Construction Machinery for London: A Low Emission Zone for Non-Road Mobile Machinery', is present on site all development work will stop until it

has been removed from site.

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

#### **8.1.10 - Use of roof**

The roofs of the development hereby permitted, including the fifth floor level recess to the southern building, shall not be used for any purpose other than as green/blue roofs, a means of escape in emergency or for maintenance of the building. In particular the roof shall not be used as a roof terrace, balcony or any other amenity area.

REASON: To safeguard the residential amenity of the occupiers of adjacent premises and the functioning of the living and blue roofs secured by way of conditions 17 and 20.

#### **8.1.11 - Roof top plant 1**

Prior to commencement of above ground works, details of the proposed sound insulation scheme between top floor accommodation and roof plant locations, including internal noise standards to be achieved and plant noise, and any external screening to roof top plant, shall be submitted to, and approved in writing by, the Local Planning Authority.

The total noise levels from any fixed plant at the site shall at all times be 10dB(A) below the background noise level when measured at any nearby residential window in accordance with BS4142:1997.

The approved details shall be installed prior to occupation of the development and shall be permanently retained and maintained thereafter.

REASON: To ensure that the occupiers of the development and neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery and to ensure that the external appearance of the development is satisfactory, and preserves and enhances the character and appearance of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area.

#### **8.1.12 - Bicycle and mobility buggy storage**

Prior to the first occupation of the development hereby permitted, details of all bicycle and mobility scooter storage facilities (including quantum, layout, stand type and spacing, which should conform with Appendix 2 (Cycle Parking Standards) of the London Borough of Hackney Local Plan 2033 and TfL's London Cycle Design Standards chapter 8 <http://content.tfl.gov.uk/lcds-chapter8-cycleparking.pdf>), shall

be submitted to, and approved in writing by, the Local Planning Authority. The submitted details shall provide secure and accessible storage for a minimum of 32 long stay and 14 short stay spaces of which at least 5% shall be suitable for larger bicycle types, and include provision for a minimum of 44 mobility buggies and their charging.

Such details as approved shall be implemented in full prior to the first occupation of the development and shall thereafter be retained and maintained for the life of the development.

REASON: To ensure that adequate provision for the safe and secure storage of bicycles and mobility buggies is made for the proposed use, in the interest of safeguarding highway safety, ensuring the security of the development and neighbouring sites, and to ensure that the external appearance of the development is satisfactory, and preserves and enhances the character and appearance of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area.

#### **8.1.13 - Delivery and servicing plan**

Prior to the occupation of the development, details of a Delivery and Servicing Management Plan (DSMP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The DSMP shall:

- (i) Seek to rationalise the number of delivery and servicing with the aim of reducing traffic impacts; and
- (ii) Include details of the location and management of servicing areas and location, number and timings of deliveries and collections (which should avoid anti-social hours); and
- (iii) Ensure that delivery space and time for the relevant block is actively controlled through measures set out in the DSMP; and
- (iv) Set out the measures to enforce the servicing arrangements.

The approved DSMP shall be fully implemented for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety and the amenity of neighbouring occupiers.

#### **8.1.14 - Arboricultural impact assessment - compliance**

The development shall be undertaken in full accordance with the recommendations of the Hayden's Arboricultural Consultants Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan

ref 8445 dated 30/03/2022.

REASON: To safeguard existing trees on and neighbouring the site to be retained and ensure a satisfactory setting and external appearance to the development.

#### **8.1.15 - Tree protection plan**

The development shall not commence until an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP), which shall include details of the hedges and trees on and off the site, and proposed measures of protection, undertaken in accordance with BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction-Recommendations' has been submitted to, and approved in writing by, the Local Planning Authority.

The approved barriers and/or ground protection shall be erected before any equipment, machinery or materials are brought onto the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The siting of barriers/ground protection shall not be altered, nor ground levels changed, nor excavations made within these areas without the written consent of the Local Planning Authority. In the event of the tree(s) dying, being removed or becoming seriously damaged or diseased within 5 years from the completion of the development die, it shall be replaced within the next planting season with another of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard existing trees neighbouring the site to be retained and ensure a satisfactory setting and external appearance to the development.

#### **8.1.16 - Landscaping**

Within 6 months of the commencement of above ground works hereby permitted, details showing the hard and soft landscaping scheme for the development shall be submitted to, and approved in writing by, the Local Planning Authority.

The landscaping scheme shall be based on the approved drawing number 1703 L 01 rev G (Landscape Masterplan) and include the following details:

- (i) Full specification of all planting including trees, shrubs, sub-shrubs, bedding and lawns (common and Latin names, size and pot height; density or number, stock type, tree girth and method of growth e.g. container or open ground) and extent for all public and shared landscaped areas, including planting for biodiversity and habitat creation and landscape screening to mitigate wind impacts in the communal amenity space; and
- (ii) Section drawings to a scale of 1:5, 1:10 or 1:20 (as appropriate) showing details of all tree and planting pits, rain gardens and permanent planter types; and
- (iii) Details of all surface treatments (which shall all be of permeable construction or otherwise allow water percolation to the ground) including location, materiality,

colour and finish, and specifications including suppliers or manufacturers details; and

(v) Details of all boundary treatments.

All planting, seeding or turfing shall be implemented in the first planting season following first occupation of the development.

Any plants or trees that die or are removed, damaged or diseased within a period of ten years from the substantial completion of the development shall be replaced to the satisfaction of the Local Planning Authority in the next planting season with others of a similar size and species.

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

REASON: To ensure that the external appearance of the site is acceptable, protects and enhances biodiversity, and preserves and enhances the character and appearance of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area.

#### **8.1.17 - Living roofs**

Details, including sections at a scale of 1:20, of bio-diverse, substrate-based extensive living roofs (80mm minimum depth excluding vegetative mat) shall be submitted to and approved by the Local Planning Authority, in writing, prior to commencement of above ground works.

Such details as approved shall be implemented in full prior to the first occupation of the development and shall thereafter be retained and maintained.

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

#### **8.1.18 - Ecological report**

The development hereby permitted shall be carried out in strict accordance with the recommendations of the Applied Ecology Preliminary Ecological Appraisal and Bat Report Ref AEL1843 rev 2.1 dated 18/08/2021 and maintained as such thereafter.

REASON: To enhance the character and ecology of the development.

#### **8.1.19 - Window Energy Efficiency**

The g-value of all windows and glazed doors must be equal to or less than 0.40.

REASON: In the interests of sustainable development and to enhance the performance and efficiency of the proposed building.

**8.1.20 - SuDS**

Prior to commencement of the development (other than demolition works) hereby permitted, full particulars of a Sustainable Drainage System (SuDS) shall be submitted to, and approved in writing by, the Local Planning Authority. The SuDS shall include appropriate calculations, construction details, proposed permeable paving, underground attenuation system and the flow control system, drainage layout and a site-specific management and maintenance plan has been submitted to, and approved in writing by, the Local Planning Authority.

The details shall include management of surface water in accordance with the proposal referred to in the Perega Drainage Strategy ref C13152-PER-ZZ-XX-RP-C-00002 rev P5 dated 17/03/2022, including a blue roof to the southern building, and shall achieve an overall site peak discharge rate restricted to 1 l/s.

The development shall not be carried out otherwise than in accordance with the details thus approved, which shall be implemented in full prior to the first occupation of the development hereby permitted, and maintained as such for the lifetime of the development.

REASON: In the interests of addressing climate change and to promote sustainable urban drainage.

**8.1.21 - Piling**

No demolition, removal or construction of foundations, basement and ground floor structures shall take place until a Piling and Foundation Method Statement (PFMS) has been submitted to, and approved in writing by, the Local Planning Authority in consultation with Thames Water.

The PFMS shall include, inter alia, the following details:

- (i) The location, depth and type of piling to be undertaken and the methodology by which all piling works (temporary and permanent) will be carried out; and
- (ii) A programme for all piling works (temporary and permanent); and
- (iii) Details of all foundations; and
- (iv) Measures to prevent and minimise the potential for damage to subsurface water and sewerage infrastructure including as a result of ground movement and mitigation of noise and vibration on subsurface infrastructure.

All piling works associated with the development hereby permitted shall thereafter



take place in full accordance with the approved PMS.

REASON: In the interests of safeguarding the structural integrity and ongoing functioning of underground water and sewerage infrastructure.

#### **8.1.22 - Contaminated land investigation**

Prior to the commencement of each phase of the development details and results of a risk assessment and soil contamination survey of the site and details of remedial measures proposed to treat/eradicate any contamination found shall be submitted to, and approved in writing by, the Local Planning Authority.

The survey shall be carried out by a suitably qualified person or body to be agreed by the Council.

The development shall not take place otherwise than in accordance with the details so approved.

REASON: To protect the end users of the development, any adjacent land users and the environment from contamination and prevent harm to biodiversity and the New River Site of Importance for Nature Conservation.

#### **8.1.23 - Contaminated land remediation**

Prior to the commencement of the development a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall include details of all remediation works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures.

The scheme shall demonstrate that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: To protect the end users of the development, any adjacent land users and the environment from contamination and prevent harm to biodiversity and the New River Site of Importance for Nature Conservation.

#### **8.1.24 - Contaminated Land Implementation**

The approved remediation scheme shall be implemented in accordance with the approved timetable of works. Within 6 months of the completion of measures identified in the approved remediation scheme, a validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to

the Local Planning Authority.

REASON: To protect the end users of the development, any adjacent land users and the environment from contamination and prevent harm to biodiversity and the New River Site of Importance for Nature Conservation.

#### **8.1.25 - Reporting Unexpected Contamination**

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

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

REASON: To protect the end users of the development, any adjacent land users and the environment from contamination and prevent harm to biodiversity and the New River Site of Importance for Nature Conservation.

#### **8.1.26 - Secured by Design**

Prior to commencement of the use hereby permitted, documentation shall be obtained that confirms the development meets Secure by Design or equivalent principles.

REASON: In the interest of amenity and creating safer, sustainable communities and safeguarding residential amenity.

### **8.2 Recommendation B**

8.2 That the above recommendation to grant planning permission is subject to completion of a S106 legal agreement which secures the following matters to the satisfaction of the Head of Planning and the Director of Legal and Governance Services.

#### Affordable Housing

- Delivery of 100% affordable housing in the size and tenure mix set out in the main body of the report together with appropriate review mechanisms to

- safeguard delivery
- Securing right to return of existing tenants

### Healthcare

- A healthcare contribution of £73,204

### Highways and Transportation

- Travel Plan
- Parking Management Plan
- A contribution of £5,000 towards Travel Plan monitoring
- A contribution of £8,750 towards Construction Logistics Plan monitoring
- A contribution towards highways work, including the making good of the site access, installation of a new site access, and associated pavement works on Newton Close (figure to be confirmed by way of addendum report)
- A financial contribution towards the provision of 5 on street disabled parking bays local to the development (figure to be confirmed by way of addendum report)
- Car free development

### Construction

- Considerate Constructor Scheme – the applicant to carry out all works in keeping with the National Considerate Constructor Scheme.
- Employment and skills plan (including 25% local labour, apprenticeships, employment and training contribution and procurement plan)

### Carbon Offset Payment

- A Carbon Offset Payment of £39,900

### Landscaping and Open Space

- An open space contribution of £336,200
- A CAVAT contribution (figure to be confirmed by way of addendum report)

### Costs

- Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Unilateral Undertaking, payable prior to completion of the deed.
- Monitoring costs payable on completion of the deed (figure to be confirmed by way of addendum report)

### 8.3 Recommendation C

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

### 9.0 INFORMATIVES

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

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

NSI Construction activities audible at the facade of the nearest noise sensitive premises shall only be carried out between the specified hours: Monday to Friday 08:00-18:00 hours; Saturdays 08:00-13:00 hours; at no time on Sundays and Public Holidays unless otherwise agreed in prior consent to the Local Authority under the provisions of Section 61 of the Control of Pollution Act 1974.

NSI In aiming to satisfy condition 26, the applicant should seek the advice of the Police Designing Out Crime Officers (DOCOs). The services of the Police DOCOs are available free of charge and can be contacted via [docomailbox.ne@met.police.uk](mailto:docomailbox.ne@met.police.uk) or 0208 217 3813.

**Signed..... Date.....**

**ALED RICHARDS**

Director, Public Realm

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER

1.	<p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website.</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>	Catherine Slade x8056	2 Hillman Street, London E8 1FB
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**APPENDIX A – Site photos**

Site and context, looking north:



Site and context, looking south:





View of site from Newton Close (looking north west):



View of site from Newton Close (looking north east):





View of site from Seven Sisters Road:



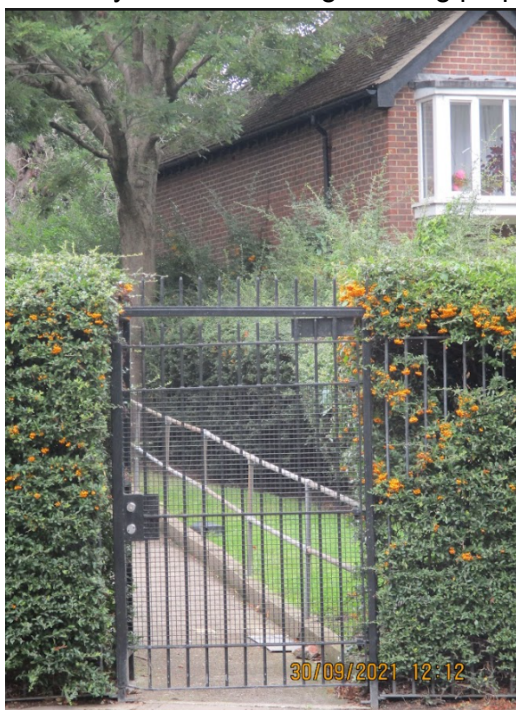
View of site from Woodberry Down Estate (looking east):



Boundary of site with neighbouring properties on New River Way:

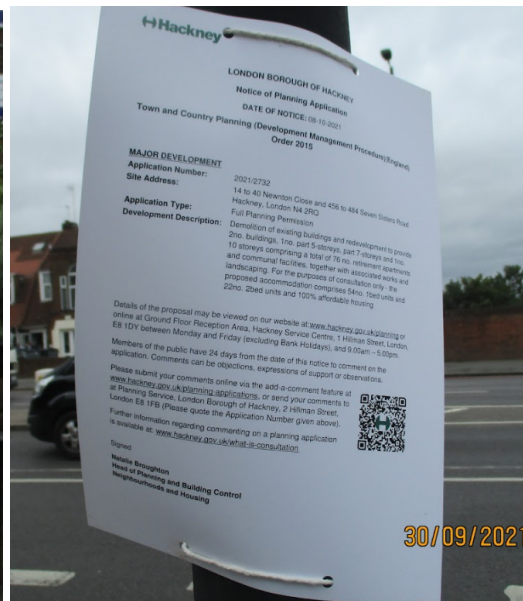


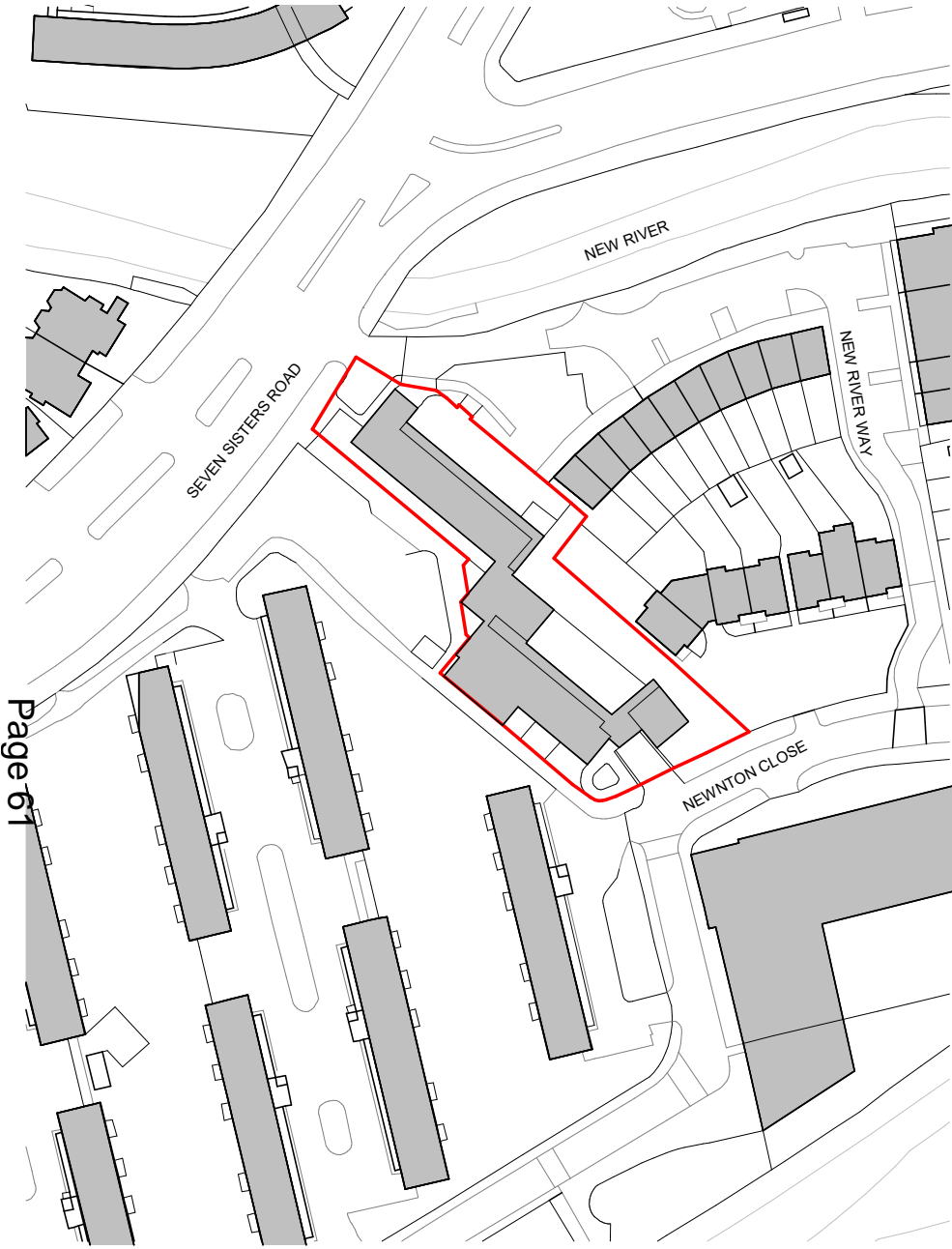
Boundary of site with neighbouring properties on Newton Close:





Site notices (erected Newnton Close and Seven Sisters Road 30/09/2021):





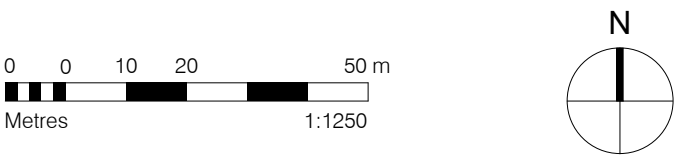
Page 61

**GENERAL NOTES:**  
This drawing is © 2020 Pollard Thomas Edwards LLP (PTE).  
Use figured dimensions only. **DO NOT SCALE.**

All dimensions are in millimetres unless noted otherwise.

This drawing must be read in conjunction with all other relevant drawings and specifications from the Architect and other consultants.

If in doubt, ask.



C1	23.09.21.	A3 - Authorised for Planning	DT	SE
rev	date	description	drawn	audited

**A3 - AUTHORISED FOR PLANNING**

Diespeker Wharf  
38 Graham Street  
London N1 8JX  
020 7336 7777  
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www.pollardthomasedwards.co.uk

**Pollard  
Thomas  
Edwards**

project	job no.	drawn	scale	date created
Newnton Sheltered Housing	18-095	DT	1 : 1250@A3	Sep '21
drawing title	drawing number	revision	suitability	

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## Planning Sub-Committee – 27/04/2022

<b>ADDRESS:</b> Worship Square, 65 Clifton Street, Hackney, London, EC2A 4JE	
<b>APPLICATION NUMBERS:</b> 2022/0694	
<b>WARD:</b> Hoxton East and Shoreditch	<b>REPORT AUTHOR:</b> Barry Coughlan
<b>DOCUMENTS:</b>  Facade Planning Conditions Document (dated 27/03/2022)	<b>VALID DATE:</b> 16/03/2022
<b>APPLICANT:</b>  Forty Two House S.A.R.L % Agent	<b>AGENT:</b>  DP9 100 Pall Mall London SW1Y 5NQ
<b>PROPOSAL:</b>  Submission of details pursuant to condition 3a (Materials) attached to planning permission 2019/0462	
<b>POST SUBMISSION REVISIONS:</b>  n/a	

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Major application	
Substantial level of objections received	
Council's own application	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	Yes

<b>RECOMMENDATION SUMMARY:</b>
--------------------------------

Approve details

## ANALYSIS INFORMATION

### ZONING DESIGNATION:

(Yes)

(No)

CPZ	X	
Conservation Area	X	
Listed Building (Statutory)		X
Listed Building (Local)		X
POA	X	
CAZ	X	

## EXISTING LAND USE DETAILS

LAND USE	USE DESCRIPTION	GIA (SQM)
B1	Office	7,205
<b>TOTAL</b>		<b>2,312</b>

## PROPOSED LAND USE DETAILS FOR THE MAIN APPLICATION

LAND USE	USE DESCRIPTION	GIA (SQM)
B1	Office	15,074
Flexible A1-A4/D1-D2	Retail/Restaurant/Café/Drinking Establishment/Non-residential Institution/Leisure	557
Ancillary Space	Plant/Lobby/Cycle Storage	1,969
<b>TOTAL</b>		<b>17,600</b>

## PARKING DETAILS:

	Parking (General)	Spaces	Parking (Disabled)	Spaces	Bicycle storage
<b>Existing</b>		0		0	0
<b>Proposed</b>		0		0	443



**CASE OFFICER'S REPORT****1. SITE AND CONTEXT**

- 1.1 The proposal site is a roughly rectangular parcel of land situated on the corner of Worship Street and Clifton Street. The surrounding area is predominantly commercial in nature with some retail uses at ground floor level and residential on upper floors. The site to the north comprises a five storey office building (with set-back sixth floor) fronting Clifton Street with a ten storey student accommodation building located to its rear. To the east is a six storey former warehouse building (with a set-back seventh floor) that is in commercial use. The buildings to the south are four and five storey in height (with two additional set back storeys in the case of 50 Worship Street) and are both in office use. To the west are a pair of adjoining three-storey, Grade II listed buildings, the nearest of which has recently obtained permission for a change of use to a school (2018/0698).
- 1.2 There is a small open space to the immediate east of the site where a scheme of public realm works has recently been undertaken by the council. The space now comprises a small public square with planting, seating and cycle parking (the previous motorcycle parking has been removed).

**2. CONSERVATION IMPLICATIONS**

- 2.1 The site is located within the South Shoreditch Conservation Area. The pair of buildings immediately to the west at 2-4 Paul Street are Grade II listed and there is a Grade II listed post at the junction of Worship Street and Clifton Street adjacent the site. Other listed buildings within the area include the Grade II listed 72 Wilson Street to the west, the Grade II listed 103-105 Worship Street to the east and the Grade II\* listed 91-101 Worship Street to the east.

**3. HISTORY**

- 3.1 2019/0462 - Demolition of the existing buildings and redevelopment to provide a 9 storey building and two levels of basement comprising office (B1) and flexible use (A1-A4, D1 and D2 with associated cycle parking, landscaping and enabling works. Granted 30/06/2020
- 3.2 2020/3176 - Non material amendment to planning permission 2019/0462 in order to amend the wording of condition 6 (PV installation) and add a condition inserting a phasing plan for the development. The following design amendments are also proposed: Changes to internal layout; Reconfiguration of plant at roof level; Minor facade amendments; Creation of roof terrace at level 9. Granted 24/03/2021
- 3.3 2021/3738 - Non material amendment to planning permission 2019/0462 in order to undertake the following design changes: lowering of level 6 parapet datum; realignment of facade at levels 6, 7 & 8; amended access

to terrace at level 9; amended colour of terracotta cladding on bookends.  
Approved 12/04/2022

#### **4. CONSULTATION**

- 4.1 Site Notice: No. Public consultation is not statutorily required for Approval of Details applications.
- 4.2 Press Advert: No. Public consultation is not statutorily required for Approval of Details applications.
- 4.3 **Neighbour Consultation**
  - 4.3.1 Given that the applications are for Approval of Details, no neighbour consultation is statutorily required.

#### **5. POLICIES**

- 5.1 The following details the adopted policies of relevance to the determination of the application:
- 5.2 **Hackney Local Plan (2020)**
  - LP1 Design Quality and Local Character
  - LP3 Designated Heritage Assets
- 5.3 **London Plan (2021)**
  - D4 Delivering Good Design
  - HC1 Heritage Conservation and Growth
- 5.4 **National Planning Policies**
  - National Planning Policy Framework (NPPF)
  - National Planning Policy Guidance (NPPG)

## 6. COMMENT

- 6.1 This application relates to condition 3 attached to planning permission 2019/0462 which members requested come back to committee when an application to discharge is submitted. The development description of 2019/0462 is as follows:

*Demolition of the existing buildings and redevelopment to provide a 9 storey building and two levels of basement comprising office (B1) and flexible use (A1-A4, D1 and D2 with associated cycle parking, landscaping and enabling works.*

- 6.2 Condition 3 attached to planning permission 2019/0462 states:

*“Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the above ground works on site (excluding demolition works). Part a) below shall be presented before Planning Sub-Committee before being discharged. The development shall not be carried out otherwise than in accordance with the details thus approved.*

- a) Samples of all external materials including ceramic joints and all ceramic colours; cladding material on the top storey; metalwork for plant storey and elsewhere*
- b) A mock up showing a join between ceramic and metal frame. Preferably an upper corner showing soffit/reveal and window frame*
- c) Details of reveals and soffits 1:10*
- d) Details of doors and windows at ground floor 1:20*
- e) Details of western flank wall*
- f) Details of how the ceramic foot will meet the ground*
- g) Parapet and coping details 1:10”*

- 6.3 The subject application relates to part A only, which requires the submission of material samples for all external materials. It is noted that the colour tone for cladding on the northern part of the eastern elevation was amended under NMA 2012/3738.

- 6.4 A document has been submitted which sets out details of the proposed materials. This includes details of the proposed terracotta cladding to be used on the main elevations, the pre-cast concrete cladding to be used on the rear elevations and the metal work to be used at the base and top of the building as well as for the window surrounds.

- 6.5 The proposed terracotta cladding would have three slightly darker tones on the corner part of the building and the two ‘bookends’ would have three lighter tones. The composition of colour tones has been carefully selected so that the gradations in tone from the base of the building to the top are subtle but still perceivable to the human eye. The choice of blue tones is

intended to complement the predominantly brown tones in the surrounding area and is in line with that originally proposed when the scheme achieved approval. Details have also been submitted relating to the profile and arrangement of ceramic tiles as they will be applied to a typical bay.

- 6.6 The metal work to be used at the base of the building and for window surrounds and spandrels is proposed as an anodized dark bronze. A natural anodised metal is proposed for the cladding of the top floor. The pre-cast cladding is proposed as an acid-etched white-grey cladding.
- 6.7 The details submitted have been assessed by officers and the material samples have been inspected on site. The proposed materials are considered to be of a high quality and appropriate for a building of this prominence and scale within the conservation area. As such, it is recommended that part A of the condition should be approved.

## **7. CONCLUSION**

- 7.1.1 The details submitted are considered sufficient and acceptable to discharge the condition. As such, it is recommended that condition 3a (Materials Samples) attached to planning permission 2019/0462 be discharged.

**8. RECOMMENDATION****RECOMMENDATION A:**

That the details submitted to discharge 3a (Materials Samples) attached to planning permission 2019/0462 should be approved.

**9. INFORMATIVES**

No informatives necessary.

**Signed..... Date.....**

**ALED RICHARDS – DIRECTOR, PUBLIC REALM**

NO .	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Submission documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website.	Barry Coughlan Planning Officer Ext. 7939	1 Hillman Street, Hackney, E8 1FB
2.	Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies		
3.	Other background papers referred to in		

	<p>this report are available for inspection upon request to the officer named in this section.</p>		
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Corner of Clifton Street/Worship Street



North up Clifton St



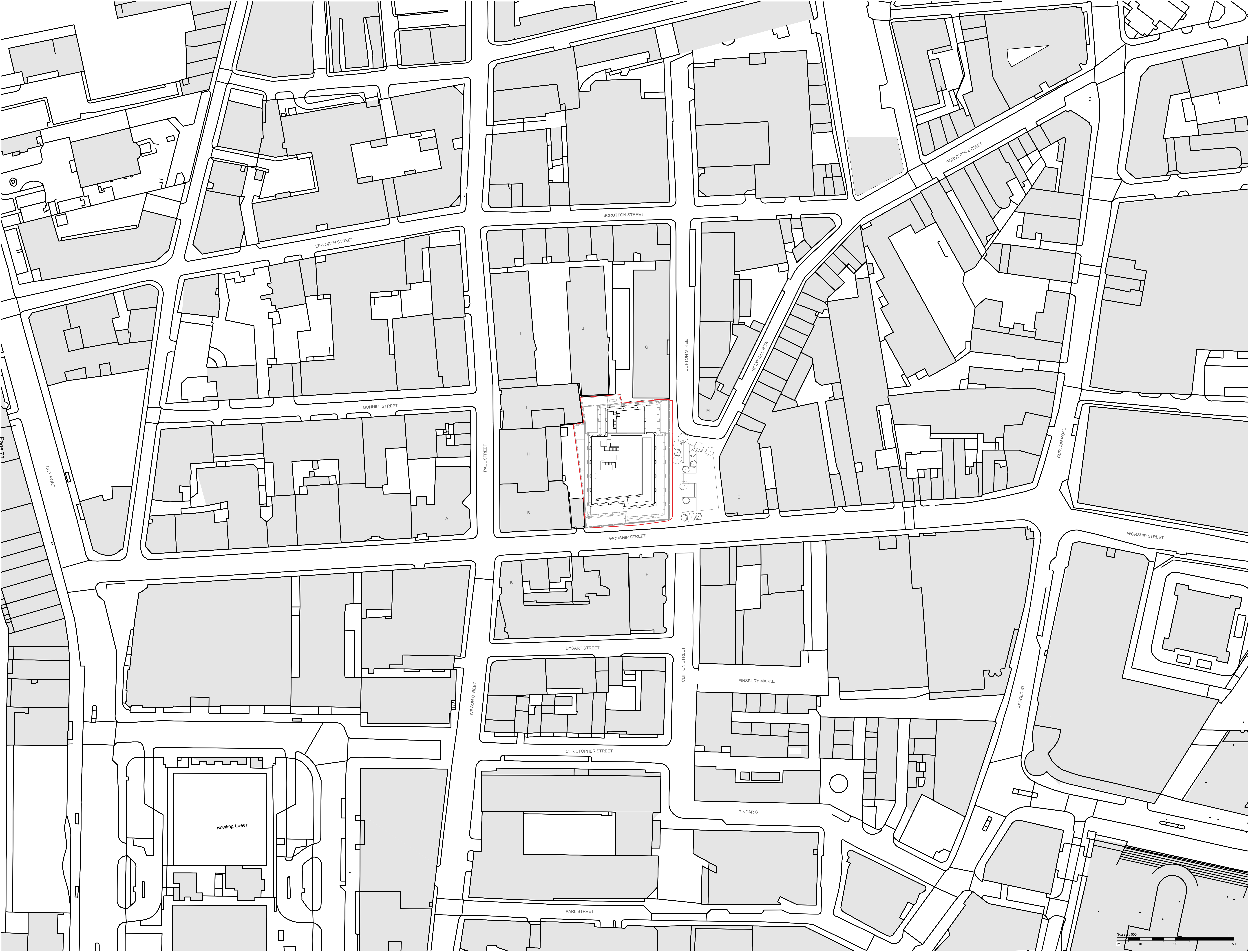


South down Clifton Street



East along Worship Street





General Notes

1. Dimensions are in millimetres unless stated otherwise.

2. Levels are in metres AOD unless stated otherwise.

3. Dimensions govern.

Do not scale off drawing.

4. All dimensions to be verified on site before proceeding.

5. All discrepancies to be notified in writing to Make Limited.

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Context Key

A. Ciena House  
B. 2-4 Worshop street  
C. Tower House  
D. Quick House  
E. Clifton House  
F. 51 Clifton Street  
G. 99 Clifton Street  
H. 6 Paul Street  
I. 8-10 Paul Street  
J. 18-21 Paul Street East  
K. 72 Wilson Street  
L. 70 Wilson Street  
M. 64 Clifton Street

PROJ	30.10.20	STAGE 3 SUBMISSION	CJ
REV	Date	Reason For Issue	CHK
STATUS / PURPOSE OF ISSUE			
S3 – SUITABLE FOR REVIEW / COMMENT			

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www.makearchitects.com

Client

**hbreavis**

33 King William Street  
London, EC4R 9AS

Keyplan

Project  
**WORSHIP SQUARE**

Drawing Title  
**LOCATION PLAN**

Make Proj No.  
**1545**

Scale at A0  
**1 : 500**

Drawing No.  
**P082-MAK-A1-ZZ-DR-A-00100**

Make Ref.  
**A0100**

Date  
**30/10/20**

Rev No.  
**P00**

Scale

0m 5 10 25 50 m

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Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2022/0209	Lanark Hotel, 348 Seven Sisters Road, Hackney, London, N4 2PG	Certificate of Lawful Development Existing/Proposed	Lawful development certificate for the use of the site as a Hostel under the Sui Generis land-use class.	James Clark	Brownswood Ward	Grant	06/04/2022
2022/0202	Brownswood Hotel, 111 - 113 Queens Drive, Hackney, London, N4 2BE	Certificate of Lawful Development Existing/Proposed	Existing use of of the building as a hostel (sui generis).	Danny Huber	Brownswood Ward	Grant	24/03/2022
2022/0194	Finsbury Hotel, 153 Queens Drive, Hackney, London, N4 2AR	Certificate of Lawful Development Existing/Proposed	Lawful development certificate for the use of the site as a Hostel under the Sui Generis land-use class.	James Clark	Brownswood Ward	Grant	07/04/2022
2022/0191	139 Blackstock Road, Hackney, London, N4 2JW	Full Planning Permission	Installation extract duct at the rear of the site.	James Clark	Brownswood Ward	Grant	23/03/2022
2022/0074	Ground Floor And First Floor Rear Flat, 17 Gloucester Drive, Hackney, London, N4 2LE	Full Planning Permission	Erection of single storey outbuilding to replace garden shed to rear garden	Micheal Garvey	Brownswood Ward	Granted - Standard Conditions	09/03/2022
2021/2430	International Food City, Basement And Ground Floor, 308 Seven Sisters Road, Hackney, London, N4 2AG	Full Planning Permission	Installation of extract equipment and duct to rear elevation; alterations to shopfront	Danny Huber	Brownswood Ward	Granted - Standard Conditions	16/03/2022
2022/0607	58 Chardmore Road, London, N16 6JH	Discharge of Condition	Submission of details pursuant to condition 5 (SUDS) attached to planning permission 2021/3544 dated 21/02/2022.	Alix Hauser	Cazenove Ward	Grant	12/04/2022
2022/0167	77 Forburg Road, Hackney, London, N16 6HR	Householder Planning	Construction of a ground floor single storey rear extension and basement excavation with front and rear lightwells	Jonathan Bainbridge	Cazenove Ward	Grant	22/03/2022
2022/0115	Flat A, Fountayne Lodge, 13 Fountayne Road, Hackney, London, N16 7EA	Discharge of Condition	Submission of details of conditions 4 (drainage details) and 5 (flood resistance measures) of planning permission 2020/0106 granted on 07/04/2020	Raymond Okot	Cazenove Ward	Grant	15/03/2022
2021/3777	St. Thomas Church (COE), Clapton Terrace, London, E5 9BW	Full Planning Permission	Elevational alterations to the community hall	Timothy Walder	Cazenove Ward	Granted - Extra Conditions	22/03/2022
2022/0008	80 Forburg Road, Hackney, London, N16 6HT	Householder Planning	Erection of single storey ground floor rear and side extension	Micheal Garvey	Cazenove Ward	Granted - Extra Conditions	23/03/2022
2021/3721	63-65 Forburg Road, Hackney, London, N16 6HR	Full Planning Permission	Erection of single storey ground floor rear extensions with sukkah rooflights to both properties	Raymond Okot	Cazenove Ward	Granted - Extra Conditions	14/04/2022
2021/3651	101 Osbaldeston Road, Hackney, London, N16 6NP	Householder Planning	Erection of rear dormer roof extension.	Erin Glancy	Cazenove Ward	Granted - Extra Conditions	09/03/2022
2021/3473	153 Kyverdale Road, Hackney, London, N16 6PS	Full Planning Permission	Erection of single storey side and rear extension and part first floor rear extension. Excavation to form front lightwell with new basement window, door, external staircase and storage area, rear lightwell and enlargement of existing basement	Micheal Garvey	Cazenove Ward	Granted - Extra Conditions	14/03/2022
2021/3361	44 Durlston Road, Hackney, London, E5 8RR	Householder Planning	Erection of rear roof extensions over main roof slope and the rear outrigger, and insertion of rooflights to front roof slope and rear roof slope of rear outrigger.	Gerard Livett	Cazenove Ward	Granted - Extra Conditions	31/03/2022
2021/3028	37 Forburg Road, Hackney, London, N16 6HP	Householder Planning	Erection of a ground floor single storey rear extension.	Erin Glancy	Cazenove Ward	Granted - Extra Conditions	09/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2022/0413	44 Geldeston Road, Hackney, London, E5 8SB	Full Planning Permission	Retention of single storey ground floor rear extension	Micheal Garvey	Cazenove Ward	Granted - Standard Conditions	14/04/2022
2022/0180	117 Kyverdale Road, Hackney, London, N16 6PS	Full Planning Permission	Replacement of all existing timber sliding sash windows with new timber sliding sash windows	Raymond Okot	Cazenove Ward	Granted - Standard Conditions	23/03/2022
2022/0116	Flat A, Fountayne Lodge, 13 Fountayne Road, Hackney, London, N16 7EA	Householder Planning	Erection of a rear dormer and installation of two front rooflights, two side rooflights and two rear rooflights.	Raymond Okot	Cazenove Ward	Granted - Standard Conditions	17/03/2022
2021/3675	St. Thomas Church (COE), Clapton Terrace, London, E5 9BW	Advertisement Consent	Installation of an externally illuminated sign at roof level above the community hall	Timothy Walder	Cazenove Ward	Granted - Standard Conditions	16/03/2022
2021/2927	157 Kyverdale Road, Hackney, London, N16 6PS	Householder Planning	Erection of a single storey ground floor rear and side wraparound extension	Danny Huber	Cazenove Ward	Granted - Standard Conditions	11/04/2022
2022/0286	64 Geldeston Road, Hackney, London, E5 8SB	Full Planning Permission	Loft conversion with erection of an extension between the central valley of the main roof and rear outrigger with associated rooflight.	Erin Glancy	Cazenove Ward	Refuse	05/04/2022
2022/0177	77 Forburg Road, Hackney, London, N16 6HR	Householder Planning	Erection of a rear roof extension at second floor level	Jonathan Bainbridge	Cazenove Ward	Refuse	22/03/2022
2022/0171	58 Alkham Road, Hackney, London, N16 6XF	Householder Planning	Basement and ground floor rear wrap-a-round extension with excavation to provide front lightwell and stairs.	Erin Glancy	Cazenove Ward	Refuse	23/03/2022
2022/0117	62 Oldhill Street, Hackney, London, N16 6NA	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development (Existing) for use of building at 62 Oldhill Road as 5 self-contained flats.	Erin Glancy	Cazenove Ward	Refuse	16/03/2022
2021/3699	Flat C, 12 Alkham Road, Hackney, London, N16 7AA	Full Planning Permission	Formation of rear balcony to existing rear dormer and replacement of dormer windows with new door	Micheal Garvey	Cazenove Ward	Refuse	16/03/2022
2021/3570	111 and 113 Upper Clapton Road, London, E5 9BU	Full Planning Permission	Erection of first floor side extension, additional storey and associated mansard style roof extension at no 113, erection of mansard style roof extension at no 111; elevational alterations comprising replacement and insertion of windows and doors to front and rear and raising of parapet wall to front and rear; internal reconfiguration to provide 1 x studio unit and 3 x 2 bed units (Use Class C3)	Danny Huber	Cazenove Ward	Refuse	18/03/2022
2022/0461	Bowling Green Pavillion, Clissold Park Green Lanes, N4 2EY	Discharge of Condition	Submission of details pursuant to conditions 3 (details of the brick, the boundary fence, gates and kiosk shutters) and 7 (Construction Method Statement) attached to planning permission 2021/2422 dated 08/12/2021	Danny Huber	Clissold Ward	Grant	14/04/2022
2022/0264	Flat A, 205 Stoke Newington Church Street, Hackney, London, N16 9ES	Full Planning Permission	Demolition of existing shed and erection of a greenhouse in the rear garden.	James Clark	Clissold Ward	Grant	24/03/2022
2022/0155	52 Aden Grove, Hackney, London, N16 9NJ	Discharge of Condition	Submission of details pursuant to the discharge of condition 3 (SUDS), condition 4 (Swift/ bat boxes) and condition 5 (Flood resistant construction); of planning permission 2021/3100 granted 17/01/2022 for the construction of a single storey rear extension and a mansard roof extension.	Erin Glancy	Clissold Ward	Grant	21/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2022/0125	88 Carysfort Road, London, N16 9AP	Certificate of Lawful Development Existing/Proposed	Proposed erection of a roof extension above the rear outrigger, insertion of 1 x roof light to rear roof slope	Danny Huber	Clissold Ward	Grant	15/03/2022
2021/3239	65 Lordship Road, Hackney, London, N16 0QJ	Non-Material Amendment	Non-material amendment to planning permission 2007/1173 dated 11/03/2009: Effect of variation would be to introduce ventilation louvres on southwest elevation	Gerard Livett	Clissold Ward	Grant	01/04/2022
2021/3188	Londesborough House Londesborough Road, London, N16 8RJ	Discharge of Condition	Submission of details pursuant to conditions 3 (Materials), 4 (Cycle and Refuse Storage) and 5 (Boundary Treatments) attached to planning permission 2019/1401 dated 01/07/2020.	Alix Hauser	Clissold Ward	Grant	25/03/2022
2021/3264	28 Lordship Park, Hackney, London, N16 5UD	Full Planning Permission	Renovation of the existing building at 28 Lordship Park, and part retrospective permission to demolish the existing two-storey outrigger and single-storey outrigger to be replaced with a single-storey rear extension. Rebuilding of the first floor outrigger to match existing. Change of use of the building from flats to a single dwelling house.	Erin Glancy	Clissold Ward	Granted - Extra Conditions	01/04/2022
2021/3124	8 Winston Road, Hackney, London, N16 9LT	Householder Planning	Erection of ground floor infill extension.	James Clark	Clissold Ward	Granted - Extra Conditions	16/03/2022
2022/0400	36 Newington Green, Hackney, London, N16 9PR	Listed Building Consent	Replacement glazing and glazing bars to rooflight.	Raymond Okot	Clissold Ward	Granted - Standard Conditions	14/04/2022
2022/0399	36 Newington Green, Hackney, London, N16 9PR	Full Planning Permission	Replacement glazing and glazing bars to rooflight.	Raymond Okot	Clissold Ward	Granted - Standard Conditions	14/04/2022
2022/0337	30 Carysfort Road, Hackney, London, N16 9AL	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear roof extension (on top of existing outrigger)	Jonathan Bainbridge	Clissold Ward	Granted - Standard Conditions	11/04/2022
2022/0097	3 Tan House, Springdale Road London, N16 9EH	Householder Planning	Creation of roof terrace with stair enclosure at 2nd floor level.	Raymond Okot	Clissold Ward	Refuse	15/03/2022
2022/0430	Marten House 39-47 East Road Hackney London N1 6AH	Non-Material Amendment	Non-material amendment to planning permission 2019/3936 in order to amend the development description to update and clarify the permitted land uses.	Barry Coughlan	Dalston Ward	Grant	12/04/2022
2022/0233	32 Alvington Crescent, Hackney, London, E8 2NW	Certificate of Lawful Development Existing/Proposed	Erection of a rear ground floor 2.08 meters extension	Jonathan Bainbridge	Dalston Ward	Grant	28/03/2022
2021/3639	554 Kingsland Road, Hackney, London, E8 4AH	Discharge of Condition	Submission of details pursuant to condition 4 (A. Shopfront panelling- 1:5 profile and 1:20 elevation B. Doors, profiles-elevations to a scale of 1:10 or similar and vertical & horizontal cross sections to a scale of 1:5 C. Brick sample D. Lime mortar mix, profile and finish E. Lime plaster mix and application method statement F. Cornice- 1:10 profile section attached to Listed Building Consent 2020/0241 dated 12/06/2020	Gerard Livett	Dalston Ward	Grant	06/04/2022
2021/3575	16 Graham Road, Hackney, London, E8 1BZ	Discharge of Condition	Submission of details pursuant to conditions 3 (Materials), 4 (SUDS) and 5 (Swift Boxes) attached to planning permission 2021/0978 dated 28/05/2021.	Alix Hauser	Dalston Ward	Grant	14/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2020/3123	Collins Tower Blues Street, Hackney, London, E8 3BG	Discharge of Condition	Submission of details of condition 3 (materials) of planning permission 2019/4155 granted on 25/02/2020.	Raymond Okot	Dalston Ward	Grant	18/03/2022
2022/0510	12 Alvington Crescent, Hackney, London, E8 2NW	Full Planning Permission	Replacement of all existing windows with double glazed timber windows.	Micheal Garvey	Dalston Ward	Granted - Extra Conditions	28/03/2022
2021/3735	Basement Flat, 123 Ridley Road, Hackney, London, E8 2NH	Full Planning Permission	Erection of a single storey rear wrap-around extension	Micheal Garvey	Dalston Ward	Granted - Extra Conditions	25/03/2022
2021/3187	Flat 5, Bruno Court, 10 Fassett Square, Hackney, London, E8 1BF	Listed Building Consent	Internal works to the bathroom, entrance hall and bedroom spaces within self contained flat. Works include renovation of existing damaged terrazzo detailing.	Gerard Livett	Dalston Ward	Granted - Extra Conditions	07/04/2022
2020/3512	31 St Philips Road, Hackney, London, E8 3BP	Householder Planning	Installation of double doors at lower ground floor level of the existing outrigger - Enlargement of rear window of existing outrigger at lower ground floor - Enlargement of rear window at upper ground floor- Replacement of all sash windows, Erection of solar panels to rear roof slope.	Raymond Okot	Dalston Ward	Granted - Standard Conditions	18/03/2022
2022/0119	39 Parkholme Road, Hackney, London, E8 3AG	Works to a Tree in Conservation Area Notification	T1 and T2 - front of property - reduce back to most recent reduction points - not beyond - leave some furnishing growth.	Eugene McGee	Dalston Ward	No Objection	14/04/2022
2022/0031	Flat C, 82 Colvestone Crescent, Hackney, London, E8 2LJ	Full Planning Permission	Replacement of first floor rear window with French doors with Juliet balcony.	Micheal Garvey	Dalston Ward	Refuse	03/03/2022
2022/0408	114 Southgate Road, Hackney, London, N1 3HY	Non-Material Amendment	Non-material amendment to planning application 2020/1947 granted 25/08/2020. The amendment seeks to extend the depth of the rear extension.	Alix Hauser	De Beauvoir Ward	Grant	25/03/2022
2022/0354	154 Culford Road, London, N1 4HU	Householder Planning	Retrospective permission for the replacement of roof material and rooflight to roof of lower ground floor rear extension.	Alix Hauser	De Beauvoir Ward	Grant	11/04/2022
2022/0328	Basement Flat, 90 Mortimer Road, Hackney, London, N1 4LA	Full Planning Permission	External alterations to rear elevation, at lower ground floor.	Erin Glancy	De Beauvoir Ward	Grant	07/04/2022
2022/0197	4 De Beauvoir Square, Hackney, London, N1 4LG	Listed Building Consent	External works of repair and maintenance including repairs to windows, redecoration of painted timber windows, doors and previously painted masonry together with the replacement of a modern rooflight at the rear of the building. Internal works including the replacement of modern floor finishes, sanitary fittings and built-in furniture.	Timothy Walder	De Beauvoir Ward	Grant	23/03/2022
2022/0162	77 Balls Pond Road, Hackney, London, N1 4BW	Listed Building Consent	All existing painted surfaces (Internal and external) to be redecorated including railings. Windows will be repairs and painted Brickwork repairs, to rear elevations extensions Replacement spindles to railings to match the existing Replacement of existing kitchen	Timothy Walder	De Beauvoir Ward	Grant	23/03/2022
2022/0158	69 Balls Pond Road, Hackney, London, N1 4BW	Listed Building Consent	All existing painted surfaces (Internal and external) to be redecorated including railings. Windows will be repairs and painted Brickwork repairs, to rear elevations extensions Replacement spindles to railings to match the existing Replacement of existing kitchen	Timothy Walder	De Beauvoir Ward	Grant	23/03/2022



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2022/0157	139 Balls Pond Road, Hackney, London, N1 4BG	Listed Building Consent	All existing painted surfaces to be redecorated including railings Windows will be repairs and painted Brickworks and render repairs Replacement spindles to railings to match existing Internal decorations, including all previous painted surfaces, and replacement of communal flooring. Electrical Works (Landlord Supplies)	Timothy Walder	De Beauvoir Ward	Grant	23/03/2022
2022/0154	55 De Beauvoir Road, Hackney, London, N1 5AU	Discharge of Condition	Submission of details pursuant to the discharge of condition 3 (SUDS) and condition 4 (Flood resilient/ resistance construction) of planning permission 2021/2441 granted 05/10/2021 for the erection of replacement rear extension and external refurbishment works.	Erin Glancy	De Beauvoir Ward	Grant	21/03/2022
2022/0152	65 Balls Pond Road, Hackney, London, N1 4BW	Listed Building Consent	All existing painted surfaces (Internal and external) to be redecorated including railings. Windows will be repairs and painted Brickwork repairs, to rear elevations extensions Replacement spindles to railings to match the existing Replacement of existing kitchen, WC and bathroom	Timothy Walder	De Beauvoir Ward	Grant	23/03/2022
2022/0114	68 Downham Road, London, N1 5BG	Full Planning Permission	Erection of single-storey rear extension at lower ground floor level; installation of rear windows; replacement of front windows and other associated elevational alterations; creation of lightwell access in front garden; and installation of front fence.	Alix Hauser	De Beauvoir Ward	Grant	21/03/2022
2022/0003	31a Ardleigh Road, Hackney, London, N1 4HS	Full Planning Permission	Replacement of the patio doors.	Erin Glancy	De Beauvoir Ward	Grant	11/04/2022
2021/3078	E & E Lusardi, 18a Englefield Road, Hackney, London, N1 4JU	Certificate of Lawful Development Existing/Proposed	Whether an internal installation of a recessed MOT scissor ramp and a roller brake tester is lawful development.	Micheal Garvey	De Beauvoir Ward	Grant	02/03/2022
2021/3781	81 De Beauvoir Road, Hackney, London, N1 4EL	Listed Building Consent	Erection of a lower ground floor rear extension, alterations to fenestration, creation of a door in the side elevation, internal alterations and associated works.	Danny Huber	De Beauvoir Ward	Granted - Extra Conditions	05/04/2022
2022/0248	Basement And Ground Floor Flat, 68 Mortimer Road, London, N1 5AP	Full Planning Permission	Alterations including erection of a single storey lower ground floor rear extension, and elevational alterations	Danny Huber	De Beauvoir Ward	Granted - Extra Conditions	13/04/2022
2022/0144	15 Culford Mews, Hackney, London, N1 4DX	Householder Planning	The replacement of existing windows, installation of a roof light and internal alterations to the property located at 15 Culford Mews, Hackney, London, N1 4DX.	Jonathan Bainbridge	De Beauvoir Ward	Granted - Extra Conditions	18/03/2022
2021/3729	81 De Beauvoir Road, Hackney, London, N1 4EL	Full Planning Permission	Erection of a lower ground floor rear extension, alterations to fenestration, creation of a door in side elevation, internal alterations, landscaping and associated works.	Danny Huber	De Beauvoir Ward	Granted - Extra Conditions	05/04/2022
2021/3292	182 Culford Road, Hackney, London, N1 4DS	Householder Planning	Demolition of single-storey rear conservatory; replacement of a front garage door opening with two windows and brick infill; installation of air source heat pump at rear.	Gerard Livett	De Beauvoir Ward	Granted - Extra Conditions	10/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2021/3085	146 Culford Road, Hackney, London, N1 4HU	Householder Planning	Alterations to existing rear and side extensions at lower and upper ground floor levels; change to front door; raising of side extension parapet height; replacement of all existing sash windows with new double-glazed timber sash windows; addition of rooflight to first floor rear terrace; repositioning and enlargement of 2 rooflights to the side extension; replacement of the existing rooflight to the main butterfly roof with a new rooflight; provision of refuse and cycle storage in front garden.	Gerard Livett	De Beauvoir Ward	Granted - Extra Conditions	03/03/2022
2021/1225	13 Southgate Grove, Hackney, London, N1 5BP	Householder Planning	Construction of a part single-storey, part two-storey rear extension, a new outhouse to the rear garden and lowering of the existing front lightwell to form a bike store to the front garden and a new access to the lower ground floor	Gerard Livett	De Beauvoir Ward	Granted - Extra Conditions	02/03/2022
2022/0281	17 Englefield Road, Hackney, London, N1 4LJ	Householder Planning	Demolition of section of front boundary wall, proposed dropped curb and additional hardstanding to allow for driveway for off street parking and Electric Car Charging.	Erin Glancy	De Beauvoir Ward	Refuse	04/04/2022
2022/0222	9 Enfield Road, London, N1 5EN	Prior approval - new dwellings	Prior approval for a change of use of the ground floor from commercial, business and service (use class E) to two self-contained residential units (use class C3).	Alix Hauser	De Beauvoir Ward	Refuse	22/03/2022
2022/0151	55 De Beauvoir Road, Hackney, London, N1 5AU	Householder Planning	Installation of an Air Source Heat Pump system	Erin Glancy	De Beauvoir Ward	Refuse	21/03/2022
2021/2199	535 - 537 Kingsland Road, Hackney, London, E8 4AR	Full Planning Permission	Erection of 4 condenser units on the roof of the ground floor extension (retrospective)	Louise Prew	De Beauvoir Ward	Refuse	15/03/2022
2020/3799	43, Fermain Court East De Beauvoir Estate, London, N1 5SY	Full Planning Permission	Erection of a front extension at first floor level	Danny Huber	De Beauvoir Ward	Refuse	18/03/2022
2022/0426	50 Greenwood Road, Hackney, London, E8 1AB	Discharge of Condition	Submission of details pursuant to discharge of condition 5 (SuDs) and condition 6 (Flood resident construction) of planning permission 2021/1983 granted 02/09/2021 for the erection of part single/ part three storey rear extension, rear dormer roof extension including front rooflights and bin and bike store to the front garden together with elevational alterations and change of use from HMO to single family dwellinghouse.	Erin Glancy	Hackney Central Ward	Grant	04/04/2022
2022/0280	67 Wilton Way, London, E8 1BG	Full Planning Permission	Replacement of windows including increasing in size of openings to front elevation with timber windows.	Alix Hauser	Hackney Central Ward	Grant	04/04/2022
2022/0216	76 Eleanor Road (north), Hackney, London, E8 1DN	Discharge of Condition	Submission of details pursuant to condition 3 (facing materials) attached to planning permission ref 2021/2523 dated 16/11/2021.	Raymond Okot	Hackney Central Ward	Grant	25/03/2022
2021/3608	67 Wilton Way, London, E8 1BG	Full Planning Permission	Erection of part-single, part-two-storey rear extension at ground and first floor levels including rear elevational alterations.	Alix Hauser	Hackney Central Ward	Grant	03/03/2022
2021/3231	Flat B, 23 Montague Road, Hackney, London, E8 2HN	Discharge of Condition	Submission of details pursuant to condition 3 (Materials), 4 (Details- windows, horns, roof lights, door) attached to planning permission 2021/0501 dated 28/06/2021	Micheal Garvey	Hackney Central Ward	Grant	02/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2020/2255	164 Dalston Lane, London, E8 1NG	Discharge of Condition	Submission of details pursuant to conditions 4 (flood resistance) and 5 (SUDS) attached to planning permission ref 2020/1196 dated 26/06/2020	Danny Huber	Hackney Central Ward	Grant	11/03/2022
2022/0260	8 Marcon Place, Hackney, London, E8 1LP	Householder Planning	Erection of single storey side/rear extension at ground floor; insertion of rooflight; replacement windows and doors; alterations to rear boundary wall.	Micheal Garvey	Hackney Central Ward	Granted - Extra Conditions	25/03/2022
2021/1228	Flat 3, 409 Mare Street, Hackney, London, E8 1HY	Full Planning Permission	Erection of an additional storey above Flat 3 to provide additional bedroom accommodation	Erin Glancy	Hackney Central Ward	Granted - Extra Conditions	13/03/2022
2021/3749	Flat B, 11 Montague Road, Hackney, London, E8 2HN	Full Planning Permission	Erection of a single storey rear side wrap around extension at lower ground floor level.	Raymond Okot	Hackney Central Ward	Granted - Standard Conditions	14/04/2022
2021/3725	Wyles House, Prodgal Square, Hackney, E8 1FU	Listed Building Consent	Application for new metal railings to be installed above an existing, Grade II listed, boundary wall separating the Hackney Gardens development and St John at Hackney Churchyard Gardens.	Timothy Walder	Hackney Central Ward	Granted - Standard Conditions	23/03/2022
2021/3724	Wyles House, Prodgal Square, Hackney, E8 1FU	Full Planning Permission	Application for new metal railings to be installed above an existing, Grade II listed, boundary wall separating the Hackney Gardens development and St John at Hackney Churchyard Gardens.	Timothy Walder	Hackney Central Ward	Granted - Standard Conditions	23/03/2022
2022/0325	5 Madinah Road, Hackney, London, E8 1PG	Householder Planning	Replacement of the existing single glazed timber sash and casement windows to the first and second floor with PVCu double glazed windows; Replacement of the existing timber door with PVCu; Replacement of the existing timber soffits and facias with PVCu;	Raymond Okot	Hackney Central Ward	Refuse	07/04/2022
2021/3077	26 Horton Road, Hackney, London, E8 1DP	Householder Planning	Erection of rear dormer roof extension and insertion of three rooflights in front roofslope	Gerard Livett	Hackney Central Ward	Refuse	02/03/2022
2021/0154	Unit 16 Railway Arch Bohemia Place, Hackney, London, E8 1DU	Full Planning Permission	Installation of 2 fermentation vessels to the front of the site together with the temporary retrospective installation of a petrol generator and fuel tank opposite the front elevation.	Jack Paine	Hackney Central Ward	Refuse	07/04/2022
2022/0634	Flat A, 1 Charnock Road, Hackney, London, E5 8DP	Non-Material Amendment	Non-material amendment to planning permission 2021/2200 dated 08/12/2021 comprising the relocation of the proposed front steps to the opposite side of the front garden, positioning them next to the steps of the adjoining property. This application also proposes to retain the existing steps leading down to LGF to access the storage space under the approved new front steps.	Jonathan Bainbridge	Hackney Downs Ward	Grant	06/04/2022
2022/0299	Windsor Castle, The Windsor Castle, 135 Lower Clapton Road, Hackney, London, E5 8EQ	Discharge of Condition	Submission of details pursuant to condition 10 (Verification report) of planning permission ref 2018/1060 dated 10/05/2018	Micheal Garvey	Hackney Downs Ward	Grant	06/04/2022
2022/0266	Seaton Point Nolan Way, London, E5 8PY	Non-Material Amendment	Non-material amendment to planning permission ref 2021/0903 dated 18-01-2022 comprising alteration to specification of external wall insulation	Danny Huber	Hackney Downs Ward	Grant	04/03/2022
2022/0249	159 Brooke Road, London, E5 8AG	Certificate of Lawful Development Existing/Proposed	Proposed insertion of 2 x roof lights to the main roof	Danny Huber	Hackney Downs Ward	Grant	29/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2022/0052	10b Narford Road, Hackney, London, E5 8RD	Full Planning Permission	Construction of a mansard roof extension together with associated works.	James Clark	Hackney Downs Ward	Grant	21/03/2022
2022/0187	49a Jenner Road, Hackney, London, N16 7RB	Full Planning Permission	New single storey rear / side extension.	Erin Glancy	Hackney Downs Ward	Grant	23/03/2022
2022/0067	Flat 2, 29 Alconbury Road, Hackney, London, E5 8RG	Full Planning Permission	Erection of rear roof extension together with the installation of rooflights to the front roof slope and the replacement of existing roof coverings.	James Clark	Hackney Downs Ward	Grant	21/03/2022
2022/0065	Flat 2, 29 Alconbury Road, Hackney, London, E5 8RG	Full Planning Permission	Erection of single-storey, lower ground floor, rear extension together with modifications to the side boundary wall and alterations to the doors.	James Clark	Hackney Downs Ward	Grant	21/03/2022
2021/3389	26a, 26b, 26c and 26d, Powell Road, Hackney, London, E5 8DJ	Full Planning Permission	Proposed replacement of existing windows and doors together with the replacement of existing timber fascia and soffits.	James Clark	Hackney Downs Ward	Grant	07/03/2022
2021/3358	12 Narford Road, Hackney, London, E5 8RD	Discharge of Condition	Submission of details pursuant to condition 4 ( Details of Grey water tank), 5 ( Living roof) of planning permission 2021/2103 dated 25/10/2021	Micheal Garvey	Hackney Downs Ward	Grant	02/03/2022
2021/0040	22 Tiger Way, Hackney, London, E5 8LB	Discharge of Condition	Submission of details pursuant to conditions 8 (Biodiverse Roof) and 9 (Living Walls) attached to permission 2016/0307 dated 31/08/16	Nick Bovaird	Hackney Downs Ward	Grant	15/03/2022
2022/0521	1 - 6 Maitland Place, Hackney, London, E5 8TR	Listed Building Consent	In summary, the planned works include: External Areas: • Renewal of flat windows and patio doors from timber single glazed sliding sash windows to timber slim-line double glazed sliding sash windows. • Overhaul works to block entrance doors. • Repairs and decoration to block entrance door fan light and communal area window. • Complete renewal of all pitched and flat roofs including leadwork. • Repair works to pointing, stucco, render and coping stones. • Repairs and floating finish to block entrance steps. • Repair works to boundary walls and metal fencing. • General decoration of existing painted finishes. • Renewal and relocation of external signage. • Installation of communal TV satellite system which will include the removal of existing dishes from the front elevations. Internal Areas: • Application of secondary glazing to communal area windows and block entrance door fan lights. • Re-decoration. • Renewal of flat entrance doors with certified fire FD60 rated door sets. • General repair works to existing stairs spindles, handrails etc. • Renewal of existing vinyl and nosing's.	Timothy Walder	Hackney Downs Ward	Granted - Extra Conditions	07/04/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2022/0520	1 - 6 Maitland Place, Hackney, London, E5 8TR	Full Planning Permission	In summary, the planned works include: External Areas: • Renewal of flat windows and patio doors from timber single glazed sliding sash windows to timber slim-line double glazed sliding sash windows. • Overhaul works to block entrance doors. • Repairs and decoration to block entrance door fan light and communal area window. • Complete renewal of all pitched and flat roofs including leadwork. • Repair works to pointing, stucco, render and coping stones. • Repairs and floating finish to block entrance steps. • Repair works to boundary walls and metal fencing. • General decoration of existing painted finishes. • Renewal and relocation of external signage. • Installation of communal TV satellite system which will include the removal of existing dishes from the front elevations. Internal Areas: • Application of secondary glazing to communal area windows and block entrance door fan lights. • Re-decoration. • Renewal of flat entrance doors with certified fire FD60 rated door sets. • General repair works to existing stairs spindles, handrails etc. • Renewal of existing vinyl and nosing's.	Timothy Walder	Hackney Downs Ward	Granted - Extra Conditions	07/04/2022
2022/0372	58 Narford Road, Hackney, London, E5 8RD	Full Planning Permission	Erection of mansard roof extension; excavation of front lightwell; change of use from HMO (C4 Use Class) to large HMO (Sui Generis)	Micheal Garvey	Hackney Downs Ward	Granted - Extra Conditions	14/04/2022
2022/0292	Flat A, 42 Cricketfield Road, Hackney, London, E5 8NS	Full Planning Permission	Erection of single-storey side extension at ground floor level with lightwell; new rooflight to existing rear extension; replacement sash windows to ground floor front elevation.	Gerard Livett	Hackney Downs Ward	Granted - Extra Conditions	12/04/2022
2021/3144	Flat A, 90 Cricketfield Road, Hackney, London, E5 8NS	Full Planning Permission	Excavation of basement including front and rear lightwells; erection of single-storey rear extension at ground floor level; modification to rear projection; erection of rear dormer roof extension; conversion of extended property from two- to three self-contained residential units.	Gerard Livett	Hackney Downs Ward	Granted - Extra Conditions	14/04/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2021/1075	Land to north of Downs Road and east of Clapton Way, The Nightingale Estate Downs Road, Hackney, E5 8QH	Removal/Variation of Condition(s)	Variation of Condition 2 (Plans) of planning permission 2016/2841 dated 06/02/2018 for "Demolition of existing buildings and structures in and around Olympus Square and the construction of 400 mixed tenure dwellings (use class C3), 232sqm (GIA) of mixed retail/ cafe floorspace (use class A1/A3); 453sqm (GIA) of community use (use class D1); a 62.4sqm (GIA) management office (Class B1); new pedestrian and vehicular access routes; new and replacement car parking (60 replacement and 8 new disabled spaces); landscape and public realm improvements; refurbishment works associated with the ground floor entrance lobby and podium of the existing Seaton Point tower and all associated infrastructure, including an energy centre." The variation would allow for changes to the approved Block E, including: tenure change; commercial units (A1/Ae and B1) to be Use Class E; Community Centre to be Use Class F2(b); installation of Air Source Heat Pumps (ASHP); alterations to the internal layout; elevational changes to include ground floor bin store doors; the inclusion of a temporary hammerhead turning; provision of visitor cycle parking.	Nick Bovaird	Hackney Downs Ward	Granted - Extra Conditions	04/04/2022
2021/0725	Local Express, 81 - 83 Evering Road, Hackney, London, N16 7SJ	Advertisement Consent	The retrospective application for the installation of an ATM installed through a secure panel to the right hand side of the shop entrance	Erin Glancy	Hackney Downs Ward	Granted - Extra Conditions	08/03/2022
2022/0276	131 Brooke Road, Hackney, London, N16 7RP	Householder Planning	Proposed loft conversion with rear dormer extension over the main roof including 2 new skylights on the front and reinstatement of the bay window roof	Jonathan Bainbridge	Hackney Downs Ward	Refuse	04/04/2022
2022/0186	49a Jenner Road, Hackney, London, N16 7RB-	Full Planning Permission	Erection of a roof extension.	Erin Glancy	Hackney Downs Ward	Refuse	23/03/2022
2022/0066	113 Stelman Close, Hackney, London, E5 8QZ	Prior approval - Enlargement of a Dwellinghouse	Prior approval for the erection of an additional storey above the existing two-storey dwellinghouse (to a maximum height of 9.3m).	Danny Huber	Hackney Downs Ward	Refuse	09/03/2022
2021/3064	64 Jenner Road, London, N16 7RB	Full Planning Permission	Replacement of windows and doors to front and rear elevations with uPVC windows and doors	Danny Huber	Hackney Downs Ward	Refuse	15/03/2022
2021/3498	8d Brookfield Road, London, E9 5AH	Householder Planning	Erection of a single-storey rear extension; installation of skylights and erection of a staircase along northern boundary.	Alix Hauser	Hackney Wick Ward	Grant	24/03/2022
2021/3362	28 Queen Anne Road, Hackney, London, E9 7AH	Householder Planning	Demolition of existing two-storey outrigger and construction of single-storey wrap around rear extension at ground floor level and first-floor extension to footprint of existing outrigger; installation of a rooflight to main (butterfly) roof as approved under application 2021/1865 with an increase outrigger height.	James Clark	Hackney Wick Ward	Grant	08/03/2022
2022/0416	80, Buxhall Crescent, Hackney, LONDON, E9 5JU	Adjoining Borough Observations	Notification from LLDC of application ref: 22/00043/FUL for Full Planning Permission for the erection of a single-storey rear extension and dormer window to rear roof slope	Robert Brew	Hackney Wick Ward	No Objection	08/04/2022



Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2021/3555	10a Brookfield Road, London, E9 5AH	Full Planning Permission	Erection of a side extension to create an additional storey at second floor level.	Alix Hauser	Hackney Wick Ward	Refuse	22/03/2022
2022/0020	4, Sovereign Mews Pearson Street, Hackney, London, E2 8ER	Certificate of Lawful Development Existing/Proposed	LDCP - Loft conversion to form a habitable room within the roof line with roof lights to the front and rear elevations.	Jonathan Bainbridge	Haggerston Ward	Grant	02/03/2022
2021/2986	Unit 1, Quebec Wharf, 315 Kingsland Road, Hackney, London, E8 4DJ	Certificate of Lawful Development Existing/Proposed	Existing Use as self-contained residential unit (Use Class C3)	Gerard Livett	Haggerston Ward	Grant	11/04/2022
2021/2866	41 Pearson Street, London, E2 8JD	Householder Planning	Erection of a part-single, part two-storey rear extension over first and ground floor levels; changes to the front boundary and installation of porch to front elevation.	Alix Hauser	Haggerston Ward	Grant	29/03/2022
2022/0118	Orme House And Longman House, London, E8 4JG	Full Planning Permission	Replacement of canopies to top floor communal walkways at Longman House and Orme House.	Jonathan Bainbridge	Haggerston Ward	Granted - Extra Conditions	16/03/2022
2021/3532	Unit 3A, Rosewood Building, Hackney Road, London, E2 8GY	Full Planning Permission	Installation of 4no. AC condenser units and 1no. 2-fan gas equipment at the roof level.	Raymond Okot	Haggerston Ward	Granted - Extra Conditions	01/04/2022
2021/2174	Kings Wharf, 301 Kingsland Road, Hackney, London, E8 4DS	Full Planning Permission	Removal and replacement of external metal and timber cladding and refitting of balcony and walkway decking with non-combustible materials.	Raymond Okot	Haggerston Ward	Granted - Standard Conditions	19/03/2022
2022/0068	2-6 Long Street, Hackney, London, E2 8HS	Full Planning Permission	Erection of a single storey roof extension for self contained residential accommodation (Use Class C3).	Erin Glancy	Haggerston Ward	Refuse	17/03/2022
2022/0041	Homerton Hospital Homerton Grove, Hackney, London, E9 6SR	Full Planning Permission	Installation of 3x plant enclosures to support the internal refurbishment of Critical care units . 1. Main Uninterrupted Power supply building. 2. Main Surgical Centre Air Handling Units (AHUs) 3. Main Intensive Therapy Unit (ITU) Air Handling Units (AHUs)	Erin Glancy	Homerton Ward	Grant	11/04/2022
2022/0028	2 Isabella Road, Hackney, London, E9 6DX	Householder Planning	Extension of rear outrigger together with the construction of an infill extension, alterations to the rear fenestration, replacement windows and associated works.	James Clark	Homerton Ward	Grant	24/03/2022
2021/3621	The Archer Tower Berger Road, Hackney, London, E9 6FG	Certificate of Lawful Development Existing/Proposed	Lawful development certificate to ascertain that the proposed works involving the removal of existing combustible insulation, replacement with new non-combustible alternatives along with new cavity barriers, the removal and reinstatement of terracotta rainscreen facades, the replacement of the cladding material with new cladding of the same appearance and localised removal and replacement of facing brickwork does not require planning permission.	James Clark	Homerton Ward	Grant	25/03/2022
2022/0597	21-30 Purcell Street, London, N1 6RD	Non-Material Amendment	Non-material amendment to planning permission 2021/2864 dated 26/01/2022 comprising a change of window opening from top hung to side hung windows and inclusion of glazed louvres to communal windows.	Danny Huber	Hoxton East and Shoreditch Ward	Grant	31/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2022/0593	11 - 20 Purcell Street, Hackney, London, N1 6RD	Non-Material Amendment	Non-material amendment to planning application 2021/2853 granted 10/11/2021 for the replacement of the existing timber window and doors with uPVC double glazed windows and doors. The extent of the variation is to change window opening due to ease of cleaning from top hung to side hung windows. Communal windows have glazed louveres to match existing use.	Erin Glancy	Hoxton East and Shoreditch Ward	Grant	31/03/2022
2022/0592	31 - 40 Purcell Street, Hackney, London, N1 6RD	Non-Material Amendment	Non-material amendment to application 2021/2852 granted 12/11/2021 for alterations to the opening pattern of the approved windows.	James Clark	Hoxton East and Shoreditch Ward	Grant	08/04/2022
2022/0586	1-10 Purcell Street, Hackney, London, N1 6RD	Non-Material Amendment	Non-material amendment to application 2021/3009 granted 10/02/2022 for alterations to the opening pattern of the approved windows.	James Clark	Hoxton East and Shoreditch Ward	Grant	08/04/2022
2022/0230	Shoreditch Park New North Road, Hackney, London, N1 6TA	Discharge of Condition	Submission of details pursuant to condition 3 (Contaminated Land: Pre-commencement) of planning permission 2021/1830 dated 16/08/2021.	Nick Bovaird	Hoxton East and Shoreditch Ward	Grant	15/03/2022
2022/0189	32 - 38 Scrutton Street, Hackney, London, EC2A 4RQ	Certificate of Lawful Development Existing/Proposed	Works undertaken to extend the premises known as 'Ground Floor Front' in 2015 have become lawful through the passage of time.	Jonathan Bainbridge	Hoxton East and Shoreditch Ward	Grant	23/03/2022
2022/0185	Roma Building, 32-38 Scrutton Street, Hackney, London, EC2A 4RQ	Certificate of Lawful Development Existing/Proposed	An application for a Certificate of Lawful Development to confirm the existing lawful use of the site falls within Class E (a) to the property located at Roma Building, 32-38 Scrutton Street, Hackney, London, EC2A 4RQ.	Jonathan Bainbridge	Hoxton East and Shoreditch Ward	Grant	23/03/2022
2022/0178	The Roma Building, 32 - 38 Scrutton Street, Hackney, London, EC2A 4RQ	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate (Existing) for rear extension works	Jonathan Bainbridge	Hoxton East and Shoreditch Ward	Grant	23/03/2022
2022/0174	183 - 187 Shoreditch High Street, Hackney, London, E1 6HU	Discharge of Condition	Submission of details pursuant to condition 9 (Details of External Lighting) of planning permission 2017/0596 dated 18th May 2018.	Nick Bovaird	Hoxton East and Shoreditch Ward	Grant	15/03/2022
2022/0040	Eighty Nine And A Half Worship Street, Hackney, London, EC2A 2BF	Discharge of Condition	Submission of details pursuant to condition 4 (Energy report), attached to planning permission ref: 2021/2743 dated 12/11/ 2021	Micheal Garvey	Hoxton East and Shoreditch Ward	Grant	07/03/2022
2022/0025	102 - 108 Clifton Street, Hackney, EC2A 4DF	Advertisement Consent	Installation of externally illuminated fascia sign.	Jonathan Bainbridge	Hoxton East and Shoreditch Ward	Grant	13/04/2022
2022/0011	Transport For London Operational Property, Bicycle Docking Station, Shoreditch Park Bridport Place, Hackney, London, N1 5DX	Discharge of Condition	Submission of details pursuant to condition 5 (Rain Gardens adjacent to Heritage Lamp posts) of planning permission 2021/1830 dated 16/08/2021.	Nick Bovaird	Hoxton East and Shoreditch Ward	Grant	23/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2021/3738	Quick House, 65 Clifton Street, Hackney, London, EC2A 4JE	Non-Material Amendment	Non material amendment to planning permission 2019/0462 in order to undertake the following design changes: - lowering of level 6 parapet datum - realignment of facade at levels 6, 7 & 8 - amended access to terrace at level 9 - amended colour of terracotta cladding on bookends	Barry Coughlan	Hoxton East and Shoreditch Ward	Grant	12/04/2022
2021/3649	The Stage: Land Bounded By Curtain Road / Hewett Street, Great Eastern Street London, EC2A 3LP	Non-Material Amendment	Non-material amendment to planning application 2017/0864 in order to change the use of floorspace at first floor level from ancillary residential space (no residential units) and plant space to use as Class Egl[i] (Office) space along with related internal reconfiguration, external amendments at first floor level and the creation of a new access at ground floor level of the south east elevation.	Barry Coughlan	Hoxton East and Shoreditch Ward	Grant	21/03/2022
2021/2726	58-62 Scrutton Street, London, EC2A 4XP	Full Planning Permission	Replacement of windows on all elevations; ground floor elevational alterations on Scrutton Street facade including replacement of gates and removal of entrance; installation of balustrade to facilitate the provision of a rooftop terrace; installation of lift overrun; rear elevational alterations to create new entrances and courtyard alterations including installation of ramps, stairs, raised entrances and external storage.	Alix Hauser	Hoxton East and Shoreditch Ward	Grant	05/04/2022
2021/2233	180 - 182 Shoreditch High Street London E1 6HY	Discharge of Condition	Submission of details pursuant to condition 8 (schedule of works) attached to Listed Building Consent 2019/0832 dated 27/11/2019.	Nick Bovaird	Hoxton East and Shoreditch Ward	Grant	16/03/2022
2022/0098	22 Shoreditch High Street, Hackney, London, E1 6PG	Full Planning Permission	Change of use of ground floor from Use Class B1(a) to an restaurant and cafe (Use Class A3) (Both uses now fall under use class E) including installation of extraction flue on the rear elevation.	James Clark	Hoxton East and Shoreditch Ward	Granted - Extra Conditions	16/03/2022
2021/3676	The Stage Land Bounded By Curtain Rd, Hewett St, Great Eastern St, Fairchild Place, Plough Yard & Hearn St, London , EC2A 3LP	Full Planning Permission	Construction of a two storey building upon square within the development to accommodate flexible restaurant (Class E (b)) and drinking establishment (Sui Generis) uses, associated works and landscaping.	Barry Coughlan	Hoxton East and Shoreditch Ward	Granted - Extra Conditions	23/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2021/2567	180 - 182 Shoreditch High Street, Hackney, London, E1 6HY	Removal/Variation of Condition(s)	Variation of condition 2 (Approved Drawings) of planning permission 2019/0786 dated 27/11/2019 for "Partial demolition of 180-182 Shoreditch High Street together with internal alterations and change of use to flexible commercial (A1/A2/A3/A4) and refurbishment of existing residential units (C3) and associated access and storage together with other associated works (in association with Listed Building Consent 2019/0832)". The proposal includes the following changes: Extract flue and associated plant to rear and removal of proposed internal flue; Amended shopfronts along Anning Street; Amended landscaping/public realm on Anning Street; Railings to basement windows on Shoreditch High Street; Additional service risers from the basement to the first floor roof; Additional pipework to rear elevation; Installation of 4x service risers from basement to first floor; Layout change to approved basement layouts including the plant room and residential bike store; Omission of the approved enclosure to the first floor external roof plant to allow for natural ventilation; Amendments to fenestration, including new rear utility door, two additional rooflights and the enlargement of a rooflight at second floor level; Changes to pavement lights to front and rear.	Nick Bovaird	Hoxton East and Shoreditch Ward	Granted - Extra Conditions	16/03/2022
2021/2554	180 - 182 Shoreditch High Street, Hackney, London, E1 6HY	Listed Building Consent	Variation of condition 2 (Approved Drawings) of Listed Building Consent 2019/0832 dated 27/11/2019 for "Partial demolition of 180-182 Shoreditch High Street together with internal alterations and refurbishment of existing residential units (C3) and associated access and storage together with other associated works (in association with FULL Application 2019/0786)". The proposal includes the following changes: Extract flue and associated plant to rear and removal of proposed internal flue; Amended shopfronts along Anning Street; Amended landscaping/public realm on Anning Street; Railings to basement windows on Shoreditch High Street; Additional service risers from the basement to the first floor roof; Additional pipework to rear elevation; Installation of 4x service risers from basement to first floor; Layout change to approved basement layouts including the plant room and residential bike store; Omission of the approved enclosure to the first floor external roof plant to allow for natural ventilation; Amendments to fenestration, including new rear utility door, two additional rooflights and the enlargement of a rooflight at second floor level; Changes to pavement lights to front and rear.	Nick Bovaird	Hoxton East and Shoreditch Ward	Granted - Extra Conditions	16/03/2022
2021/2141	1 - 3 Mundy Street, Hackney, London, N1 6QT	Full Planning Permission	Renovation of B1 office space, alterations and replacement windows	Gerard Livett	Hoxton East and Shoreditch Ward	Granted - Extra Conditions	10/03/2022

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2022/0100	One Crown Place, 5-15 Sun Street, Hackney, London, EC2A 2BT	Advertisement Consent	The installation of an advertisement board over the main front entrance.	Jonathan Bainbridge	Hoxton East and Shoreditch Ward	Granted - Standard Conditions	15/03/2022
2021/3684	12 Printing House Yard, Hackney, London, E2 7PR	Full Planning Permission	External refurbishment including increased height to roof to allow for installation of insulation, replacement of the existing rooflight, installation of a new rooflight, and the relocation of a rainwater pipe	Raymond Okot	Hoxton East and Shoreditch Ward	Granted - Standard Conditions	14/04/2022
2021/3503	Land to the rear of The Light Bar, 233 Shoreditch High Street, London, E1 6PJ	Full Planning Permission	Installation of a temporary outdoor seating area for a period of up to two years; erection of a timber framed structure with fabric awning; landscaping alterations	Danny Huber	Hoxton East and Shoreditch Ward	Granted - Standard Conditions	17/03/2022
2021/1443	136 - 137 Shoreditch High Street, Hackney, London, E1 6JE	Full Planning Permission	Installation of 7no. retractable awnings along the front elevations at ground floor level, to extend over the footway	James Clark	Hoxton East and Shoreditch Ward	Granted - Standard Conditions	16/03/2022
2022/0256	Flat 11, 45 Hoxton Square, Hackney, London, N1 6PD	Certificate of Lawful Development Existing/Proposed	Existing use as self-contained dwelling (C3)	Jonathan Bainbridge	Hoxton East and Shoreditch Ward	Refuse	14/04/2022
2022/0244	1 Chapel Place, Rivington Street London, EC2A 3DQ	Prior approval - new dwellings	Prior Approval (Class MA) for a change of use from office (Class E) to a one bedroom flat (Class C3).	Erin Glancy	Hoxton East and Shoreditch Ward	Refuse	12/04/2022
2021/0745	117 Drysdale Street, London, N1 6ND	Discharge of Condition	Submission of details pursuant to condition 9 (Railway Impact Assessment) of planning permission 2018/4663 dated 06/09/2019.	Alix Hauser	Hoxton East and Shoreditch Ward	Refuse	25/03/2022
2022/0300	Flat 72, Thaxted Court, 2 Murray Grove, Hackney, London, N1 7QQ	Full Planning Permission	Removal of the existing wall and window to the bedroom, and its replacement with full-height, three part aluminium glazed sliding doors.	Raymond Okot	Hoxton West Ward	Grant	06/04/2022
2022/0140	Eagle House, 167 City Road, London, EC1V	Full Planning Permission	Erection of a flue mounted on the roof to serve installation of a basement-level generator	Danny Huber	Hoxton West Ward	Granted - Extra Conditions	29/03/2022
2022/0359	18 Ashenden Road, Hackney, London, E5 0DP	Certificate of Lawful Development Existing/Proposed	A Certificate of Lawful Development for the erection of rear roof extensions and front rooflights.	Jonathan Bainbridge	Kings Park Ward	Grant	12/04/2022
2022/0326	Flat B, 182 Millfields Road, Hackney, London, E5 0AR	Full Planning Permission	Erection of a mansard roof together with the creation of a roof terrace.	James Clark	Kings Park Ward	Grant	31/03/2022
2022/0309	198-200 Rushmore Road, Hackney, London, E5 0HB	Full Planning Permission	Erection of a part single, part two storey rear extension at 200 Rushmore Road; together with erection of single storey rear extension at 198 Rushmore Road.	Erin Glancy	Kings Park Ward	Grant	06/04/2022
2022/0273	62 Adley Street, Hackney, London, E5 0DZ	Householder Planning	Construction of ground floor side return extension together with alterations to the rear fenestration.	James Clark	Kings Park Ward	Grant	24/03/2022

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2022/0251	11 Edwin's Mead, Lindesfarne Way, London, E9 5PY	Prior approval - Enlargement of a Dwellinghouse	Prior approval for the erection of a single storey upwards extension of 2.640 metres in height (For consultation purposes the application is submitted under Class AA, schedule 2 of the GPDO)	James Clark	Kings Park Ward	Grant	07/04/2022
2022/0105	53 Coopersale Road, Hackney, London, E9 6AU	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear dormer window, extension to outrigger and installation of front roof lights.	Alix Hauser	Kings Park Ward	Grant	15/03/2022
2022/0092	Flat B, 135 Rushmore Road, Hackney, London, E5 0HA	Full Planning Permission	Proposed front and rear mansard loft conversion with two front and rear dormer windows	Jonathan Bainbridge	Kings Park Ward	Grant	28/03/2022
2022/0004	Garages Adjacent Mandeville Primary School Oswald Street, Hackney,	Non-Material Amendment	Non Material Amendment to planning permission 2017/3521 dated 05/11/2018 to reduce the number of proposed trees from 6 to 5 and to change the proposed species of each to Betula Pendula.	Nick Bovaird	Kings Park Ward	Grant	17/03/2022
2021/3765	Vacant Car Park/Garage site Mandeville Street London E5 0DH	Discharge of Condition	Submission of details pursuant to condition 25 (Evidence that Drainage Measures have been constructed) attached to planning permission 2017/3521 dated 05/11/2018.	Nick Bovaird	Kings Park Ward	Grant	18/03/2022
2021/3714	Garages Adjacent Mandeville Primary School Oswald Street, Hackney,	Discharge of Condition	Submission of details pursuant to condition 12 (Average Air Permeability of Building) of planning permission 2017/3521 dated 05/11/2018.	Nick Bovaird	Kings Park Ward	Grant	17/03/2022
2021/3713	Garages Adjacent Mandeville Primary School Oswald Street, Hackney,	Discharge of Condition	Submission of details pursuant to condition 31 (Replacement Boundary Wall and adjoining areas to be made good) of planning permission 2017/3521 dated 05/11/2018.	Nick Bovaird	Kings Park Ward	Grant	15/03/2022
2021/3704	Vacant Car Park/Garage site Mandeville Street London E5 0DH	Discharge of Condition	Submission of details pursuant to condition 13 (Solar Panel Commissioning Certificates) of planning permission 2017/3521 dated 05/11/2018.	Nick Bovaird	Kings Park Ward	Grant	18/03/2022
2021/3702	Garages Adjacent Mandeville Primary School Oswald Street, Hackney, E5 0DH	Discharge of Condition	Submission of details pursuant to condition 23 (Sound Insulation) of planning permission 2017/3521 dated 05/11/2018.	Nick Bovaird	Kings Park Ward	Grant	17/03/2022
2021/3306	114 Roding Road, Hackney, London, E5 0DS	Certificate of Lawful Development Existing/Proposed	Proposed erection of a rear dormer roof extensions on the main roof and on the roof the outrigger; Replacement of the existing front windows; Installation of 2 front rooflights; Replacement of the existing roof tiles	Raymond Okot	Kings Park Ward	Grant	02/03/2022
2021/3707	200 Millfields Road, Hackney, London, E5 0AR	Householder Planning	Demolition of two storey outrigger, erection of a two storey rear extension and a single storey side extension and re-decoration of existing facades.	Danny Huber	Kings Park Ward	Granted - Extra Conditions	29/03/2022
2021/3680	18 Ashenden Road, Hackney, London, E5 0DP	Householder Planning	Erection of single storey ground floor rear extension.	Jonathan Bainbridge	Kings Park Ward	Granted - Extra Conditions	10/03/2022
2021/3152	79 Roding Road, Hackney, London, E5 0DR	Householder Planning	Installation of new bicycle shed and bin store in front garden	Micheal Garvey	Kings Park Ward	Granted - Extra Conditions	02/03/2022
2021/1800	58 Lockhurst Street, Hackney, London, E5 0AP	Full Planning Permission	The replacement of the existing single glazed timber sash and casement windows to the first and second floor with PVCu double glazed windows at the property located at 58 Lockhurst Street, Hackney, London, E5 0AP.	Jonathan Bainbridge	Kings Park Ward	Granted - Standard Conditions	14/03/2022



Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2021/1736	3a Coopersale Road, Hackney, London, E9 6AU	Full Planning Permission	Erection of a rear dormer roof extension (retrospective)	Lorraine Murphy	Kings Park Ward	Granted - Standard Conditions	09/03/2022
2022/0407	55 Lockhurst Street, Hackney, London, E5 0AP	Householder Planning	Erection of an additional storey above the existing outrigger.	Erin Glancy	Kings Park Ward	Refuse	14/04/2022
2022/0370	64 - 66 Brooksbys Walk, Hackney, London, E9 6DA	Advertisement Consent	Display of internally illuminated fascia and projecting signs	Raymond Okot	Kings Park Ward	Refuse	13/04/2022
2022/0051	Flat A, 96 Dunlace Road, Hackney, London, E5 0ND	Full Planning Permission	A retrospective planning application for the retention of a rear existing outbuilding located at Flat A, 96 Dunlace Road, Hackney, London, E5 0ND.	Jonathan Bainbridge	Kings Park Ward	Refuse	10/03/2022
2021/2938	245 Glyn Road, Hackney, London, E5 0JP	Full Planning Permission	Erection of roof extension to existing two storey outrigger	Micheal Garvey	Kings Park Ward	Refuse	18/03/2022
2022/0602	18 Mildenhall Road, London, E5 0RU	Certificate of Lawful Development Existing/Proposed	Existing use of the lower ground floor as a self-contained flat (use class C3).	Danny Huber	Lea Bridge Ward	Grant	31/03/2022
2022/0374	Flat A, 31 Thistlewaite Road, Hackney, London, E5 0QG	Full Planning Permission	Erection of a ground floor, single-storey, rear extension.	James Clark	Lea Bridge Ward	Grant	11/04/2022
2022/0373	5 Millfields Road, Hackney, London, E5 0SA	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development (Proposed) for the erection of rear roof extension above the rear outrigger and insertion of rooflight to main roof.	Erin Glancy	Lea Bridge Ward	Grant	14/04/2022
2022/0334	6 Thistlewaite Road, Hackney, London, E5 0QQ	Discharge of Condition	Submission of details pursuant to condition 3 (SUDS) of planning permission 2021/3037 dated 13-12-2021	Micheal Garvey	Lea Bridge Ward	Grant	07/04/2022
2022/0296	66 Dunlace Road, Hackney, London, E5 0NE	Certificate of Lawful Development Existing/Proposed	Lawful development certificate for the erection of roof extension above two storey back addition.	James Clark	Lea Bridge Ward	Grant	22/03/2022
2022/0294	66 Dunlace Road, Hackney, London, E5 0NE	Householder Planning	Erection of a mansard roof extension with front and rear dormer windows.	James Clark	Lea Bridge Ward	Grant	31/03/2022
2022/0102	29 Rushmore Road, Hackney, London, E5 0ET	Certificate of Lawful Development Existing/Proposed	Certificate of lawful development for the construction of a rear extension and alterations to the outrigger fenestration.	James Clark	Lea Bridge Ward	Grant	02/03/2022
2022/0094	Flat A, 75 Median Road, Hackney, London, E5 0PJ	Discharge of Condition	Submission of details pursuant to condition 4 (Details of screening) attached to planning permission 2019/1883 dated 20/08/2019	Micheal Garvey	Lea Bridge Ward	Grant	14/03/2022
2022/0047	First Floor And Second Floor Flat, 14 Thistlewaite Road, Hackney,	Full Planning Permission	Erection of rear dormer roof extension, installation of three front roof lights; and replacement of rear doors at upper ground floor.	Danny Huber	Lea Bridge Ward	Grant	04/04/2022
2022/0023	45 Casimir Road, London, E5 9NU	Discharge of Condition	Submission of details pursuant to condition 3 (materials), 4 (swift boxes), 5 (SuDS) and 6 (green roof) attached to planning permission 2021/2137 dated 07/10/2021.	Alix Hauser	Lea Bridge Ward	Grant	16/03/2022
2022/0019	76b Lower Clapton Road, Hackney, London, E5 0RN	Certificate of Lawful Development Existing/Proposed	Use of ground floor as a self-contained residential unit (Certificate of Lawfulness for an Existing Use).	Jonathan Bainbridge	Lea Bridge Ward	Grant	02/03/2022
2021/3682	22a Chatsworth Road, London, E5 0LP	Certificate of Lawful Development Existing/Proposed	Existing use as 4 x self-contained flats at first and second floor levels	Danny Huber	Lea Bridge Ward	Grant	30/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2021/3585	20 Elmcroft Street, Hackney, London, E5 0SQ	Certificate of Lawful Development Existing/Proposed	Proposed rear dormer loft conversion over main roof and outrigger. Installation of rooflights to front roofslope	Jonathan Bainbridge	Lea Bridge Ward	Grant	02/03/2022
2021/3484	68 Blurton Road, London, E5 0NJ	Discharge of Condition	Submission of details pursuant to condition 3 (CMP) attached to planning permission 2021/0941 dated 17/05/2021.	Alix Hauser	Lea Bridge Ward	Grant	22/03/2022
2021/3402	58 Detmold Road, Hackney, London E5 9NJ	Certificate of Lawful Development Existing/Proposed	Use of 58 Detmold Road as 2 separate self contained residential units	Gerard Livett	Lea Bridge Ward	Grant	31/03/2022
2022/0380	59 Cleveleys Road, Hackney, London, E5 9JW	Householder Planning	Erection of a single-storey ground floor rear extension.	Raymond Okot	Lea Bridge Ward	Granted - Standard Conditions	14/04/2022
2022/0084	78 Rushmore Road, Hackney, London, E5 0EX	Householder Planning	Installation of bicycle shed in front of dwelling.	Erin Glancy	Lea Bridge Ward	Granted - Standard Conditions	09/03/2022
2022/0279	Castles Estate Agents, 44 Lower Clapton Road, Hackney, London, E5 0RN	Advertisement Consent	Display of digital internally illuminated advertisement on flank elevation of building fronting Median Road (Replacement of existing advertisement)	Gerard Livett	Lea Bridge Ward	Refuse	04/04/2022
2022/0096	128 Rushmore Road, Hackney, London, E5 0EY	Householder Planning	Erection of a mansard roof extension including raising of the party walls.	Erin Glancy	Lea Bridge Ward	Refuse	14/03/2022
2022/0082	First Floor Flat, 2 Blurton Road, Hackney, London, E5 0NL	Full Planning Permission	Erection of a mansard-style roof extension	Micheal Garvey	Lea Bridge Ward	Refuse	10/03/2022
2021/3489	Beaumont Court Upper Clapton Road, Hackney, London, E5 8BG	Full Planning Permission	The erection of two additional storeys on the existing mixed-use building to create 9 residential units, a rear extension to create a new stairwell and lift core from ground floor up to the new sixth floor in association with the new residential units, a communal terrace, external alterations to the front façade, refuse and recycling provision as well as a new secure cycle enclosure.	Erin Glancy	Lea Bridge Ward	Refuse	30/03/2022
2022/0317	2 Westgate Street, London, E8 3RN	Discharge of Condition	Submission of details pursuant to condition 3 (details of the materials and shop front details) attached to permission ref 2021/2144 dated 24/09/2021	Danny Huber	London Fields Ward	Grant	06/04/2022
2022/0282	17 Forest Grove, Hackney, London, E8 3HX	Full Planning Permission	Removal, replacement and alteration of external window and door openings to the front and rear of the property at ground floor level.	James Clark	London Fields Ward	Grant	31/03/2022
2022/0259	Existing base station, 8 Andrews Road, Hackney, London, E8 4QN	Prior Telecommunications Notice	Prior approval for sitting and appearance: removal of 3 no antennas and the installation of 3 no antennas, 2 no antennas to be placed on new support poles, works to existing cabinets and associated ancillary works.	James Clark	London Fields Ward	Grant	29/03/2022
2022/0211	95 Lavender Grove, Hackney, London, E8 3LR	Householder Planning	Ground floor side return rear extension with associated reconfiguration of the ground floor rear elevation fenestration	Jonathan Bainbridge	London Fields Ward	Grant	24/03/2022
2022/0176	2-16 Bayford Street, Hackney, London, E8 3SE	Discharge of Condition	Submission of details pursuant to conditions 14 (Refuse Strategy) and 16 (Cycle Parking Strategy) of planning permission 2018/2948 dated 08/06/2020.	Nick Bovaird	London Fields Ward	Grant	15/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2022/0136	48 Grand Union Crescent, London, E8 4TR	Full Planning Permission	Erection of rear extension at ground floor level; erection of rear roof dormer with associated side extension at third floor level; installation of rooflights, replacement of windows and installation of bin store in front garden.	Alix Hauser	London Fields Ward	Grant	28/03/2022
2021/3476	53 Lansdowne Drive, Hackney, London, E8 3EP	Discharge of Condition	Submission of details pursuant to Condition 3 (materials), Condition 4 (SUDS), Condition 5 (Flood Resilient Construction) of planning permission 2021/2354 granted 28/09/2021 for the erection of a single-storey rear extension.	Erin Glancy	London Fields Ward	Grant	12/04/2022
2021/3088	18b Albion Drive, Hackney, London, E8 4ET	Discharge of Condition	Submission of details pursuant to condition 3 (materials) 4 (SUDs) and 5 (flood resilient) attached to planning permission 2021/1714 dated 22/07/2021.	James Clark	London Fields Ward	Grant	07/03/2022
2021/3329	418 Kingsland Road, Hackney, London, E8 4AA	Full Planning Permission	Erection of single-storey rear extension at second floor level; change of use of upper floors from 2 x residential units to House in Multiple Occupation (HMO) with 6 rooms	Gerard Livett	London Fields Ward	Granted - Extra Conditions	08/04/2022
2021/3587	41 Shrubland Road, Hackney, London, E8 4NL	Full Planning Permission	Erection of single storey outbuilding to rear garden	Micheal Garvey	London Fields Ward	Granted - Standard Conditions	02/03/2022
2021/3185	246 Queensbridge Road, Hackney, London, E8 3NB	Householder Planning	Replacement of existing single glazed timber windows, French doors and entrance door with like-for-like double glazed timber windows and doors	Raymond Okot	London Fields Ward	Granted - Standard Conditions	15/03/2022
2021/1791	306 Queensbridge Road, London E8 3NH	Listed Building Consent	Installation of one conservation style rooflight to the rear roof of the building.	Raymond Okot	London Fields Ward	Granted - Standard Conditions	07/03/2022
2021/1491	306 Queensbridge Road, Hackney, London, E8 3NH	Householder Planning	Installation of one conservation style rooflight to the rear roof of the building.	Raymond Okot	London Fields Ward	Granted - Standard Conditions	07/03/2022
2022/0519	128a Richmond Road, Hackney, London, E8 3HW	Works to a Tree in Conservation Area Notification	Sycamore Tree T1 - reduction due to excessive shading and preventative maintenance where branches are in close proximity to properties structure. Pollard tree, pruning back to previous reduction point.	Leif Mortensen	London Fields Ward	No Objection	14/04/2022
2022/0589	39 - 45 Gransden Avenue, Hackney, London, E8 3QA	Non-Material Amendment	Non-material amendment to planning permission 2015/1895 dated 09/08/2016. The effect of the amendment would be to introduce 8 condenser units, to be provided in two sets of 4 condensers, with each set to be fully encased within acoustic enclosures. The proposed condensers would be located at ground floor level, situated immediately to the east of Block C, with the first set of 4 condensers adjoining the east elevation of Block C, and the second set of 4 condensers adjoining the southern boundary wall.	Gerard Livett	London Fields Ward	Refuse	31/03/2022
2022/0289	39 - 45 Gransden Avenue, Hackney, London, E8 3QA	Removal/Variation of Condition(s)	Removal of condition 16 (Green Roof) attached to planning permission 2015/1895 dated 09/08/2016	Gerard Livett	London Fields Ward	Refuse	05/04/2022
2022/0221	116 Mapledene Road, Hackney, London, E8 3LL	Householder Planning	Installation of new window to first floor side elevation	Micheal Garvey	London Fields Ward	Refuse	24/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2021/3620	452 Kingsland Road, London, E8 4AE	Certificate of Lawful Development Existing/Proposed	Proposed installation of internal ESP extractor fan and external flue.	Alix Hauser	London Fields Ward	Refuse	07/04/2022
2022/0163	22/00006/FUL at 6-7, East Bay Lane, Hackney, London, E15 2GW	Adjoining Borough Observations	Notification from the LLDC of application ref: 22/00006/FUL for the inclusion of Use Class F1(a) learning and non-residential institution into the authorised uses for part of Here East (occupied by LMA)	Robert Brew	London Legacy Development Corporation	No Objection	08/04/2022
2022/0467	77 Palatine Road, Hackney, London, N16 8SY	Prior Notification - Larger Home Extension	Prior approval application for the erection of a single storey, ground floor, rear extension with a depth of 3 metres, an eaves height of 3 metres and a maximum height of 3 metres.	James Clark	Shacklewell Ward	Grant	04/04/2022
2022/0301	37 Palatine Road, Hackney, London, N16 8SY	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development for the addition of a rear outrigger extension.	Jonathan Bainbridge	Shacklewell Ward	Grant	06/04/2022
2022/0283	74 Princess May Road, Hackney, London, N16 8DG	Certificate of Lawful Development Existing/Proposed	Erection of rear roof extension and insertion of two rooflights to front roof slope	Micheal Garvey	Shacklewell Ward	Grant	05/04/2022
2021/3695	11 April Street, Hackney, London, E8 2EF	Discharge of Condition	Submission of details pursuant to conditions 4 (Sustainable drainage system) of planning permission 2021/2304 dated 21/09/2021	Danny Huber	Shacklewell Ward	Grant	07/04/2022
2022/0336	111 Shacklewell Lane, Hackney, London, E8 2EB	Householder Planning	Replacement of existing non-original aluminium casement windows to the main house with new painted timber double-glazed sash windows and box frames; replacement of existing non-original aluminium windows and door to existing rear ground floor extension with new aluminium double-glazed window and door; addition of a roof-light to the rear first-floor roof and repairing and painting existing pebble dash render to rear elevations.	Gerard Livett	Shacklewell Ward	Granted - Extra Conditions	11/04/2022
2021/3653	36 Seal Street, Hackney, London, E8 2EE	Householder Planning	Erection of a single storey rear infill extension	Raymond Okot	Shacklewell Ward	Granted - Standard Conditions	14/04/2022
2022/0076	Flat 2, 49 Prince George Road, Hackney, London, N16 8DL	Certificate of Lawful Development Existing/Proposed	A Certificate of Lawful Development for a rear dormer and front roof lights.	Jonathan Bainbridge	Shacklewell Ward	Refuse	15/03/2022
2022/0039	107 Stoke Newington Road, Hackney, London, N16 8BX	Prior approval - new dwellings	Prior approval for a change of use of the rear of the ground floor from commercial (use class E) to a self-contained residential unit (use class C3).	Alix Hauser	Shacklewell Ward	Refuse	17/03/2022
2022/0379	Flat B, 34 Mount Pleasant Lane, Hackney, London, E5 9DN	Discharge of Condition	Submission of details pursuant to condition 5 (SUDS) of planning permission 2021/2877 dated 08/02/2022	Catherine Nichol	Springfield Ward	Grant	12/04/2022
2022/0377	48 Olinda Road, Hackney, London, N16 6TL	Certificate of Lawful Development Existing/Proposed	Erection of rear dormer and outrigger roof extension and installation of front rooflights	Jonathan Bainbridge	Springfield Ward	Grant	12/04/2022
2022/0298	123 Olinda Road, Hackney, London, N16 6TS	Certificate of Lawful Development Existing/Proposed	Proposed erection of a rear dormer extension and roof extension over the outrigger and two new roof lights to the front elevation.	Jonathan Bainbridge	Springfield Ward	Grant	06/04/2022

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2022/0213	9-10 Stannard Close, Hackney, London, N16 5EH	Prior approval - Enlargement of a Dwellinghouse	Prior approval for the enlargement of two existing 3-storey dwellinghouses by the construction of an additional storey immediately above the existing buildings	Jonathan Bainbridge	Springfield Ward	Grant	06/04/2022
2022/0195	62 Moundfield Road, Hackney, London, N16 6TB	Discharge of Condition	Submission of details pursuant to condition 2 (construction management) of planning permission 2021/2087 granted 30/08/2021 for the prior approval application for the enlargement of a dwellinghouse by construction of an additional storeys with a height of 2.3m above the original ridgeline and total height proposed of 9.911m.	Erin Glancy	Springfield Ward	Grant	21/03/2022
2022/0113	Flat C, 46 Castlewood Road, London, N16 6DW	Full Planning Permission	Convert window back into door onto rear bedroom first-floor roof terrace.	James Clark	Springfield Ward	Grant	28/03/2022
2021/3549	23 Amhurst Parade Amhurst Park, London, N16 5AA	Certificate of Lawful Development Existing/Proposed	Existing use of the top floor as a self contained residential flat	Danny Huber	Springfield Ward	Grant	02/03/2022
2021/3533	93 Mount Pleasant Lane, Hackney, London, E5 9EW	Full Planning Permission	Loft conversion with flat roof dormer in rear roof slope.	Erin Glancy	Springfield Ward	Grant	22/03/2022
2021/3262	59 Olinda Road, Hackney, London, N16 6TR	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear dormer roof extension and erection of extension to roof of rear projection.	Gerard Livett	Springfield Ward	Grant	03/03/2022
2022/0018	4 Northfield Road, Hackney, London, N16 5RN	Full Planning Permission	Erection of single storey rear and rear/side extensions.	Danny Huber	Springfield Ward	Granted - Extra Conditions	04/04/2022
2021/3496	Rookwood Court Castlewood Road, Hackney, London, N16 6DR	Full Planning Permission	External alterations to improve thermal efficiency of the building, including enclosure of balconies; new landscaping	Gerard Livett	Springfield Ward	Granted - Extra Conditions	31/03/2022
2021/3464	96-103 Lewis Gardens, Hackney, London, N16 5PJ	Full Planning Permission	Resubmission of expired decision 2018/1809 (dated 22-08-2018) for the erection of single-storey front extensions and three-storey rear extensions (8 houses), together with the resubmission of details approved under application 2018/4288 (dated 01-02-2019).	Gerard Livett	Springfield Ward	Granted - Extra Conditions	31/03/2022
2022/0122	5 Watermint Quay, Hackney, London, N16 6DN	Householder Planning	Replacement of the single glazed timber windows with double glazed uPVC windows and replacement of front entrance door.	Jonathan Bainbridge	Springfield Ward	Granted - Standard Conditions	17/03/2022
2022/0121	40 Watermint Quay, Hackney, London, N16 6DD	Householder Planning	The replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations, along with the replacement of the front entrance door with new paneled door. and any rear doors with new uPVC doors to the property located at 40 Watermint Quay, Hackney, London, N16 6DD.	Jonathan Bainbridge	Springfield Ward	Granted - Standard Conditions	17/03/2022
2022/0120	65 Watermint Quay, Hackney, London, N16 6DN	Householder Planning	The replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations, along with the replacement of the front entrance door with new paneled door and any rear doors with new uPVC doors at the property located at 65 Watermint Quay, Hackney, London, N16 6DN.	Jonathan Bainbridge	Springfield Ward	Granted - Standard Conditions	17/03/2022
2022/0302	34 Portland Avenue, Hackney, London, N16 6ET	Householder Planning	Erection of a rear roof extension.	Erin Glancy	Springfield Ward	Refuse	07/04/2022

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2022/0272	36-38 Warwick Grove, Hackney, London, E5 9HU	Full Planning Permission	The erection of joint single storey rear and side extensions; a Sukkah roof at first floor level; and the erection a rear dormer and a front dormer at No.36.	Erin Glancy	Springfield Ward	Refuse	01/04/2022
2022/0181	56 Moundfield Road, Hackney, London, N16 6TB	Prior approval - new dwellings	Prior Approval for the erection of one additional storey above the existing building.	Erin Glancy	Springfield Ward	Refuse	06/04/2022
2022/0179	Opposite Forburg Road, Clapton Common, Hackney, London, E5 9DG	Full Planning Permission	Installation of a 20m monopole, 6 no. antenna, 4 no. equipment cabinets and ancillary equipment, alongside the relocation of 1 no. existing equipment cabinet and the removal of the existing 9.7m monopole, 3 no. equipment cabinets.	Micheal Garvey	Springfield Ward	Refuse	23/03/2022
2022/0044	83 Olinda Road, Hackney, London, N16 6TS	Householder Planning	The erection of a first-floor rear extension	Raymond Okot	Springfield Ward	Refuse	31/03/2022
2021/3586	59 Olinda Road, Hackney, London, N16 6TR	Householder Planning	First floor rear extension	Jonathan Bainbridge	Springfield Ward	Refuse	10/03/2022
2022/0502	46 Fairholt Road, Hackney, London, N16 5HW	Discharge of Condition	Submission of details pursuant to conditions 4 (SuDs) attached to planning permission 2021/3746 dated 18-02-2022.	James Clark	Stamford Hill West Ward	Grant	12/04/2022
2021/3780	25 St Andrews Grove, Hackney, London, N16 5NF	Prior Notification - Larger Home Extension	Erection of a ground floor side/rear extension	Jonathan Bainbridge	Stamford Hill West Ward	Grant	23/03/2022
2022/0335	23 Fairholt Road, Hackney, London, N16 5EW	Discharge of Condition	Submission of details pursuant to condition 4 (SuDS) and 5 (Flood resilience) attached to planning permission 2021/3568 dated 02/02/2022.	Erin Glancy	Stamford Hill West Ward	Grant	06/04/2022
2022/0291	59 Fairholt Road, Hackney, London, N16 5EW	Certificate of Lawful Development Existing/Proposed	Erection of single storey ground floor rear extension, erection of a roof extension above 2-storey rear outrigger, rear dormer roof extension including hip to gable extension, and rooflights	Micheal Garvey	Stamford Hill West Ward	Grant	07/04/2022
2022/0232	59 Fairholt Road, Hackney, London, N16 5EW	Prior Notification - Larger Home Extension	Prior notification application for a larger home extension erection of single storey ground floor rear and side extension measuring 6m in depth and a maximum height of 4m.	Micheal Garvey	Stamford Hill West Ward	Grant	22/03/2022
2021/3455	102 Bethune Road, Hackney, London, N16 5BA	Full Planning Permission	Demolition and reconstruction of the front 2-storey bay window.	Raymond Okot	Stamford Hill West Ward	Grant	06/04/2022
2022/0323	22 Linthorpe Road, Hackney, London, N16 5RF	Householder Planning	Erection of a rear dormer roof extension and roof extension above the rear outrigger.	Raymond Okot	Stamford Hill West Ward	Granted - Extra Conditions	07/04/2022
2022/0254	21 Colberg Place, Hackney, London, N16 5RA	Prior Notification - Larger Home Extension	Prior approval for a larger homes extensions for the erection of a single storey ground floor rear extension measuring up to 6.0m deep, 3.0m eaves height and 3.3m maximum height and rear and side infill extension measuring up to 5.0m deep, 3.0m eaves height and 3.3m maximum height.	Danny Huber	Stamford Hill West Ward	Refuse	14/03/2022
2022/0223	21 Colberg Place, Hackney, London, N16 5RA	Prior Notification - Larger Home Extension	Prior approval for a larger homes extensions for the erection of a single storey ground floor rear extension measuring up to 6.0m deep, 3.0m eaves height and 3.3m maximum height and rear and side infill extension both measuring up to 5.0m deep, 3.0m eaves height and 3.3m maximum height.	Danny Huber	Stamford Hill West Ward	Refuse	14/03/2022



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2022/0188	21 Colberg Place, Hackney, London, N16 5RA	Prior Notification - Larger Home Extension	Prior approval for a larger homes extensions for the erection of a single storey ground floor rear extension measuring up to 6.0m deep, 3.0m eaves height and 3.3m maximum height and rear and side infill extension both measuring up to 5.0m deep, 3.0m eaves height and 3.3m maximum height.	Danny Huber	Stamford Hill West Ward	Refuse	09/03/2022
2021/2044	22 Heathland Road, London, N16 5NH	Full Planning Permission	Erection of a front dormer roof extension	Danny Huber	Stamford Hill West Ward	Refuse	16/03/2022
2021/1989	Flat A, 24 Cranwich Road, Hackney, London, N16 5JX	Full Planning Permission	Ground floor single storey wrap around rear extension	Erin Glancy	Stamford Hill West Ward	Refuse	03/03/2022
2021/0164	51 Stamford Hill, Hackney, London, N16 5SR	Full Planning Permission	External alterations including the relocation of boiler flues; alterations to front boundary treatment; erection of cycle and refuse store in rear garden [Note for Consultation: Listed Building Consent application 2021/0007 also received]	Gerard Livett	Stamford Hill West Ward	Refuse	24/03/2022
2021/0007	51 Stamford Hill, Hackney, London, N16 5SR	Listed Building Consent	Internal and external alterations involving the relocation of boiler flues; relocation of cycle store and alterations on the front boundary fence and bin store [Note for consultation: Application for planning permission 2021/0164 also received]	Gerard Livett	Stamford Hill West Ward	Refuse	24/03/2022
2022/0567	12 Kynaston Road, Hackney, London, N16 0EX	Discharge of Condition	Submission of details pursuant to conditions 4 (SUDs) and 5 (Flood resilience) attached to planning permission 2021/3595 dated 31-01-2022.	James Clark	Stoke Newington Ward	Grant	12/04/2022
2022/0473	38 Sydner Road, Hackney, London, N16 7UG	Certificate of Lawful Development Existing/Proposed	Erection of extension to roof of rear projection	Monika Vistartaite	Stoke Newington Ward	Grant	12/04/2022
2022/0392	66 Yoakley Road, Hackney, London, N16 0BB	Certificate of Lawful Development Existing/Proposed	Proposed erection of roof extension above existing rear outrigger.	Raymond Okot	Stoke Newington Ward	Grant	14/04/2022
2022/0382	First Floor And Second Floor Flat, 12a Beatty Road, Hackney, London, N16 8EB	Full Planning Permission	Construction of a rear roof extension together with the creation of a roof terrace and door on the roof of the outrigger.	James Clark	Stoke Newington Ward	Grant	11/04/2022
2022/0360	21 Lavers Road, Hackney, London, N16 0DU	Householder Planning	A proposed ground floor infill extension together with alterations to the rear fenestration.	James Clark	Stoke Newington Ward	Grant	28/03/2022
2022/0293	48 Brighton Road, Hackney, London, N16 8EG	Householder Planning	Proposed ground floor, single-storey, rear extension.	Jonathan Bainbridge	Stoke Newington Ward	Grant	05/04/2022
2022/0285	100 Nevill Road, Hackney, London, N16 0SX	Householder Planning	Proposed mansard roof extension.	Jonathan Bainbridge	Stoke Newington Ward	Grant	04/04/2022
2022/0284	Attic Flat, 65 Foulden Road, Hackney, London, N16 7UU	Full Planning Permission	Retention of the existing roof terrace and access door along with the formation of new boundary railings and perimeter planting boxes to act as a privacy screen.	James Clark	Stoke Newington Ward	Grant	04/04/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2022/0246	90 Nevill Road, Hackney, London, N16 0SX	Householder Planning	Erection of a mansard roof extension	Raymond Okot	Stoke Newington Ward	Grant	30/03/2022
2022/0165	Flat B, 54 Beatty Road, Hackney, London, N16 8EB	Discharge of Condition	Submission of details pursuant to condition 3 (External Materials) attached to planning permission 2021/1365 dated 23/06/2021.	James Clark	Stoke Newington Ward	Grant	02/03/2022
2022/0088	47 Walford Road, Hackney, London, N16 8EF	Householder Planning	Construction of a ground floor wrap-around rear extension together with the addition of rendering to the rear facade and alterations to the rear fenestration.	James Clark	Stoke Newington Ward	Grant	03/03/2022
2022/0072	39 Farleigh Road, Hackney, London, N16 7TB	Householder Planning	Erection of a single story rear extension.	Jonathan Bainbridge	Stoke Newington Ward	Grant	14/04/2022
2022/0061	Flats A and B, 83 Manor Road, Hackney, London, N16 5PA	Full Planning Permission	Installation of replacement windows.	James Clark	Stoke Newington Ward	Grant	31/03/2022
2021/0946	2 Leswin Place, London, N16 7NJ	Discharge of Condition	Submission of details pursuant to conditions 3 (Materials), 4 (Demolition and Construction Management Plan), 5 (Delivery & Service Plan), 6 (Contamination Risk Assessment), 12 (Arboricultural Method Statement), 13 (Crossrail 2 Safeguarding Report) attached to planning permission 2018/3788 dated 20/08/2019.	Alix Hauser	Stoke Newington Ward	Grant	25/03/2022
2021/3706	134 Nevill Road, Hackney, London, N16 0SX	Householder Planning	Erection of single storey ground floor rear/infill extension	Micheal Garvey	Stoke Newington Ward	Granted - Extra Conditions	18/03/2022
2021/3381	Flat 1, 136 Nevill Road, Hackney, London, N16 0SX	Householder Planning	Demolition of existing rear extension and erection of single storey lower ground floor rear extension at lower ground floor. Demolition of existing structure to front light well and erection of new storage area.	Micheal Garvey	Stoke Newington Ward	Granted - Extra Conditions	03/03/2022
2021/3252	Land adjacent to Cotton Exchange building, Wilmer Place, Hackney, London, N16 0BJ	Full Planning Permission	Erection of single story building to house electricity substation.	Nick Bovaird	Stoke Newington Ward	Granted - Extra Conditions	11/04/2022
2021/3158	Grazebrook Primary School Lordship Road, Hackney, London, N16 0QP	Full Planning Permission	Change of use of caretaker's flat to provide additional teaching space; erection of single-storey extension and extension to existing storage outbuilding	Erin Glancy	Stoke Newington Ward	Granted - Extra Conditions	15/03/2022
2022/0270	34 Smalley Close, Hackney, London, N16 7LE	Listed Building Consent	Replacement timber framed single glazed windows and timber framed single glazed door to rear elevation	Timothy Walder	Stoke Newington Ward	Granted - Standard Conditions	21/03/2022
2022/0099	25 Evering Road, Hackney, London, N16 7PX	Householder Planning	Excavation of basement and front and rear light wells	Alix Hauser	Stoke Newington Ward	Granted - Standard Conditions	14/03/2022
2021/2573	126 Lordship Road, Hackney, London, N16 0QL	Removal/Variation of Condition(s)	Variation of condition 2 (development according to the approved plans) pursuant to planning permission 2017/0834 granted on 02/11/2017 for erection of three storey (plus basement) detached self-contained dwelling. The variation would change the timber cladding to brick.	Raymond Okot	Stoke Newington Ward	Granted - Standard Conditions	18/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2022/0322	Flat C, 48 Gloucester Drive, Hackney, London, N4 2LN	Householder Planning	Enlargement of existing dormer window to front roof elevation, raising of cill to flank elevation, new roof light to rear roof slope	Micheal Garvey	Stoke Newington Ward	Refuse	08/04/2022
2022/0265	4 Glading Terrace, Hackney, London, N16 7NR	Householder Planning	Use of existing flat roof as amenity roof terrace, new 'sky door' opening, and erect boundary screening and planters.	Jonathan Bainbridge	Stoke Newington Ward	Refuse	31/03/2022
2022/0242	79 Stoke Newington Church Street, Hackney, London, N16 0AS	Listed Building Consent	Listed Building Consent for alterations to an existing mansard roof extension including the construction of a rear dormer and repositioning of an existing rooflight (in association with householder planning permission 2022/0241).	Erin Glancy	Stoke Newington Ward	Refuse	29/03/2022
2022/0241	79 Stoke Newington Church Street, Hackney, London, N16 0AS	Householder Planning	Alterations to an existing mansard roof extension including the construction of a rear dormer and repositioning of an existing rooflight (in association with Listed Building Consent 2022/0242).	Erin Glancy	Stoke Newington Ward	Refuse	29/03/2022
2022/0235	119 Dynevor Road, Hackney, London, N16 0DA	Householder Planning	Erection of a single storey ground floor side return extension.	Raymond Okot	Stoke Newington Ward	Refuse	29/03/2022
2022/0146	47 Walford Road, Hackney, London, N16 8EF	Certificate of Lawful Development Existing/Proposed	A Certificate of Lawful Development for a roof enlargement over the outrigger and insertion of two new skylights on the main roof to the property located at 47 Walford Road, Hackney, London, N16 8EF.	Jonathan Bainbridge	Stoke Newington Ward	Refuse	18/03/2022
2021/3336	18 Bayston Road, Hackney, London, N16 7LT	Certificate of Lawful Development Existing/Proposed	Proposed erection of single-storey side extension to rear projection at ground floor level	Gerard Livett	Stoke Newington Ward	Refuse	03/03/2022
2021/3740	160 Victoria Park Road, Hackney, London, E9 7JN	Householder Planning	The creation of a roof terrace with an associated balustrade together with the installation of replacement windows, alterations to the storefront and the rear elevation.	James Clark	Victoria Ward	Grant	24/03/2022
2022/0148	2, Queens Gate Villas Victoria Park Road, Hackney, London, E9 7BU	Householder Planning	Erection of single-storey ground floor rear extension, air source heat pump in rear garden; electric charging point to front elevation.	Micheal Garvey	Victoria Ward	Granted - Extra Conditions	11/04/2022
2021/3128	Flat A, 70 Southborough Road, Hackney, London, E9 7EE	Full Planning Permission	Demolition of existing single storey ground floor rear conservatory and replace with new conservatory.	Micheal Garvey	Victoria Ward	Granted - Extra Conditions	18/03/2022
2021/3645	180-180A Victoria Park Road, Hackney, London, E9 7HD	Full Planning Permission	The construction of a single-storey, first-floor rear extension, restoration of the front door, replacement of cement roof tiles with slate, and repair works to the rear façade.	Erin Glancy	Victoria Ward	Refuse	07/03/2022
2022/0469	5 New River Way, Hackney, London, N4 2ND	Certificate of Lawful Development Existing/Proposed	Erection of single-storey rear extension at ground floor level; erection of rear dormer roof extension; insertion of two rooflights in front roofslope	Monika Vistartaite	Woodberry Down Ward	Grant	23/03/2022
2022/0364	21 Bergholt Crescent, Hackney, London, N16 5JE	Prior Notification - Larger Home Extension	Prior Approval for a Larger Rear Extension: Extension would be a maximum of 6m deep, 3.5m high and 3m high at the eaves	Gerard Livett	Woodberry Down Ward	Grant	25/03/2022
2021/3763	52 Cranwich Road, London, N16 5JN	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear roof extension.	Alix Hauser	Woodberry Down Ward	Grant	17/03/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision	Decision Issued Date
2021/3560	Woodberry Down Phase 3 - Land bounded by Seven Sisters Road to the North, Woodberry Grove to the West, and Devan Grove and Eastern Reservoir to the South, which includes buildings identified as The Happy Man Public House, 89 Woodberry Grove, 440 Seven Sisters Road, 1-25 Bayhurst House, 1-30 Chattenden House, 1-45 Farningham House, 1-80 Ashdale House, 1-80 Burtonwood House, Woodberry Down, London, N4	Discharge of Condition	Submission of details pursuant to conditions 28 (SuDs) and 29 (FRA - land levels) attached to planning permission 2019/2514 dated 9th December 2020	Catherine Slade	Woodberry Down Ward	Grant	11/03/2022
2020/3272	100 Amhurst Park, London, N16 5AR	Full Planning Permission	Erection of a single-storey side extension at lower ground floor with paved entrance passage above at ground floor level; erection of three-storey stair core at ground, first and second floor levels; installation of rooflights; and associated works to elevations including refurbishment, installation and infilling of windows and doors to facilitate the use of the site as a school (Use Class F1).	Alix Hauser	Woodberry Down Ward	Grant	07/03/2022
2021/3768	38 Cranwich Road, London, N16 5JN	Householder Planning	Erections of a single storey ground floor rear/side extension	Danny Huber	Woodberry Down Ward	Granted - Standard Conditions	15/03/2022
2022/0405	420 - 424 Seven Sisters Road, Hackney, London, N4 2LX	Non-Material Amendment	Non-material amendment to planning permission 2015/0844 dated 12/07/2016: Effect of variation would be to allow for take-away uses; provision of external door; conversion of a window on Green Lanes elevation to louvered panel; provision of delivery vehicle waiting area together with internal changes	Gerard Livett	Woodberry Down Ward	Refuse	21/03/2022
2022/0330	15 Durley Road, Hackney, London, N16 5JW	Householder Planning	Erection of single storey ground floor rear and side extension	Micheal Garvey	Woodberry Down Ward	Refuse	08/04/2022
2022/0156	Basement Flat, 32 Denver Road, Hackney, London, N16 5JH	Full Planning Permission	Erection of single storey outbuilding in rear garden	Micheal Garvey	Woodberry Down Ward	Refuse	21/03/2022
2021/3772	52 Cranwich Road, London, N16 5JN	Householder Planning	Excavation of basement and erection of extension to existing ground floor extension.	Alix Hauser	Woodberry Down Ward	Refuse	17/03/2022