



# PLANNING SUB - COMMITTEE

Wednesday 7 September 2022  
at 6.30 pm Council Chamber, Hackney Town Hall

The live stream can be viewed here:

<https://youtu.be/ICGVKymo9tE>

The backup live stream is here:

<https://youtu.be/8M-ajxR3xKI>

## Members of the Sub-Committee:

Councillor Michael Desmond  
Councillor Clare Joseph  
Councillor Lee Laudat-Scott  
Councillor Michael Levy  
Councillor Jon Narcross  
Councillor Clare Potter  
Councillor Steve Race (Chair)  
Councillor Ali Sadek  
Councillor Jessica Webb (Vice-Chair)  
Councillor Sarah Young

**Mark Carroll**  
**Chief Executive**  
**Tuesday 30 August 2022**  
[www.hackney.gov.uk](http://www.hackney.gov.uk)

Contact: Gareth Sykes  
Governance Officer  
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# Planning Sub-Committee

## Wednesday 7 September 2022

### Agenda

#### 1 Apologies for Absence

#### 2 Declarations of Interest

A Sub-Committee 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 (Pages 9 - 26)

Committee members to approve the follow meeting minutes:

- 6 July 2022
- 27 July 2022

#### 5 2020/3389: Land rear of 5 Filey Avenue, London N16 6UH (Pages 27 - 58)

#### 6 2021/2558: Land at Springdale Mews, London, N16 9NR (Pages 59 - 72)

#### 7 2022/1971: 10-20 Windus Road, London, N16 6UP (Pages 73 - 80)

#### 8 Delegated decisions (Pages 81 - 112)

#### 9 Any Other Business

#### 10 Future meeting dates

The Planning Sub-Committee to note the following meeting dates:

2022

28 September

2 November

7 December

2023

11 January

1 February

22 February

3 April

3 May

## 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

The Openness of Local Government Bodies Regulations 2014 give the public the right to film, record audio, take photographs, and use social media and the internet at meetings to report on any meetings that are open to the public.

By attending a public meeting of the Council, Executive, any committee or sub-committee, any Panel or Commission, or any Board you are agreeing to these guidelines as a whole and in particular the stipulations listed below:

- Anyone planning to record meetings of the Council and its public meetings through any audio, visual or written methods they find appropriate can do so providing they do not disturb the conduct of the meeting;
- You are welcome to attend a public meeting to report proceedings, either in 'real time' or after conclusion of the meeting, on a blog, social networking site, news forum or other online media;
- You may use a laptop, tablet device, smartphone or portable camera to record a written or audio transcript of proceedings during the meeting;
- Facilities within the Town Hall and Council Chamber are limited and recording equipment must be of a reasonable size and nature to be easily accommodated.
- You are asked to contact the Officer whose name appears at the beginning of this Agenda if you have any large or complex recording equipment to see whether this can be accommodated within the existing facilities;
- You must not interrupt proceedings and digital equipment must be set to 'silent' mode;
- You should focus any recording equipment on 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 to respect the wishes of those who do not want to be filmed and photographed may result in the Chair instructing you to cease reporting or recording and you may potentially be excluded from the meeting if you fail to comply;

- Any person whose behaviour threatens to disrupt orderly conduct will be asked to leave;
- Be aware that libellous comments against the council, individual Councillors or officers could result in legal action being taken against you;
- The recorded images must not be edited in a way in which there is a clear aim to distort the truth or misrepresent those taking part in the proceedings;
- Personal attacks of any kind or offensive comments that target or disparage any ethnic, racial, age, religion, gender, sexual orientation or disability status could also result in legal action being taken against you.

Failure to comply with the above requirements may result in the support and assistance of the Council in the recording of proceedings being withdrawn. The Council regards violation of any of the points above as a risk to the orderly conduct of a meeting. The Council therefore reserves the right to exclude any person from the current meeting and refuse entry to any further council meetings, where a breach of these requirements occurs. The Chair of the meeting will ensure that the meeting runs in an effective manner and has the power to ensure that the meeting is not disturbed through the use of flash photography, intrusive camera equipment or the person recording the meeting moving around the room.

## **Advice to Members on Declaring Interests**

If you require advice on declarations of interests, this can be obtained from:

- The Monitoring Officer;
- The Deputy Monitoring Officer; or
- The legal adviser to the meeting.

It is recommended that any advice be sought in advance of, rather than at, the meeting.

## **Disclosable Pecuniary Interests (DPIs)**

You will have a Disclosable Pecuniary Interest (\*DPI) if it:

- Relates to your employment, sponsorship, contracts as well as wider financial interests and assets including land, property, licenses and corporate tenancies.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to DPIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner.
- Relates to an interest which should be registered in that part of the Register of Interests form relating to DPIs, but you have not yet done so.

If you are present at any meeting of the Council and you have a DPI relating to any business that will be considered at the meeting, you must:

- Not seek to improperly influence decision-making on that matter;

- Make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent; and
- Leave the room whilst the matter is under consideration

**You must not:**

- Participate in any discussion of the business at the meeting, or if you become aware of your Disclosable Pecuniary Interest during the meeting, participate further in any discussion of the business; or
- Participate in any vote or further vote taken on the matter at the meeting.

If you have obtained a dispensation from the Monitoring Officer or Standards Committee prior to the matter being considered, then you should make a verbal declaration of the existence and nature of the DPI and that you have obtained a dispensation. The dispensation granted will explain the extent to which you are able to participate.

### **Other Registrable Interests**

You will have an 'Other Registrable Interest' (ORI) in a matter if it

- Relates to appointments made by the authority to any outside bodies, membership of: charities, trade unions,, lobbying or campaign groups, voluntary organisations in the borough or governorships at any educational institution within the borough.
- Relates to an interest which you have registered in that part of the Register of Interests form relating to ORIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner; or
- Relates to an interest which should be registered in that part of the Register of Interests form relating to ORIs, but you have not yet done so.

Where a matter arises at any meeting of the Council which affects a body or organisation you have named in that part of the Register of Interests Form relating to ORIs, you must make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

### **Disclosure of Other Interests**

Where a matter arises at any meeting of the Council which directly relates to your financial interest or well-being or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

Where a matter arises at any meeting of the Council which affects your financial interest or well-being, or a financial interest or well-being of a relative or close associate to a greater extent than it affects the financial interest or wellbeing of the majority of inhabitants of the ward affected by the decision and a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest, you must declare the interest. You may only speak on the matter if members of the public are able to speak. Otherwise you must not take part in any discussion or voting on the matter and must not remain in the room unless you have been granted a dispensation.

In all cases, where the Monitoring Officer has agreed that the interest in question is a sensitive interest, you do not have to disclose the nature of the interest itself.

## 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 Subcommittee 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 that 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 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 Services at [governance@hackney.gov.uk](mailto:governance@hackney.gov.uk) by 4.00pm 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.



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

**WEDNESDAY 6 JULY 2022**

THIS MEETING WAS LIVE STREAMED AND CAN BE VIEWED HERE:

[https://youtu.be/VW3yAPc\\_PfI](https://youtu.be/VW3yAPc_PfI)

- Councillors Present:** Cllr Steve Race in the Chair
- Cllr Michael Desmond  
Cllr Clare Joseph  
Cllr Michael Levy  
Cllr Jon Narcross  
Cllr Clare Potter  
Cllr Lee Laudat-Scott  
Cllr Jessica Webb (Vice-Chair)  
Cllr Sarah Young
- Apologies:** None
- Officers in Attendance:** Robert Brew, Major Applications Team Leader  
Nick Bovaird, Senior Planner, Major Projects  
Graham Callam, Growth Team Manager, Public Realm  
Natalie Broughton, Head of Planning and Building Control  
Joe Croft, Senior Transport Planner (Development Control)  
Mario Kahraman, ICT Support  
Leif Mortensen, Senior landscape and tree officer  
Matt Payne, Conservation Urban Design and Sustainability Deputy Manager  
Isobel Pierce, Project Manager Woodberry Down Regeneration,  
Qasim Shafi, Principal Transport Planner (Development Management)  
Catherine Slade, Major Projects Principal Planning Officer - Woodberry Down  
Joris van der Starre, Senior Conservation and Design Officer  
Gareth Sykes, Governance Officer  
John Tsang, Development Management & Enforcement Manager  
Sam Woodhead, Legal Officer
- Observer:** Cllr Ali Sadek (joined remotely)

**1 Appointment of Chair and Vice-Chair of the Planning Sub-Committee for the municipal year 2022/23**

- 1.1 The Planning Sub-Committee noted that Councillor Steve Race and Councillor Jessica Webb had been appointed as Chair and Vice-Chair of the Planning Sub-Committee by Council on 25 May 2022, for the municipal year 2022/23.

**RESOLVED:**

**To note that Councillor Steve Race and Councillor Jessica Webb had been appointed as Chair and Vice-Chair of the Planning Sub-Committee by Council on 25 May 2022, for the municipal year 2022/23.**

**2 The Terms of Reference of the Planning Sub-Committee for the Municipal Year 2022/23**

- 2.1 The Planning Sub-Committee noted their Terms of Reference for the municipal year 2022/23.

**RESOLVED:**

**To note the Terms of Reference for the Planning Sub-Committee for the municipal year 2022/23.**

**3 Apologies for Absence**

- 3.1 There were no apologies for absence or lateness.
- 3.2 It was noted that due to an illness Councillor Sadek was joining the meeting remotely. Councillor Sadek would be able to observe the meeting only and would not be able to participate in the discussions or the votes on the Planning applications on the agenda.

**4 Declarations of Interest - members to declare as appropriate**

- 4.1 Councillor Young declared an interest in relation to Items 7 and 8. In relation to item 7 the Councillor had, until recently, been a trustee of the night shelter which was currently occupying the site. It was agreed that for this item the Councillor would not recuse herself from the meeting.
- 4.2 In relation to item 8 Councillor Young was involved with the Woodberry Down Community Organisation and other groups of residents in her capacity as Woodberry Down ward Councillor. The Councillor would recuse herself for this part of the meeting.

**5 To consider any proposal/questions referred to the sub-committee by the Council's Monitoring Officer**

- 5.1 There were no proposals or questions referred to the Planning Sub-Committee by the Council's Monitoring Officer.

## 6 Minutes of the Previous Meeting

- 6.1 The minutes of the previous meetings, held on 6 and 27 April 2022, were agreed, by the Councillors present at those meetings, as an accurate record of those meetings' proceedings.

### RESOLVED:

**The minutes of the previous meetings, held on 6 and 27 April 2022, were agreed as an accurate record of those meetings' proceedings.**

## 7 2021/1807: Alexandra Court, 1A Belgrade Road, London, N16 8AF

- 7.1 PROPOSAL: Erection of part two, part three, part four storey building facing Princess May Road and a five storey building facing Stoke Newington Road [following demolition of lower-ground and ground floor office floor space (Use Class E) and car park] to provide 15 self-contained residential units and a flexible use at ground floor level (Class E); external alterations to existing Alexandra Court block to include remodelled front entrances; associated landscaping to include replacement trees, a communal courtyard to the rear of Alexandra Court, cycle and bin storage.

### 7.2 POST SUBMISSION REVISIONS:

- Minor layout revisions, clarity on the positioning of a roof terrace, amendments to the remodelled entrance to the Alexandra Court tower, amendments to the ground floor of Block B. These changes were of minor impact and it was therefore considered unnecessary to reconsult the scheme.

- 7.3 The Planning Service's Senior Planner, Major Projects introduced the planning application as published. During the course of the officer's presentation reference was made to the published addendum and the following amendments to the application report:

- Paragraph 6.1.7 would be amended;
- Paragraph 8.1.35 Accessible Dwellings M4 (3) would be amended;
- Paragraph 6.1.12 referred to 'First Homes' and was considered unnecessary and would be removed;
- In paragraph 6.3.2 the number of units proposed should read 15 (rather than 30) and would be amended;
- In paragraph 6.4.3, it was not fully made clear that the Blue Badge space to be provided on-street prior to the occupation of the development would be within 50m of the proposed entrance to the wheelchair accessible dwelling. As such, the paragraph should be amended;
- The bicycle parking condition would be amended to ensure that 4 Sheffield Stand spaces were provided.

- 7.4 The Planning Sub-Committee heard from a local resident speaking in objection to the application. They raised a number of concerns including the following; the impact of the proposals on the visual character of the local area and the construction phase in relation to their property on Princess May Road from dust, noise and on the potential impact on the foundations of their home.

Representatives for the applicant were present at the meeting to answer questions from the Sub-Committee.

7.5 The meeting entered the discussion phase where the following points were raised:

- Committee members were reminded that Controlled Parking Zones (CPZ) were secured through a section 106 agreement and were commonly used across London. There was precedent for using them but the Planning Service could not speak as to their legality;
- The existing building was currently being used as a homeless shelter. The applicant was working with the current occupants to relocate them;
- The proposed tenures were 100% London Affordable Rent. Recent figures had shown that this was genuinely affordable but it was recognised that it was slightly higher than Social Rent accommodation. It was noted that the London Plan and Local Plan considered London Affordable Rent and Social Rent to be genuinely affordable housing;
- In terms of the proposed number of family units, Hackney Council was able to make exceptions to the standard preferred dwelling mix of one, two and three bedroom units. The Council could make a variation if the circumstances allowed. The applicant would also come up with a tenure that would work for them which, in the case of the application before the Sub-Committee, was 100% London Affordable Rent;
- Sub-Committee members were reminded that they needed to consider the proposals in line with the Development Plan, the London Plan and the Local Plan;
- It was unclear from the figures provided in the application whether the proposals were under the Homes for Londoners 2016-2023 programme or the programme that came after it;
- Transport for London (TfL) had the final say on what types of trees would replace those being removed on the Transport for London Road Network (TLRN);
- The Sub-Committee noted that the development had stepped up from two to four floors facing the Tower Block. It was recognised that there would be some loss of light and the applicant had hired a daylight/sunlight consultant who had concluded, like the Council's Planning Service, that the proposals were acceptable;
- Issues around dust, noise and overshadowing would be included as part of the next stage of the planning process through submission of a Construction Management Plan (CMP). The applicant confirmed that there would be engagement with local residents both before and during the construction phase to ensure that there was no impact on their homes;
- Regarding condition 4.7.7 of the application report, the Sub-Committee noted that the Building Research Establishment Environmental Assessment Method (BREEAM) rating related to non-residential buildings. Residential buildings were measured against another set of standards different to BREEAM;

- Part of the proposals included the submission of an energy report. The applicant confirmed that currently Air Source Heat Pumps (ASHPs) were proposed but if the application was agreed then they could look at a different approach. The Committee noted that the 15 proposed ASHPs would be located on the roof of the development. Their installation would be reviewed by condition (condition 8.1.29);
- On the issue of the overshadowing of the property at number 2 Princess May Road, the proposed adjacent building did not extend beyond that property. Also the daylight/sunlight report had outlined the Vertical Sky Component (VSC) impact of the proposals. The separate Building Control regime was in place to ensure that no damage was caused to neighbouring buildings during the construction phase;
- The Sub-Committee noted from the addendum that on-street blue badge parking bays would be within 50 metres of the site entrance;
- The applicant was allowed discretion over the internal layout of the proposed units;
- For the block B development, the flat on the same level as the roof would have access to the adjacent roof. The green roof and air source heat pump section of the top roof, however, was for maintenance access only. For the block A development, the roof was not for residential use and was for maintenance access only;
- Design of the cycle storage area was based on Secure by Design guidance. It would be accessible through the internal courtyard of the proposed development. This was the first stage of access with the next stage being entry to the storage area through a security fob system. The Sub-Committee noted that every effort had been made to include as much single tier cycle storage on site.

Vote:

For: Cllr Desmond, Cllr Joseph, Cllr Levy, Cllr Narcross, Cllr Potter, Cllr Race (Chair), Cllr Laudat-Scott, Cllr Webb (Vice-Chair) and Cllr Young.  
Against: None.  
Abstention: None.

**RESOLVED:**

**Planning permission was granted subject to conditions and completion of a Legal Agreement.**

At the conclusion of agenda item 7 Councillor Young left the Council Chamber and did not participate in the discussion and vote for the planning application at item 8.

**8 2021/3606 Woodberry Down Phase 3, Seven Sisters Road Hackney, London N4 2SB**

8.1 PROPOSAL: Submission of details pursuant to condition 18 (materials and architectural details) parts (i) Samples (including sample boards) and specifications of all external materials (including obscure and clear glazing, screening, spandrels and cladding) and full details of junctions/interfaces

between different material types; and (ii) A physical full scale mock-up of a typical facade arrangement for the building relevant to each block (the extent of which shall be agreed with the Local Planning Authority); and (iii) Annotated plans at a scale of 1:10 or 1:20 of the details of the typical ground floor facade treatment including residential entrance(s), shop front(s), Seven Sisters Road frontage of energy centre, vehicular accesses to Blocks A and B, and openings to refuse and bicycle storage; and (iv) Details of all window, door, balcony, surround, soffit, canopy, reveal, glazing and corner detailing types (including details of where used in the development, detailed drawings at a scale of 1:5, 1:10 or 1:20 as appropriate, frames and glazing bars, product literature and samples); and (vi) Details of expansion joint positioning; and (vii) Details, including samples and annotated plans at a scale of 1:10 or 1:20, of each balcony type and wind screening of balconies; and (viii) Details of the layout of each lobby type which shall show details of storage of mail and deliveries and natural lighting and ventilation, including annotated plans at a scale of 1:20 or 1:50; and (ix) Permanent façade cleaning equipment attached to planning permission 2019/2514 dated 9<sup>th</sup> December 2020. THE SUBMISSION DOES NOT INCLUDE part (v) Details of screening and/or enclosure of roof top plant, including drawings to a scale of 1:20 or 1:50 as appropriate.

8.2 POST SUBMISSION REVISIONS: Substitution of an alternative light grey brick for the tower building and light buff brick.

8.3 The Planning Service's Major Projects Principal Planning Officer - Woodberry Down introduced the planning application as published. During the course of the officer's presentation reference was made to the published addendum and the following amendment to the application report:

The approved documents list should be amended through the deletion of the following drawing numbers:

- E730A-RJA-AZZ-12-DR-A-009-1001 rev P03 and E730A-RJA-AZZ-12-DR-A-009-1002 rev P02

There were no persons registered to speak in objection to the application. The applicants had decided to answer questions from the Planning Sub-Committee meeting only.

The applicant had brought along to the meeting samples of the materials to be used on site which the Sub-Committee members briefly examined.

8.4 The Planning Sub-Committee entered the discussion phase where the following points were raised:

- The materials, insulation and supporting brackets to be used on site had been tested beforehand and were non-combustible. Cavity and fire barriers were also in place at key locations on the building which were also in line with Building Regulations and fire safety advice;
- Berkeley Homes stated that they would conduct hourly on-site inspections as well as ongoing independent inspections and the submission of regular reports to ensure continued Health and Safety compliance;
- A very small amount of cladding would be used on site, the majority of the material was brick;



- Brick had been used as it was longer lasting and would not weather as quickly compared to other materials. The abseiling equipment that would be used on site for window cleaning would also be used for general maintenance of the bricks as and when it was required;
- On the issue of overheating, conditions were already agreed to cover this aspect of the development as part of the previous application 2019/2514;
- Woodberry Down Phase 4 was currently out for public consultation with a view for an application being submitted to the Planning Sub-Committee for approval in late 2022;
- On a point of clarification, reference in the report to the development's appearance preventing 'opportunities for anti-social behaviour' (page 91 of the published papers) this referred to the public façade and recesses preventing incidents of loitering;
- Across most of the development handset brick slips would be used. The Planning Service would ensure that the brick slips used on site were of the highest quality;
- The applicant explained that brick had been chosen to reflect the history of the area;
- On concerns raised about permeability, the Sub-Committee noted that measures were in place to prevent any water entering the cavities behind the brickwork.

Vote:

For: Cllr Desmond, Cllr Joseph, Cllr Levy, Cllr Narcross, Cllr Potter, Cllr Race (Chair), Cllr Laudat-Scott and Cllr Webb (Vice-Chair).  
Against: None.  
Abstention: None.

**RESOLVED:**

**The condition was discharged.**

**9 Delegated decisions**

9.1 The Planning Sub-Committee noted the contents of the Delegated Decisions document.

**RESOLVED:**

**The delegated decisions document was noted.**

**10 Any other business**

10.1 None.

**11 Future meeting dates**

11.1 Sub-Committee members noted the following meeting dates:

2022

27 July  
7 September  
28 September  
2 November  
7 December

2023

11 January  
1 February  
22 February  
3 April  
3 May

**Duration of the meeting:** 6:30pm – 8:08pm

**Chair of the meeting: Councillor Steve Race**

Contact:

Gareth Sykes

Governance Officer

Email: [gareth.sykes@hackney.gov.uk](mailto:gareth.sykes@hackney.gov.uk)

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

**WEDNESDAY 27 JULY 2022**

THIS MEETING WAS LIVE STREAMED AND CAN BE VIEWED HERE:

[HTTPS://YOUTU.BE/XPBoN0k2FLG](https://youtu.be/XpBoN0k2FLG)

- Councillors Present:**
- Cllr Steve Race in the Chair**
  - Cllr Michael Desmond**
  - Cllr Shaul Krautwirt (Substitute)**
  - Cllr Lee Laudat-Scott**
  - Cllr Jon Narcross**
  - Cllr Ali Sadek**
  - Cllr Jessica Webb (Vice-Chair)**
  - Cllr Sarah Young**
- Apologies:**
- Cllr Clare Joseph**
  - Cllr Michael Levy**
  - Cllr Clare Potter**
- Officers in Attendance:**
- Gareth Barnett, South Area Team Leader**
  - Nick Bovaird, Senior Planner, Major Projects**
  - Robert Brew, Major Applications Team Leader**
  - Graham Callam, Growth Team Manager, Public Realm**
  - Seonaid Carr, Central Area Team Leader**
  - Adele Castle, Team Leader North**
  - Alix Hauser, Senior Planning Officer**
  - Ashraful Haque, Team leader - Environmental Protection**
  - Mario Kahraman, ICT Support**
  - Gerard Livett, Senior Planning Officer**
  - Leif Mortensen, Senior landscape and tree officer**
  - Matt Payne, Conservation Urban Design and Sustainability Deputy Manager**
  - Louise Prew, Major Projects Planner**
  - Qasim Shafi, Principal Transport Planner (Development Management)**
  - Christine Stephenson, Specialist Lawyer**
  - Gareth Sykes, Governance Officer**
  - John Tsang, Development Management and Enforcement Manager**
  - Timothy Walder, Principal Conservation and Design Officer**

**1 Apologies for Absence**

- 1.1 Apologies for absence were received from Cllrs Joseph, Levy and Potter.

**2 Declarations of Interest**

- 2.1 The Sub-Committee members declared an interest in relation to agenda items 5 and 7; members had received various lobbying materials in objection to the application.
- 2.2 It was noted that at item 7 the Chair and the ward Councillor who was registered to speak in objection were Councillors for the same ward in Hackney.
- 2.3 It was also noted that the Sub-Committee members all knew the Hackney Ward Councillors registered to speak at agenda items 5, 6 and 7.

**3 To consider any proposal/questions referred to the sub-committee by the Council's Monitoring Officer**

- 3.1 None.

**4 Minutes of the Previous Meeting**

- 4.1 None.

**5 2021/1906: De Beauvoir Estate, Downham Road, Hackney, London, N1**

- 5.1 PROPOSALS; All works associated with site clearance of six sites and erection of five buildings of six storeys and a four storey row of ten terraced houses, to provide 189 mixed tenure residential dwellings (Use Class C3) and 593m<sup>2</sup> of non-residential space (Use Class E); landscaping to include residential courtyards, public realm, tree planting, the provision of play space, reorganisation of existing car parking and all associated Infrastructure.

**POST SUBMISSION REVISIONS:**

- Ground floor footprint reduced on corner of Downham Road and Southgate Road;
- Internal revisions to allow amended fire strategy;
- Trees retained on Downham Road;
- Pillar removed on Hertford Road;
- Development description amended to refer to 593m<sup>2</sup> non-residential space, following amended Design and Access statement.

These amendments were sufficiently minor that it had been considered unnecessary to carry out a further consultation on the application.

- 5.2 The Council's Planning Service's Senior Planner, Major Projects, introduced the application during which reference was made to the addendum and the following amendments to the application:
- The Borough's Streetscene team have requested that references to 'road safety audit' be replaced with 'safety audit'. As such, paragraph 6.5.26 should be amended;

- Accordingly, condition 44 would be amended to add further details as to what is expected by the condition;
- The Greater London Authority had requested an additional condition.

5.3 A Hackney Councillor first spoke on behalf of local residents highlighting their objections to the application.

5.4 A local ward Councillor and the Council's Head of Housing Supply Programme spoke next. They highlighted that the scheme would provide genuine affordable housing addressing the needs of local residents.

The Sub-Committee briefly examined an architectural model and samples of material provided by the applicant.

5.5 The meeting entered the discussion phase where a number of points were raised including the following:

- The tenure mix was policy compliant. The private sale homes would pay for the affordable homes element of the development. No more affordable housing could be provided because of the lack of government funding. The majority of the blocks in the development were of a mixed tenure, however the Balmes Road block was different in that it would contain social rented units due to an earlier commitment made by the Council to local residents;
- The design of the proposed blocks was respectful of the existing architectural landscape of the area;
- The Council's external consultants had examined the scheme and they had determined that it was above the 35% beyond building regulations minimum carbon reduction. Both the Planning Service and the external consultants were satisfied with the proposals and did not see any areas of concern regarding the sustainability of the scheme, subject to carbon offset payment. Air Source Heat Pumps (ASHPs) were to be used as they were seen as the most energy efficient option. Some of the homes to the north of the site would have issues with noise and therefore the occupants would have to close their windows. For these units 'trim heating' would be applied - a small amount of air would be pumped into the building to keep it air-cooled;
- There was a more designed frontage proposed for the north of the site which was set slightly more forward;
- The Council's transport team were satisfied that under the scheme the pavements were wide enough and suitable for pedestrians;
- Blocks with less than 30 units would have installed individual rather than communal ASHP systems;
- Energy Performance Certificates (EPCs) were not a measurement used in planning. It was noted that an energy and sustainability statement had been included and there was also a carbon offset payment to be made of £298,965 as part of the conditions;
- There were proposed class E units on the ground floor along Hertford Road which would allow for greater flexibility. A condition was included against primary cooking, therefore a restaurant, for example, could not be sited in those ground floor units because they would require internal flues, which would result in the floor above the unit being used;

- The terrace houses that would sit in front of St Laurence Court and adjacent to 81 Downham Road would be set slightly back from the line of the larger blocks. These houses would be provided with a front garden with private secure bicycle and bin storage;
- The community space was provided through a small back garden and a terrace on the first floor;
- The existing community hall was outside of the development boundary and would be retained;
- No issues had been identified with the proposed single doorways;
- The proposals did meet the requirements of the Council's child-friendly play space requirements;
- The proposals did not meet the policy requirement LP48 on open spaces. In response a condition was included for a payment in lieu to be spent on open space and the inclusion of a landscaping condition;
- Recent legal opinion on Controlled Parking Zones was not material planning issue;
- The Committee was disappointed at the level of two tier cycle parking proposed. The applicant explained that in order for the scheme to meet various requirements, as set out in the London Plan and the Hackney Plan, and to achieve the proposed level of affordable housing, they had to opt for two tier cycle parking. Steps were currently being taken to examine the specifications for those cycle racks and the possible installation of a hydraulic mechanism to enable ease of use;
- Closed Circuit Television (CCTV) would be installed in the cycle parking areas. There was internal access to the cycle parking area along with some visitor spaces. There was also an internal visitor space on 81 Downham Road. No area of the proposed scheme did not have access via a gated or security fob entry;
- The Downham Road East, Hertford Road and Balmes Road blocks would provide long stay visitor cycle parking within the footprint of the building behind locked doors. These entrances were internal-facing away from the main roads.

Vote

For: Cllr Desmond, Cllr Krautwirt, Cllr Laudat-Scott, Cllr Narcross, Cllr Sadek, Cllr Race, Cllr Webb and Cllr Young.

Against: None.

Abstention: None.

**RESOLVED:**

**Planning permission was granted subject to conditions, Unilateral Undertaking, no issues arising from consultation with the Health and Safety Executive, and referral to the Greater London Authority**

**6 2021/3456: 34 Colvestone Crescent**

6.1 PROPOSAL: Retrospective permission for the erection of rear extension at lower ground floor level and part ground floor level, the enlargement of the front lightwell and alterations to the rear elevation.

POST SUBMISSION REVISIONS: Basement was removed from the plans, the lightwell enlarged to show what previously existed on site and minor alterations to the front and rear elevations to accurately reflect the pre-existing, existing and proposed site conditions. Re-consultation was carried out in the form of letters to surrounding occupiers and objectors, erection of a site notice and publication of a press notice post submission of revised drawings.

- 6.2 The Planning Officer introduced the planning application as set out in the published report.

There were no persons registered to speak in objection to the application.

- 6.3 A local ward Councillor spoke in support of the application. They recognised that there were ongoing concerns from local residents and it was hoped these could be resolved.

- 6.4 The applicant also spoke briefly about the history of the scheme and how they felt that, if approved, it would bring back into use an empty property.

The agent for the applicant declined to speak.

- 6.5 The Committee noted that the application was seeking retrospective permission and that the plans were reflective of other similarly approved designs in the local area.

No further questions were raised by the Sub-Committee members.

Vote

For: Cllr Desmond, Cllr Krautwirt, Cllr Laudat-Scott, Cllr Narcross, Cllr Sadek, Cllr Race, Cllr Webb and Cllr Young.

Against: None.

Abstention: None.

**RESOLVED:**

**Planning permission was granted subject to conditions.**

- 7 2021/3204: Land at Bishopsgate Goods Yard, Bethnal Green Road, London E1 6GY**

- 7.1 PROPOSAL: Temporary planning permission for the erection of an additional storey at 2nd floor level to provide 658 sqm of external seating space together with 175 sqm of internal space for flexible Class E (a) retail, (b) restaurant and (d) indoor recreation use with ancillary storage/WCs/facilities space, until 31st May 2023.

POST-SUBMISSION REVISIONS: There have been minor design amendments at roof level post-submission in order to address officer feedback. Some additional information has also been submitted in relation to transport. A reconsultation exercise has been undertaken following the submission of this additional information.

- 7.2 The officer from the Planning Service's Major Applications Team introduced the planning application as set out in the published report. During the course of their presentation reference was made to the addendum in which it was noted that since the publication of the report one additional objection has been received from a local resident.
- 7.3 A local ward Councillor and two residents spoke in objection to the application raising concerns about the application's potential to increase incidents of Anti Social Behaviour (ASB) and noise.
- 7.4 The applicants spoke next giving a brief overview of the benefits of the scheme and also addressing those objections raised. They had submitted two additional images for consideration at the meeting. These were circulated to all meeting participants.
- 7.5 A discussion took place where a number of points were raised including the following:
- The previously granted planning permission for Bishopsgate Goods Yard was considered useful as background information to help frame the proposals under consideration;
  - Planning officers noted that this was a finely balanced recommendation. The possibility of increased amenity impacts was noted, but this needed to be considered in the context of the surrounding environment and it was hard to determine that increased impacts from this one use would necessarily be harmful;
  - The applicants were in an ongoing dialogue with residents on Shoreditch High Street. There were 52 objections received but the applicants stressed that it was important to distinguish between complaints about the whole site and objections to their specific application. The applicants felt that they had done all they could to reduce noise breakout in response to the objections received;
  - The additional images submitted showed the proposed structure both with and without the roof. The roof would be movable and when closed would provide extra noise protection;
  - The Planning Service acknowledged that the proposals, if granted, could see an increase in footfall to the area, however, they had concluded that given the temporary nature of the proposals and subject to mitigation, it was not considered that the cumulative impact would be such that it would warrant refusal of the application;
  - The applicants confirmed that there would be a manager on site to respond to any complaints raised by local residents;
  - Wider issues relating to licensing were not a material planning issue;
  - The applicants highlighted that they were just a small part of a much larger site with several other late night premises in the immediate vicinity.

Vote

For: Cllr Desmond, Cllr Krautwirt, Cllr Laudat-Scott, Cllr Narcross, Cllr Sadek, Cllr Race, Cllr Webb and Cllr Young.

Against: None.

Abstention: None.



**RESOLVED:**

**Conditional planning permission was approved subject to conditions.**

**8 2021/0275: Yetev Lev Boys School, 111 - 115 Cazenove Road, Hackney, London, N16 6AX**

8.1 PROPOSAL: Erection of a single storey roof extension to provide an additional 7 classrooms at third floor level for existing students; rooftop playground and balustrade above including increase in brick wall at second floor level to allow extension of eastern core to provide access to playground; extension of central lift shaft to provide roof access; raised parapet; 15 air conditioning units on roof with enclosure; and access ramp with balustrade and stairs to provide ground floor access.

POST SUBMISSION REVISIONS: Noise Impact Assessment, Construction Logistics Plan and revised plans were received Consultation was carried out on these documents.

8.2 The Planning Service's Major Projects Planner introduced the planning application as set out in the published report. During the course of the officer's presentation reference was made to the published addendum and the following amendments to the application report:

- Comments were received from two objectors outlining their previous comments following publication of the report. The comments raised have been addressed in the officer's report;
- Additional paragraphs were added at paragraphs 3.15 and 4.2.3;
- An additional condition, 8.1.15 Air conditioning units, was added.

No persons were registered to speak in objection to the application.

8.3 The agent for the applicant spoke giving a brief overview of the scheme and its benefits.

8.4 A discussion took place where a number of points were raised including the following:

- Concerns raised by local residents about excessive noise were being addressed by the Council's Environmental Health team;
- A condition had been included to ensure that the rooftop playground had been designed with an acoustic boundary;
- The playground would be restricted to 60 children at any one time, Mondays to Fridays. The playground was set down into the roof which would allow sound to travel upwards mitigating against noise breakout;
- The application had been submitted on the assumption that there would not be an increase in the number of students on site. The inclusion of additional classrooms were to allow those students already on the school roll to have smaller class sizes. The planning application allowed Hackney Council to cap the number of students at the school's current total number. The school was made up of a number of different buildings and that the cap only applied to the development of site under consideration at the meeting;

- If there was a breach of condition regarding the cap the Council could use its enforcement powers;
- The Committee noted taking away 60 children from the ground floor to use the rooftop playground would reduce the amount noise coming out of the ground floor;
- The proposed mansard would be taller due to the rooftop playground. Overall though the Planning Service found the design acceptable;
- The surrounding area was varied in nature with school buildings, low terraced houses and other flat developments with different heights;
- On the issue of amenity impacts, the buildings to the north were sufficiently set away from the main school building and would not be impacted by loss of light or overlooking. The building to the east, 117 Cazenove Road, had north and south facing windows and the building line on the southern elevation in particular was even with the existing building and that the Planning Service had concluded that there was no impact. On those concerns raised about the amenity impact on the north-facing building, the planning service had concluded that it was already experiencing overshadowing, the proposals would not make a noticeable difference;
- Zinc standing seam materials were proposed and would be conditioned.

Vote

For: Cllr Desmond, Cllr Krautwirt, Cllr Laudat-Scott, Cllr Narcross, Cllr Sadek, Cllr Race, Cllr Webb and Cllr Young.

Against: None.

Abstention: None.

**RESOLVED:**

**Planning permission was granted subject to conditions and a Section 106 legal agreement.**

**9 2021/3106: 184 Evering Road, London, E5 8AJ**

9.1 PROPOSAL: Submission of details pursuant to conditions 4c and 4d (detailed drawings of cycle and refuse stores) and part of condition 8 (landscaping to the front garden) attached to planning permission 2019/2907 dated 11/11/2019.

POST SUBMISSION REVISIONS: None.

9.2 The Senior Planning Officer introduced the application report as set out in the published papers.

No persons were registered to speak in objection or support of the planning application.

9.3 The Sub-Committee noted that the application had been reviewed by the Council's Conservation and Design officers and they had concluded that the proposals were acceptable.

No further questions were raised by the Sub-Committee members.

Vote

For: Cllr Desmond, Cllr Krautwirt, Cllr Laudat-Scott, Cllr Narcross, Cllr Sadek, Cllr Race, Cllr Webb and Cllr Young.

Against: None.

Abstention: None.

**RESOLVED:**

**Details were approved.**

**10 Delegated decisions**

10.1 Committee members noted that there were issues with the formatting of the document. The document would be amended and resubmitted for publication.

Due to formatting issues the delegated decisions document was not approved by the Sub-Committee.

**11 Future meeting dates**

11.1 Committee members noted their future meeting dates:

2022

7 September  
28 September  
2 November  
7 December

2023

11 January  
1 February  
22 February  
3 April  
3 May

**12 Any other business**

12.1 The Committee wished the Planning Service's Principal Conservation and Design Officer, Timothy Walder, all the best for the future as he was shortly to leave Hackney Council.

**END OF MEETING**

**Duration of the meeting: 6:30pm – 10:10pm**

**Chair of the meeting: Councillor Steve Race**

**Contact:**

Gareth Sykes

Governance Officer

[gareth.sykes@hackney.gov.uk](mailto:gareth.sykes@hackney.gov.uk)

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## Planning Sub-Committee 07/09/2022

<b>ADDRESS:</b> Land rear of 5 Filey Avenue, London N16 6UH	
<b>WARD:</b> Cazenove	<b>REPORT AUTHOR:</b> Micheal Garvey
<b>APPLICATION NUMBER:</b> 2020/3389	<b>VALID DATE:</b> 23/01/2020
<b>DRAWING NUMBERS:</b> IR920-02A, 03A, 04A, Design and Access Statement, Tree report	
<b>AGENT:</b> Mrs Isil Gjoka 158 Albany Road, Hornchurch, Essex, RM12 4AB	<b>APPLICANT:</b> Mr Demetrious % Agent
<b>PROPOSAL:</b> Erection of two storey dwelling to form one bedroom house	
<p><b>POST SUBMISSION REVISIONS:</b></p> <ul style="list-style-type: none"> <li>Revisions to the front facade removing slatted metal louvres and replacing them with brick; panels removed from windows.</li> </ul> <p>No further consultations were required on the amendments as the design changes were not considered to be substantial to require further reconsultation.</p>	
<p><b>RECOMMENDATION SUMMARY:</b></p> <p>Grant planning permission subject to conditions and section 106 legal agreement</p>	
<b>NOTE TO MEMBERS:</b> None.	

<b>REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:</b>	
Major application	
Substantial level of objections received	<b>YES</b>

<b>REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:</b>	
Council's own planning application (in accordance with the Planning Sub-Committee Terms of Reference)	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	

**ANALYSIS INFORMATION**

ZONING DESIGNATION: (Yes) (No)

CPZ	Zone T Stamford Hill	
Conservation Area	Northwold & Cazenove	
Listed Building (Statutory)		No
Listed Building (Local)		No
Priority Industrial Area		No

<b>LAND USE:</b>	Use Class	Use Description	Floorspace Sqm
<b>Existing</b>	C3	Backland site	
<b>Proposed</b>	C3	One bedroom single dwelling house	66.8sqm

<b>PARKING DETAILS:</b>	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
<b>Existing</b>	0	0	0
<b>Proposed</b>	0	0	1

**CASE OFFICER'S REPORT**

## **1.0 SITE CONTEXT**

1.1 The site comprises a vacant parcel of land, which has been annexed from 5 Filey Avenue and has an access on the west side of Oldhill Street.

1.2 5 Filey Avenue is a two storey, end of terrace Victorian building, which is occupied as two flats , with a three storey rear addition and a single storey rear extension. The premises has an L-shape garden and has less than half the size of the original garden as a result of annexing the site. It appears only the ground floor flat has access to the garden. The premises is not listed but is located in the Northwold & Cazenove Conservation Area. The site is bounded by rear gardens of predominantly residential uses to the west and abuts a two storey detached dwelling to the north.

1.3 To the west is a two storey building with a three storey outrigger and a large single storey rear extension, which abuts the site. To the rear of this premises is a Sycamore tree.

1.4 Oldhill Street to the north east is characterised by properties of a mix of different heights and different designs. Only parts of Oldhill Street (where the development fronts onto) is located in the conservation area.

## **2.0 Conservation Implications**

2.1 There are no statutory or locally listed buildings on, or immediately neighbouring the site. The site sits within the Northwold & Cazenove Conservation Area. The subject site lies within Northwold North part of the conservation area and the conservation area appraisal (CAA) notes that:

Almost all of the Northwold and Cazenove Conservation Area was built in a thirty-year period between 1865 and 1895 on land owned by the Tyssen-Amhurst family. The built form of the Northwold and Cazenove Conservation Area is primarily composed of nineteenth century residential buildings arranged in terraces, varying in height from street to street but displaying a general uniformity. The groups of terraced properties were not built in a piecemeal way, but as a planned whole, resulting in long terraces of matching properties. There is a hierarchy of building height from street to street; in the smaller side streets, the frontages are usually only two or sometimes three-storey. The majority of the buildings in the conservation area were constructed in the same period, between the 1865 and about 1895 and they were built as continuous terraces that have a uniformity of scale, plot width, building height and massing which provides the cohesive townscape, which characterises much of the Northwold and Cazenove Conservation Area. There are some particularly attractive houses in this street and a variety of different designs can be seen. The more traditional style houses are found towards the western end of the street and include the well-maintained no. 72 Filey Avenue, with its attractive detailing and original coloured glass.

2.2 In relation to Filey Avenue:

"Filey Avenue is a quiet street with street trees and at the western end is very open as it overlooks the playing fields to the rear of Jubilee Primary School. The houses rise two-storeys. but they also have a dormer window to the roof providing extra living accommodation on the third floor A large number of the original roof windows survive, but others have been extended and these alterations disrupt the roof-line of the terraces. The houses have a wide bay to the ground floor with a parapet to the bay. There are two styles of entrance door: one with a square surround with decorative swags and one with an extravagant pediment. Built of buff stock brick, the addition of red brick detailing enlivens the houses. Some properties retain their attractive tiled paths to their front gardens"

### **3.0 History**

3.1 There is no planning history for this site.

### **4.0 Consultation**

4.1 Date Statutory Consultation Period Started: 2nd December 2020

4.2 Date Statutory Consultation Period Ended: 23 December 2020

4.3 Site Notices: Yes

4.4 Press Advert: Yes

### **4.5 Neighbours**

4.5.1 Letters of consultation were sent to 19 adjoining owners/occupiers. At the time of publication, 14 representations of objections had been received. The representations raising objection to the proposals did so on the following grounds:

- Harm to the setting of the conservation area;
- Removal of the tree is not acceptable and would still have an extensive life;
- Very small unit is not suitable for residential and will encourage more similar developments in the area;
- Impact on the amenity of surrounding residential properties, by way of loss of light/overshadowing, loss of privacy, loss of outlook, noise and general disturbance;
- The location of the bike store located near a bedroom would result in noise and disturbance;
- There are no basement windows which would result in inadequate daylight and no basement impact assessment has been submitted;
- Inadequate amenity space of 5m<sup>2</sup> which is shared with cycle parking and refuse storage;
- Design and Access Statement is misleading as it states that the site is not part of 5 Filey Avenue, but split and would still develop a building in a garden in a conservation area;
- The tree report is misleading as no access was granted to access our land;
- The boundary line does not match up with the land registry as it extends into a neighbours garden;
- The proposal is contrary to policy; and
- The land is part of the rear garden of 5 Filey Avenue.



4.5.2 These objections are considered in the body of the report.

4.5.3 In addition, the following non-planning matter was raised:

- Ownership of the land is in dispute and until ownership is established the application should not be determined.

## 4.6 Statutory Local Group Consultees

4.6.1 Clapton Conservation Area Advisory Committee:

Raise objection to the proposal, making the following comments:

This crude application lacks any refined or detailed design thought. There is substantial loss of over 50% of the garden/amenity of 5 Filey Ave. There is limited amenity space for the new dwelling.

## 4.7 Council Departments

4.7.1 Drainage: Raise no objection subject to conditions requiring submission and implementation of details of sustainable drainage systems and flood resilience measures is requested.

4.7.2 Pollution air: No comments received.

4.7.3 Traffic & transportation: No objections subject to details of cycle parking, car free and construction logistics plan.

4.7.4 Waste: The Recycling and Waste Team will supply a 180 litre refuse bin recycling sacks and 2 kitchen waste caddies to the ground floor bin area.

4.7.5 Private sector housing: No comments received.

## 5.0 POLICIES

### 5.1 Hackney Local Plan 2033 (2020)

- PP1 Public Realm
- LP1 Design Quality And local Character
- LP2 Development And Amenity
- LP3 Designated Heritage Assets
- LP12 Meeting Housing Needs and Locations for New Homes
- LP13 Affordable Housing
- LP14 Dwelling Size Mix
- LP16 Self custom-Build housing
- LP17 Housing Design
- LP41 Liveable Neighbourhoods
- LP42 Walking And Cycling
- LP43 Transport And Development
- LP45 Parking And Car Free Development
- LP46 Protection And Enhancement Of Green Infrastructure

LP47 Biodiversity And Sites of Importance of Nature Conservation  
LP49 Green Chains and Green Corridors  
LP51 Tree Management and Landscaping  
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  
D3 Optimising site capacity through the design-led approach  
D4 Delivering Good Design  
D5 Inclusive Design  
HC1 Heritage Conservation And Growth  
G1 Green Infrastructure  
G5 Urban Greening  
G6 Biodiversity And Access To Nature  
SI 1 Improving Air Quality  
SI 2 Minimising Greenhouse Gas Emissions  
SI 4 Managing Heat Risk  
SI 5 Water Infrastructure  
SI 12 Flood Risk Management  
SI 13 Sustainable Drainage  
T1 Strategic Approach To Transport  
T3 Transport Capacity, Connectivity And Safeguarding  
T4 Assessing And Mitigating Transport Impacts  
T5 Cycling  
T6 Car Parking

## **5.3 SPDs/SPGs**

SPD Residential Extensions and Alterations 2009  
London Borough of Hackney Sustainable Design and Construction SPD 2016  
Northwold & Cazenove Conservation Area Appraisal 2010  
National Technical Space Standards 2015

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

National Planning Policy Framework (NPPF)

## **5.5 Legislation**

Town and Country Planning Act 1990 (as amended)

## **6.0 COMMENT**

### **6.0.1 Proposal**

6.0.2 The proposed development seeks to erect a two-storey (including basement) building on a strip of land adjacent to the rear of 5 Filey Avenue in order to provide a one bedroom self-contained residential unit. The development will occupy the full width of the site and will have a flat roof with a height of 3m from ground level. The development will be built from London stock brick with a Flemish bond, aluminium framed windows and an aluminium door. A lightwell will be provided at basement level in order to provide natural light to the basement living spaces.

### **6.0.3 The main considerations relevant to this application are:**

- 6.1 Principle of the development of the site and land use
- 6.2 Design of the proposed development and impact on conservation area
- 6.3 Impact on residential amenity
- 6.4 Standard of accommodation
- 6.5 Affordable housing
- 6.6 Transport
- 6.7 Sustainability
- 6.8 Biodiversity
- 6.9 Tree
- 6.10 Flood risk
- 6.11 Waste management
- 6.12 Planning contributions and community infrastructure levy (CIL)

### **6.1 Principle of the development of the site and land use**

6.1.1 The provision of additional residential accommodation is acceptable in principle and in land use terms. The site is in a residential area and therefore to add to the existing housing stock is considered acceptable. In addition a single storey above ground level building is considered acceptable. This is subject to other material considerations such as design, impact upon the conservation area and impact upon amenity.

6.1.2 The principle of erecting a one-storey over-basement building at the site is considered acceptable in design and conservation terms. The development would abut yet be subordinate to the adjoining building to the north at no.1 Oldhill Street, and would preserve the character and appearance of the conservation area.

6.1.3 It should be noted that the principle of a two storey (basement and ground floor) dwelling house has been granted planning permission at no.34 Filey Avenue (ref: 2019/1396) for the demolition of the existing three garages and the erection of a two storey (basement and ground floor) dwelling house.

6.1.4 In addition there is a two storey house in the rear garden of 81 Osbaldeston Road, facing Filey Avenue. The ground floor is set behind a brick wall and the second floor is visible from the street. It has a larger footprint and views of rear gardens have

been lost to this development.

- 6.1.5 The site location plan is considered acceptable and land registry information has been submitted which provides evidence that this is correct. In addition this also confirms ownership of the land is owned by the applicant.

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

6.2.1 LP1 of the Hackney Local Plan 2033 states: All new development must be of the highest architectural and urban design quality. Innovative contemporary design will be supported where it respects and complements historic character. Policy D4 of the London Plan requires the design quality of development schemes should be retained through to completion by ensuring maximum detail appropriate for the design stage is provided to avoid the need for later design amendments.

6.2.2 Policy HC1 of the London Plan states: Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings'. Policy LP3 of LP33 states that: Development proposals affecting conservation areas or their settings will be permitted where they preserve or enhance the character and appearance of the area including, the established local character of individual buildings (in terms of height, massing, scale, form, design, materials, detailing and use) and the rhythms and historical form of the area (in terms of the spaces between buildings, density, settings, building lines, siting, pattern of development, urban grain and plot coverage).

6.2.3 The streetscape along the southern part of Oldhill Street has a different context to Filey Avenue. There is a uniformity of two storey terrace dwellings on the eastern side which includes a strong front building line that contributes to the uniformity of the dwellings in this road. On the western side of Oldhill Street there is a mismatch of various heights between 1-3 storey buildings and various designs.

6.2.4 In this case the overall height and bulk of the new structure is subordinate to both the host building and the adjoining building (1 Oldhill Street) against which the unit will be constructed. The development has a modern design. The proposal would include no rear openings (but light and outlook is served via an internal courtyard) and two front windows. In design terms this is considered acceptable. The detailed design is not considered to have a detrimental impact on streetscene, given the presence of different architectural types in the street.

6.2.5 The revised proposals now sufficiently express the character of the conservation area, with brick colour and bond matching the local character and the garden wall forming a continuation of the brick facades either side. The window design and depth also indicate conformity with local character. Window details and bricks will be subject to conditions to ensure high quality materials are used.

6.2.6 In terms of materiality yellow London stock brick and yellow stock perforated Flemish bond would provide an attractive design. Amendments have been received during the course of the application to the facade which provides a better and balanced appearance..

6.2.7 Given its single-storey above ground appearance, the proposal would still maintain an open character and retain views to rear gardens, which are important features of the conservation area. The proposed building is considered to be acceptable in terms of its bulk, scale, massing and architectural design. The proposal has been assessed as having a neutral impact on the setting of the setting of the Northwold & Cazenove Conservation Area.

6.2.8 National Planning Policy Framework Paragraph 199 states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”. This is considered to be adequately justified, minimised and mitigated and the harm is outweighed by the public benefits of the scheme.

6.2.9 National Planning Policy Framework Paragraph 202 states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...” The proposed development is assessed to cause less than substantial harm to the significance of the designated heritage assets (the Conservation Area). However, this is considered to be adequately justified, minimised and mitigated and the harm is outweighed by the public benefits of the scheme.

6.2.10 The submitted details of windows and materials are broadly acceptable and will be secured by condition to ensure that the quality of the scheme is secured.

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

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

6.3.1 It is recognised that the site is a relatively constrained backland site in a built up urban area. As such, there are a number of properties in close proximity to the site which may potentially be impacted. These include 3, and 5 Filey Avenue to the south, and 1 Oldhill Street to the immediate north.

6.3.2 The habitable room windows at first and second floors of the host building no. 5 Filey Avenue is of sufficient distance from the new dwelling and due to their positioning at a higher level, will suffer no loss of light or outlook. There will be no direct overlooking of the application site from these and adjoining rear windows because there are no windows on the flank elevations of the new dwelling and the courtyard will be concealed to the north of the site by the new unit.

6.3.3 In relation to the ground floor the methodology adopted for the assessment of daylight, sunlight and overshadowing is set out in the 2011 Building Research Establishment (BRE) Guidance. When assessing daylight to existing properties, the primary methods of measurement are vertical sky component (VSC) and No Sky Line (NSL). In this case no.5 Filey Avenue has a single storey ground floor rear extension with patio doors that have substantial glazing and a side window. However, the distance between the windows and the proposed building allows an unobstructed

25-degree line which the guidance indicates would not have an unacceptable impact on daylight.

6.3.4 In regards to no.3 Filey Avenue, there is an existing single storey ground floor rear extension with patio doors that have substantial glazing and has side windows. The proposed development would not result in a loss of light to this property because of its single storey nature and location at the rear of the site. There are no windows in the flank elevation of no.1 Oldhill Street, which abuts the site.

6.3.5 In relation to noise and disturbance this small scale development in a predominant residential area, are such there is no justification for raising objection on this grounds. There is no reason to suppose that a conventional residential use would give rise to noise or disturbance over and above that which would be experienced as a result of the new residential uses within the locale, and if it were to do so, this matter would be addressed by way of Environmental Health legislation.

## **6.4 Standard of accommodation**

6.4.1 Policy LP17 point A states: All homes and extensions to existing properties to be of high quality design and meet the internal and external space and accessibility standards set out in the London Plan, GLA Housing SPG and Hackney's Housing SPD.

6.4.2 The internal layout is generally acceptable. The bedroom may not get too much light, but this is less important than the living room, which would get sufficient light. The basement bedroom would look onto a lightwell and although not ideal, a bedroom is not considered as important as a living room/kitchen. As living rooms and kitchens need more daylight than bedrooms and outlook.

6.4.3 The living room kitchen provides a large combined space, and would receive sufficient light given the street facing windows to the front and roof lights.

6.4.4 The space standards for a one bedroom, 2 person, two storey dwelling house requires a floorspace of 59sqm. 66.8sqm is proposed, therefore the standard is met. A small courtyard of 5.7sqm is proposed and this would be acceptable given the site constraints.

6.4.5 The amenity space of 5m<sup>2</sup> which is shared with cycle parking and refuse although not ideal is considered acceptable given the site constraints.

6.4.6 On balance the proposed development is considered to provide a reasonable size layout which would be in compliance with the London Plan standards and London Housing SPG standards.

## **6.5 Affordable housing**

Policy LP13 and the S106 Planning Contributions Supplementary Planning Document (2020) states that new development must maximise opportunities to supply genuinely affordable housing on-site. Schemes which fall below the 10 unit threshold will be required to provide on-site provision or payments in lieu up to the equivalent of 50% of housing delivered as affordable housing, subject to viability and legal agreement. In

this case affordable housing contributions would not be required as this is a self build development, which the council has exempted from such contributions.

## **6.6 Transport**

6.6.1 Policy LP41 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. The application does not propose the installation of any Blue Badge parking provision. Officers are satisfied that there is adequate capacity to install a disabled person's parking bay under 50 metres from the application site if it is required in future. The applicant has agreed to car free development which will be secured by legal agreement.

6.6.2 LP42 requires all new development to promote sustainable transport by prioritising walking and cycling in the borough. This requires cycle parking to be secure, accessible, convenient, and weatherproof and to include an adequate level of parking suitable for accessible bicycles, tricycles and cargo bikes. Hackney Council's cycle parking standards for use class C3 residential developments require the provision of 2 cycle space over 45sqm. One cycle space is proposed due to site constraints in the ground floor courtyard next to the bin store. The location of the bike store near a bedroom is the only location available and a single bicycle would not result in noise and disturbance. Details of the cycle storage enclosure have not been shown, and details would be secured by condition.

6.6.3 In order to ensure that the construction process is carried out with the minimum of disruption and to mitigate the negative impact on the surrounding highway network a Construction Logistics and Management Plan has been recommended by condition. A requirement to join the Considerate Constructors Scheme has also been included within the legal agreement.

6.6.4 Overall, there are no objections subject to conditions for cycle parking, construction logistic plan, and car free development.

## **6.7 Sustainability**

6.7.1 Policy LP54 requires all new development to regulate internal and external temperatures through orientation, design, materials and technologies which avoid overheating, mitigate the Urban Heat Island (UHI) effect and have regard to maximising the use of the cooling hierarchy. Measures which deliver biodiversity benefits will be strongly supported.

6.7.2 Policy LP55 H requires that development, including the re-use or extension of existing buildings, should achieve the maximum feasible reductions in carbon emissions and support in achieving the strategic carbon reductions target in the London Plan, while protecting the heritage and character of the buildings. Development should consider synergies with new build elements on sites and developments should seek to achieve the zero-carbon target across the site.

6.7.3 Measures to meet LP54 and LP55 have only been briefly commented on in the Design and Access Statement and no Energy Statement has been submitted on how carbon emissions would be reduced. The statement mentions that the external surface of the building will be insulated well with triple glazing to reduce the heat loss parameter, and internal and external light fittings will all be energy efficient. Photovoltaic panels are to be installed on the roof with a green roof to absorb surface drainage. SUDs will be implemented. The development will be provided with eco labelled white goods of A+ and A ratings. These measures are considered appropriate and conditions will be imposed to ensure that these are implemented and retained, should planning permission be granted. As no detailed report how carbon emissions would be reduced a carbon-offset contribution of £1,000 would be required through a legal agreement.

## **6.8 Biodiversity**

6.8.1 Policy LP47 states (in part A): All development should protect and where possible enhance biodiversity leading to a net gain. A sedum roof is proposed, which is not acceptable as they have limited biodiversity. A green or brown roof would be required with an 80-150mm substrate depth. This will help with ecology, provide sustainable urban drainage and improve the thermal performance of the building which is encouraged. Further details will be required by condition along with a suitable drainage condition following consultation with the Floods & Suds Team.

## **6.9 Tree**

6.9.1 There is a Sycamore tree in the adjacent garden of no.3 Filey Avenue and an Arboricultural Impact Assessment has been provided in support of the application. The tree report confirms that the tree is unsuitable for retention due to its condition which has extensive cavity and has been pruned unsympathetically. It falls within Category U (trees of unsuitable for retention) therefore there is no objection to its removal as the tree has basal decay. Therefore no protective measures are required during construction.

6.9.2 In relation to the tree report being misleading, the tree report stated in paragraph 3.1.1 that a site visit was conducted on 20 July 2020, but it does not state that the adjoining site was accessed. It cannot be commented how the tree was assessed by the arboricultural consultant but the tree is shown in figure 2 of the tree report on the boundary and therefore is not considered misleading.

## **6.10 Flood risk**

6.10.1 The site is not a critical drainage area but has a high risk of surface water flooding. As the proposal involves creating habitable rooms within the basement, it is essential that the development is protected against flooding. These have been reviewed by the council's Drainage Team 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 and details of flood resilient and resistant construction and measures to protect the building from surface water flood risk. A condition would be included requiring a report for flood resilience measures and one seeking a suitable drainage system.



## **6.11 Waste management**

6.11.1 The council's waste officer has reviewed the proposal and raises no objection to the location or capacity of the bin store. The type of bin proposed is a wheelie bin in a slatted timber bin store providing 100 litre bin 50L of refuse and 50L recycling which is acceptable.

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

6.12.1 The CIL charge rating for new residential units for Mayoral CIL of London is £60 sqm and Hackney CIL is £55 sqm. New residential units would be created and all new floorspace would be CIL liable. The application site is in CIL Zone C.

## **7.0 CONCLUSION**

7.1 The proposed development is considered to provide an appropriate land use in terms of providing a new residential unit. It is considered to be of a bulk, scale and massing which would respect the character and appearance of the site and would preserve the character and appearance of the Northwold and Cazenove Conservation Area. The proposal would not have an unacceptable detrimental impact upon the amenity of adjoining occupiers. The proposal is considered acceptable, on balance, in terms of all other material considerations.

7.2 The proposal is, 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 a s106 legal agreement and conditions.

## **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 - Floods & suds**

Prior to commencement of construction works hereby permitted, full particulars of a scheme for the provision and implementation of flood resilient and resistant construction details and measures to protect the site against surface water flood risk shall be submitted to and agreed, in writing with the Local Planning Authority in consultation with the Local Lead Flood Authority prior to the construction of the measures.

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.

### **8.1.4 - Materials**

Full details, with samples, of the materials to be used on the external surfaces of the buildings, including glazing, shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the external appearance of the development is satisfactory, and preserves and enhances the character and appearance of the Northwold & Cazenove Conservation Area.

### **8.1.5- Construction Logistics Plan**

Prior to the commencement of demolition or construction works hereby permitted, a Construction Logistics Plan (CLP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The CLP 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; and
- (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; and
- (ix) A dust management plan which shall include measures to minimise the emission of dust and dust suppression measures.

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

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

### **8.1.6- Details-Windows & Doors**

Detailed drawings to a scale of 1:20 and full particulars of all external windows, and door, shall be submitted to and approved in writing by the Local Planning Authority before the start of the relevant 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 Northwold & Cazenove Conservation Area.

### **8.1.7 -Sustainable Drainage**

Prior to superstructure works, detailed specification and a drainage layout of at least one suitable sustainable drainage systems (i.e. water butt, raingarden, bioretention planter box, living roof (substrate depth of 80-150mm excluding the vegetative mat), permeable paving, etc.) shall be submitted to, and approved by the LPA, in consultation with the LLFA. If soakaways i.e. plastic modules and soakaway rings are used, an infiltration test must be carried out to ensure that the capacity of the soil is suitable for infiltration. It must be demonstrated that there will be no increase in surface water flow being discharged offsite and an overall reduction in peak flow rate and volume. 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.

### **8.1.8- 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 Northwold & Cazenove Conservation Area.

### **8.1.9- Use of roof**

The roof of the development hereby permitted, shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building. In particular the roof shall not be used as a roof terrace, balcony or any other amenity area.

REASON: To safeguard the residential amenity of the occupiers of adjacent premises.

### **8.1.10- Air Quality**

All non-Combined Heat and Power (CHP) space and hot water fossil fuel (or equivalent hydrocarbon based fuel) boilers installed as part of the development hereby approved shall achieve dry NO<sub>x</sub> emission levels equivalent to or less than 40 mg/kWh.

REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum as a result

of the development and to contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

#### **8.1.11- Green Roof**

A bio-diverse, substrate-based extensive green roof (80-150mm minimum depth) should be established on the roof of the proposal as shown on the approved plans prior to occupation. Full details thereof shall be submitted and approved in writing by the local planning authority, prior to occupation. The development shall not be carried out otherwise than in accordance with the details thus approved and retained thereafter.

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

#### **8.1.12- Cycle Parking**

Details of cycle storage shall be submitted to and approved in writing by the local planning authority, prior to occupation, hereby approved. The development shall not be carried out otherwise than in accordance with the details thus approved and retained thereafter.

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

### **8.2 Recommendation B**

8.2.1 That the above recommendation is subject to the applicant, the landowners and their mortgagees entering into a legal agreement in order to secure the following matters to the satisfaction of the Head of Planning and the Director of Legal.

- Carbon-offset contributions £1,000.
- Car free development.
- Considerate Contractor Scheme – the applicant to carry out all works in keeping with the National Considerate Contractor Scheme.
- Payment of the council's costs in preparing and monitoring the legal agreement.

### **8.3 Recommendation C**

That the Sub-Committee grants delegated authority to the Strategic Director of Sustainability and Public Realm and Head of Planning and Building Control - (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**

### **S1.1 Building Control**

- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.27 Fire Precautions Act
- SI.28 Refuse Storage and Disposal Arrangements
- SI.45 The Construction (Design & Management) Regulations 1994
- SI.56 Smoke Alarms

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 the secure by design condition, 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**  
Strategic Director, Sustainability & 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>	Micheal Garvey x8053	2 Hillman Street, London E8 1FB

	<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>		
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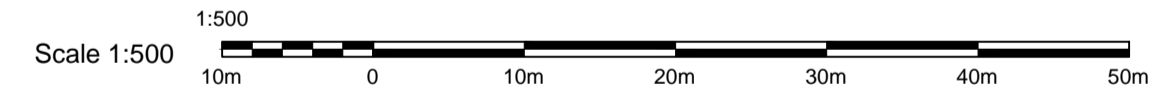
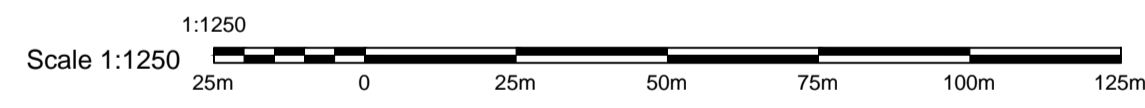


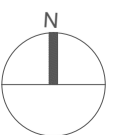

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DETAIL BLOCK PLAN AND SITE LOCATION PLAN	SCALE @A1  	REVISION NO. A	B	C	D	E	F	NOTES: THE CONTRACTORS ARE TO CHECK ALL DIMENSIONS, DRAIN RUNS AND GENERAL CONDITIONS ON SITE BEFORE WORKS COMMENCE AND INFORM IS AND REN STUDIOS LTD IMMEDIATELY UPON DISCOVERY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES. ALL WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, CODE OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS. DO NOT SCALE FROM THIS DRAWING WITHOUT FIRST OBTAINING WRITTEN AUTHORIZATION FROM IS AND REN STUDIOS LTD. THE CONTENTS OF THIS PLAN INCLUDING THE PRINTED NOTES ARE COPYRIGHT AND REPRODUCTION IN WHOLE OR PART IS NOT PERMITTED WITHOUT PRIOR CONSENT OF IS AND REN STUDIOS LTD IN WRITING.	PROJECT NO. IR920  DWG NO. 03	LAND ADJACENT TO 1 OLDHILL ROAD, CAZENOVE, LONDON, N16 6LA  NEW BUILD HOUSE - 1 BED 2 PERSONS	
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<b>ADDRESS:</b> Springdale Mews, London, N16 9NR	
<b>WARD:</b> Clissold	<b>REPORT AUTHOR:</b> Gerard Livett
<b>APPLICATION NUMBER:</b> 2021/2558  <b>DRAWING NUMBERS:</b> PL04 Rev A; PL05 Rev C; PL07 Rev A; Land Science Phase I and Phase II Geotechnical and Geoenvironmental Report reference LS5267; Construction Management Plan Rev A dated 29/06/2022; Arboricultural Impact Assessment and Method Statement	<b>VALID DATE:</b> 19/08/2021
<b>APPLICANT:</b> Lion Estates Ltd	<b>AGENT:</b> Steve Dodds SJD Architects Ltd
<b>PROPOSAL:</b> Submission of details pursuant to conditions 3 (Materials), 4 (Detailed Drawings), 5 (Construction Management Logistics Plan), 7, (Contaminated Land), 11 (Arboricultural Impact Assessment and Method Statement) 12 (Landscaping), 13 (Green Roof) & 16 (Obscure Glazing) attached to planning permission 2018/4324 dated 13/07/2020.	
<b>POST SUBMISSION REVISIONS:</b> Revised Construction Management and Logistics Plan received Revised facade drawings received	
<b>RECOMMENDATION SUMMARY:</b>  Approve details	
<b>NOTE TO MEMBERS:</b>  This application is referred to members due to the number of objections received	

<b>REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:</b>	
Major application	
Substantial level of objections received	<b>YES</b>
Council's own planning application (in accordance with the Planning Sub-Committee Terms of Reference)	

<b>REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:</b>	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	

## ANALYSIS INFORMATION

<b>ZONING DESIGNATION:</b>	<b>(Yes)</b>	<b>(No)</b>
<b>CPZ</b>	Yes – M	
<b>Conservation Area</b>		X
<b>Statutory Listed Building</b>		X
<b>Locally Listed Building</b>		X
<b>Priority Employment Area (PEA)</b>		X

<b>LAND USE DETAILS:</b>	<b>Use Class</b>	<b>Use Description</b>	<b>Floorspace</b>
<b>Existing</b>	Sui Generis	Vacant Land	249m2 (Site Area)
<b>Proposed</b>	C3	Residential dwellings	207m2

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

<b>PARKING DETAILS:</b>	<b>Parking Spaces (General)</b>	<b>Parking Spaces (Disabled)</b>	<b>Bicycle storage</b>
<b>Existing</b>	0	0	0
<b>Proposed</b>	0	0	4

### 1. SITE CONTEXT

- 1.1. The site is located on the eastern side of Springdale Mews, a 2.4m wide unadopted highway off Springdale Road and which serves the rear of

properties in Green Lanes. The site was formerly part of the rear garden of No. 1 Springdale Road.

- 1.2. The site is currently vacant, partly overgrown and has a pile of rubble. At the time of the site visit there was a fork lift truck on the site. At the southeast corner of the site is a Lime tree that is the subject of a Tree Preservation Order.
- 1.3. On the western side is a series of single- and two-storey buildings comprising a mix of workshops and dwellings. These are located to the rear of properties in Green Lanes. The main properties fronting Green Lanes are generally of three storeys with commercial uses on the ground floors and residential uses on the upper floors. Springdale Road is characterised by three-storey terraced dwellinghouses, some of which have been divided into flats.

2. **CONSERVATION IMPLICATIONS**

- 2.1. The property is not listed and does not lie within a conservation area, although 70, 92, 94 and 96 Green Lanes (all west of the site) are locally listed.

3. **RELEVANT HISTORY**

- 3.1. 10/05/2007 – Planning permission was REFUSED for ‘Erection of a pair of two-storey, two-bedroom semi-detached dwelling houses, together with the provision of two car parking spaces’ on the grounds of its proximity to trees, lack of provision of family housing and inappropriate design, scale and location representing an obtrusive development, detrimental to the character and appearance of the surrounding area. (Reference 2007/0399)
- 3.2. 20/11/2015 – A planning application for ‘Erection of four three-storey terraced dwellinghouses at lower ground, ground and first floor levels [3 x 4-bed and 1 x 2-bed]’ was WITHDRAWN (Reference 2015/3175)
- 3.3. 11/05/2017 – A planning application for ‘Erection of three dwellinghouses over lower ground floor and ground floor levels and associated works’ was WITHDRAWN (Reference 2016/2619)

- 3.4. 13/07/2020 - A planning application for 'Erection of 2 two-storey dwellinghouses at lower ground and ground floor levels with associated cycle and refuse store' was GRANTED (Reference 2018/4234)
  
- 3.5. 03/11/2021 - A planning application for 'Non-material amendment to planning permission 2018/4324 dated 13/07/2020. Effect of variation would be to increase the width of the basement walls' was GRANTED (Reference 2021/2374)

4. **CONSULTATIONS**

- 4.1. Public consultation is not statutorily required for submission of details applications.
- 4.2. However, 20 representations objecting to the proposal were received.
- 4.3. Summary of objections:
- 4.4. Tree protection measures are insufficient

Unclear how access to other premises will be maintained during construction works

Unclear how noise and disturbance from construction process will be managed

**Statutory Consultees**

- 4.5. There are no statutory consultees for the matters raised in this submission of details application.

**Other Council Departments**

- 4.6. Pollution (Land)

At this stage I am satisfied with the report and associated documents to the extent that no further investigation works will be required and that risk to human or environmental health is unlikely. As such I believe the Phase 1 and 2 report submitted for application 2021/2588 is sufficient to discharge condition 7. Before occupation the developer should submit evidence that no contamination was encountered during the ground works.

**Local Groups**

- 4.7. It is not necessary to consult local groups for this type of application.

5. **POLICIES**

- 5.1. **London Plan**



- 5.1.1. D4 (Delivering good design)
- 5.1.2. D14 (Noise)
- 5.1.3. G5 (Urban greening)
- 5.1.4. G7 (Trees and Woodlands)
- 5.1.5. SI1 (Improving Air Quality)
- 5.1.6. SI8 (Waste capacity and supporting the circular economy)
- 5.1.7. T4 (Assessing and mitigating transport impacts)
- 5.1.8. T5 (Cycling)

**5.2. Local Plan 2033**

- 5.2.1. LP1 (Design Quality and Local Character)
- 5.2.2. LP2 (Development and Amenity)
- 5.2.3. LP42 (Walking and Cycling)
- 5.2.4. LP43 (Transport and Development)
- 5.2.5. LP51 (Tree Management and Landscaping)
- 5.2.6. LP57 (Waste)
- 5.2.7. LP58 (Improving the Environment - Pollution)

**5.3. SPD / SPG / Other**

- 5.3.1. Hackney Sustainable Transport SPD

**5.4. National Planning Policies**

- 5.4.1. National Planning Policy Framework
- 5.4.2. Planning Practice Guidance

**6. COMMENT**

**6.1. Background**

6.1.1. This proposal is for the approval of details required by conditions 3 (Materials), 4 (Detailed Drawings), 5 (Construction Management Logistics Plan), 7, (Contaminated Land), 11 (Arboricultural Impact Assessment and Method Statement) 12 (Landscaping), 13 (Green Roof) & 16 (Obscure Glazing) attached to planning permission 2018/4324 dated 13/07/2020.

6.1.2. Condition 3 states:

*Details to be approved*

*Full details, with samples, of the materials to be used on the external surfaces of the buildings, including glazing, shall be submitted to and approved by the Local Planning Authority in writing before any work on the site proceeds beyond damp proof course. The development shall not be carried out otherwise than in accordance with the details thus approved.*

*REASON: To ensure that the external appearance of the building is*

*satisfactory and does not detract from the character and visual amenity of the area.*

6.1.3. Condition 4 states:

*Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority at planning sub-committee, in writing, before any work proceeds beyond damp proof course. The development shall not be carried out otherwise than in accordance with the details thus approved.*

- a) Full details, including sections of windows and doors*
- b) Full details, including materials, of the cycle store*
- c) Full details, including materials, of the refuse store*

*REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area. The cycle and refuse store shall be made available before the first occupation of the development hereby permitted and thereafter retained.*

6.1.4. Condition 5 states:

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

- A demolition and construction method statement covering all phases of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition and construction phase);*
- A demolition and construction traffic management plan to include the following: the construction programme/ timescales; the number/ frequency and size of construction vehicles; construction traffic route; location of deliveries; pedestrian and vehicular access arrangements; any temporary road/ footway closures during the construction period;*
- A demolition and construction waste management plan setting out how resources will be managed and waste controlled at all stages during the construction project*
- A demolition and construction management plan indicating how access will be maintained for the other frontagers of Springdale Mews.*

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

6.1.5. Condition 7 states:

*Contaminated land: Development will not commence until desk study and site reconnaissance researches and physical site investigation work has been undertaken and fully reported on and a remedial action plan has been submitted to, and approved in writing by, the local planning authority. Where physical site investigation work has not been agreed at a pre-application stage further physical investigation work must be agreed with the contaminated land officer before being undertaken. Development will not commence until all pre-development remedial actions, set out within the remedial action plan, are complete and a corresponding pre-development verification report has been produced to the satisfaction of and approved in writing by the Planning Authority. Work shall be completed and reporting produced by a competent person/company in line with current best practice guidance, including the Council's contaminated land planning guidance. The Planning Authority and Contaminated Land Officer must receive verbal and written notification at least five days before investigation and remediation works commence. Subject to written approval by the Planning Authority, this condition may be varied, or discharged in agreed phases.*

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

6.1.6. Condition 11 states:

*Tree protection for all retained trees at the site and on adjacent land shall be undertaken in accordance with BS5837:2012 (Trees in relation to construction - Recommendations) and will protect the root protection area calculated as described in Table 2 of that British Standard for the duration of all site works (including demolition) undertaken in connection with the development hereby approved.*

*The protective fencing will be 2.4m high and conform to Figure 2 of BS5837:2012 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. On to this weldmesh panels should be securely fixed with wire or scaffold clamps.*

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

6.1.7. Condition 12 states:

*A hard and soft landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before the development is occupied, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed, together with details of all boundary treatment, fences and other hard landscaping features; all landscaping in accordance with the scheme, when approved, shall be carried*

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

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

6.1.8. Condition 13 states:

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

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

6.1.9. Condition 16 states:

*The windows annotated as 'obscure glazing' on the approved drawings shall be obscure glazed and fixed shut and permanently retained in that form.*

*REASON: To safeguard the amenity of neighbouring and future occupiers.*

6.1.10. The applicant has submitted drawings and documents which indicate these details, and a summary is set out below.

6.1.11. The external materials would be Hammersmith London Stock facing brick and Ibstock Staffordshire Blue Engineering bricks. The roofs would be zinc standing seam and the windows and doors would be aluminium in Anthracite Grey (colour RAL 7016)

6.1.12. Details of window and door reveals have been provided, together with details of Sheffield style cycle hoops and refuse storage areas in the cycle store, which would be suitable for two 660 litre bins, together with bins for recycling and for food waste.

6.1.13. The applicants have submitted details of the protective fencing for retained trees, although a Lime tree (indicated as T4) would be removed.

6.1.14. The applicants have demonstrated that the site does not present harm to

human health from contamination.

- 6.1.15. A mix of hard and soft landscaping would be provided for the garden areas, with a mix of permeable paving and grassed areas.

## 6.2. **Considerations**

- 6.2.1. The submitted details indicate that the development would be completed with high quality materials and that the refuse store and cycle parking would be adequate for the needs of the development.
- 6.2.2. The revised Constructionmanagement and Logistics Plan indicates that the development can be completed without compromising safety or parking on the public highway.
- 6.2.3. The site would not present harm to human health through contamination as a result of the initial assessment, although a verification report would be required following completion of the development.
- 6.2.4. The loss of the Lime tree has been reviewed by the council's arboricultural officer, and this is acceptable as the tree is no longer viable. The measures for tree protection for retained trees is acceptable.
- 6.2.5. The proposal includes elements of soft landscaping that would be relatively 'light touch' and allow the occupiers to plant according to individual preference.
- 6.2.6. Although no details of a green roof have been provided, this is subject to an application (reference 2021/2474) to remove this condition and in this regard the lack of details is acceptable as the roof slope would not support a viable green roof. This application has been recommended for approval and negotiations regarding the required Deed of Variation are at an advanced stage.
- 6.2.7. The condition regarding obscure glazing is a compliance condition, but nonetheless, details of the obscure glazed windows have been submitted.
- 6.2.8. The submitted details are considered sufficient to discharge conditions 4c and 4d (Design Details of cycle and refuse store) and 8 (Landscaping to the front garden) attached to planning permission 2019/2907 dated 11/11/2019.

## 7. **CONCLUSION**

- 7.1. The submitted details are considered sufficient and adequate to discharge conditions 3 (Materials), 4 (Detailed Drawings), 5 (Construction Management

Logistics Plan), 7, (Contaminated Land), 11 (Arboricultural Impact Assessment and Method Statement) 12 (Landscaping), 13 (Green Roof) & 16 (Obscure Glazing) attached to planning permission 2018/4324 dated 13/07/2020.

**8. RECOMMENDATIONS**

**8.1. Recommendation A**

8.2. That details pursuant to conditions 3 (Materials), 4 (Detailed Drawings), 5 (Construction Management Logistics Plan), 7, (Contaminated Land), 11 (Arboricultural Impact Assessment and Method Statement) 12 (Landscaping), 13 (Green Roof) & 16 (Obscure Glazing) attached to planning permission 2018/4324 dated 13/07/2020 be APPROVED.

Signed..... Date.....

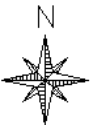
**Aled Richards – Strategic Director, Sustainability & Public Realm**

	SUBMISSION DOCUMENTS, POLICY/GUIDANCE/ 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</p>	<p>Gerard Llivett Senior Planner – Development Management Team 020 8356 8398</p>	<p>1 Hillman Street, London E8 1FB</p>

	material to the preparation of this report are referenced in the report		
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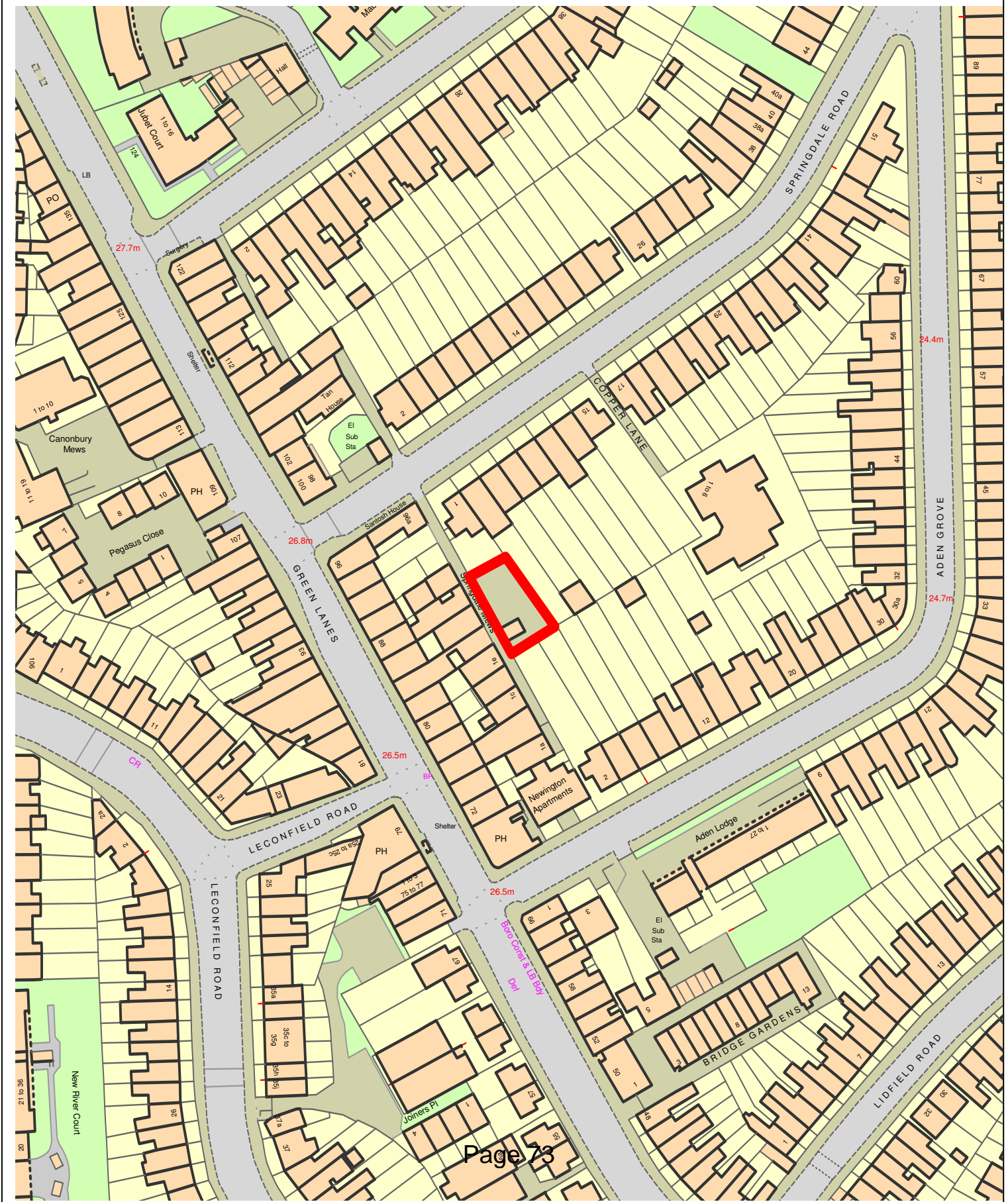
Date: 16/12/2019

Title: Springdale Mews London N16 9NR

Scale 1:1250

Prepared by : Technical Support

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<b>ADDRESS:</b> 10-20 Windus Road	
<b>WARD:</b> 10-20 Windus Road	<b>REPORT AUTHOR:</b> Gerard Livett
<b>APPLICATION NUMBER:</b> 2022/1971	<b>VALID DATE:</b> 08/08/2022
<b>DRAWING NUMBERS:</b> PR.101; PR.102; PR.103	
<b>APPLICANT:</b> Mr Chaim Greenfeld Greenfeld's, 10 - 20 Windus Road, London N16 6UP	<b>AGENT:</b> Mr Shulem Posen 77 Fairholt Road, London N16 5EW
<b>PROPOSAL:</b> Submission of details pursuant to condition 3 (external materials) attached to planning permission 2016/0466 dated 15/06/2020	
<b>POST SUBMISSION REVISIONS:</b> Revised drawings indicating a soldier course requested	
<b>RECOMMENDATION SUMMARY:</b> Approve details	
<b>NOTE TO MEMBERS:</b> This application is referred to members per the request of the Planning Sub-Committee in its resolution in respect of planning application ref. 2016/0466 (dated 15 June 2020).	

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

**ANALYSIS INFORMATION**

ZONING DESIGNATION:	(Yes)	(No)
CPZ		Yes - T
Conservation Area	No	
Statutory Listed Building	No	
Locally Listed Building	No	
Priority Employment Area (PEA)	No	

LAND USE DETAILS:	Use Class	Use Description	Floorspace
Existing	E	Office	312
Proposed	E	Office	376
Proposed	C3	Residential	826

RESIDENTIAL USE DETAILS:	Residential Type	No of Bedrooms per Unit				
		1	2	3	4	5+
Existing	None					
Proposed	Flats	2	4	3		
<b>Totals</b>	<b>(Total = )</b>	9				

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	0	0	0
Proposed	0	0	18

1. **SITE CONTEXT**

- 1.1. The site is occupied by a single-storey commercial building on the south side of Windus Road
- 1.2. The site is not in a designated employment area, but is in the City Fringe Opportunity Area
- 1.3. The surrounding area is characterised by a mix of building types and uses

2. **CONSERVATION IMPLICATIONS**

- 2.1. The site is not in a conservation area and does not contain a statutorily or locally listed building

3. **RELEVANT HISTORY**

- 3.1. 20 June 2020 - planning permission GRANTED for Demolition of existing single storey building and erection of new five storey building (including basement) with B1 commercial space at basement and ground floor level, and residential accommodation comprising 9No flats at first, second and third floor levels along with associated cycle parking and refuse storage.

#### 4. **CONSULTATIONS**

- 4.1. Public consultation is not statutorily required for submission of details applications.

##### **Statutory Consultees**

- 4.2. There are no statutory consultees for the matters raised in this submission of details application.

##### **Other Council Departments**

- 4.3. None

##### **Local Groups**

- 4.4. It is not necessary to consult local groups for this type of application.

#### 5. **POLICIES**

##### 5.1. **London Plan**

- 5.1.1. D4 (Delivering good design)
- 5.1.2. HC1 (Heritage conservation and growth)
- 5.1.3. G5 (Urban greening)

##### 5.2. **Local Plan 33**

- 5.2.1. LP1 (Design Quality and Local Character)
- 5.2.2. LP3 (Designated Heritage Assets)
- 5.2.3. LP51 (Landscaping and Tree Management)

##### 5.3. **National Planning Policies**

- 5.3.1. National Planning Policy Framework
- 5.3.2. Planning Practice Guidance

#### 6. **COMMENT**

##### 6.1. **Background**

- 6.1.1. Planning application (ref. 2016/0466) was resolved to be granted by the Planning Sub-Committee, subject to conditions and a S106 legal

agreement. Condition 3, in relation to the approval of external materials, was requested to be referred back to the Planning Sub-Committee for consideration. This proposal is for the approval of details pursuant to condition 3 (external materials) attached to planning permission 2016/0466.

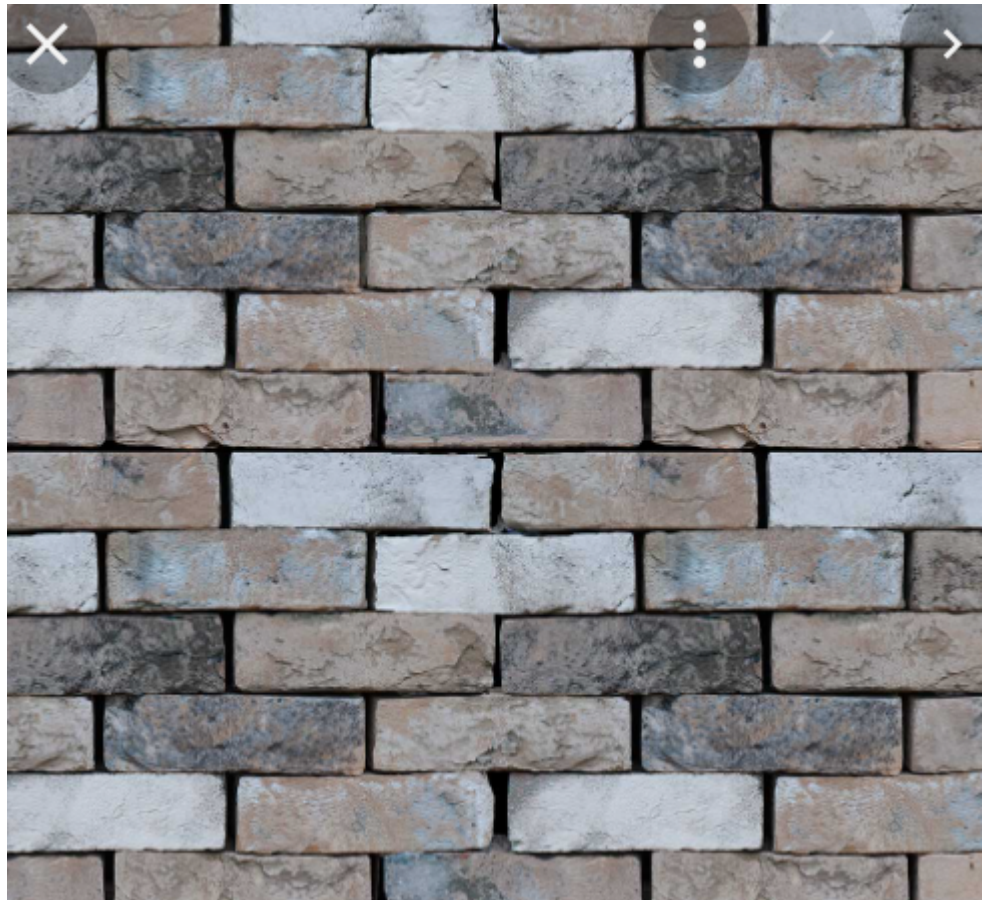
6.1.2. Condition 3 states:

*The development shall not commence until details and samples, of materials to be used on the external surfaces of the building, including a sample panel of the proposed brickwork and render, and hard surfacing materials (which shall be of permeable construction to the lightwells), have been submitted to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with the details thus approved, and shall be maintained as such thereafter.*

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

6.1.3. The applicants have submitted the following details for approval:

Brick: BEA Majestic



Metal roof cladding Zinc finish 'VM Zinc' Anthrazinc  
Render (Ca Projecting) Light Grey 'Licata building systems' 0396

Render (Reveal and Columns) grey 'Licata building systems' 0400  
Windows and Doors RAL 7016 Anthracite Grey

**6.2. Considerations**

6.2.1. The submitted external materials have been reviewed by the Council's specialist design and conservation officers who are of the view that the external materials would be appropriate for the site location and the building type and would be in keeping with the pattern of development in the area and have a high quality visual appearance

**7. CONCLUSION**

7.1. The submitted details are considered sufficient and adequate to discharge condition condition 3 (external materials) attached to planning permission 2016/0466 dated 15/06/2020

**8. RECOMMENDATIONS**

**8.1. Recommendation A**

8.2. That details pursuant to conditions 3 (external materials) attached to planning permission 2016/0466 dated 15 June 2020 be APPROVED.

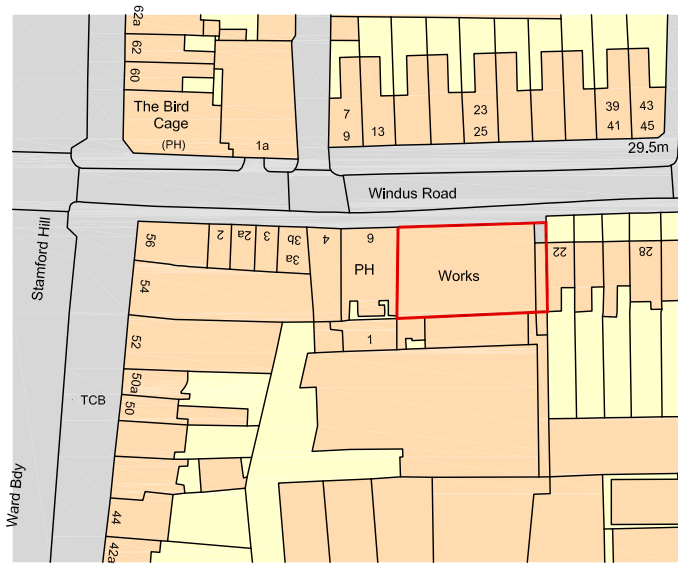
Signed..... Date.....

**Aled Richards – Strategic Director, Sustainability & Public Realm**

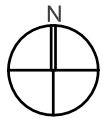
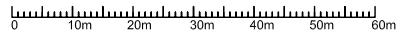
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	<p>the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>		
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<b>if...architecture</b> West Yard House Guildford Grove Greenwich London SE10 8JT studio@ifarchitecture.co.uk www.ifarchitecture.co.uk	CLIENT		SCALE	1:1250 @ A4
	JOB	IF 15-03 10-20 Windus road N16	DATE	November 2015
	TITLE	Location Plan	DRAWING No.	IF 15-03 001
			REVISION No.	

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Ref No	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
<a href="#">2022/1458</a>	137a, 137 Queens Drive, Hackney, London, N4 2BB	Works to a Tree in Conservation Area Notification	Front Garden: Lime(T1) - Reduce back to previous reduction points approx. 1.5 meters	Leif Mortensen	Brownswood Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1428</a>	Flat C, 71 Queens Drive, Hackney, London, N4 2BG	Works to a Tree in Conservation Area Notification	Front Garden: T1 - Lime Pollard past previous pollard points by 7-8 metres from the tip of the tree branches due to excessive shadowing and part of general maintenance	Leif Mortensen	Brownswood Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1287</a>	Flat A, 23 Queens Drive, Hackney, London, N4 2SZ	Works to a Tree in Conservation Area Notification	Front Garden: T1-T2 Lime trees at the front of property back to their previous reduction points	Leif Mortensen	Brownswood Ward	Delegated	No Objection	04/07/2022
<a href="#">2022/1228</a>	420 - 424 Seven Sisters Road, Hackney, London, N4 2LX	Full Planning Permission	Minor amendments to approved A3 unit, which include the following:-1. Clarification of the approved A3 and ancillary take away use as follows:- "Any use within Class E including as a restaurant with ancillary take-away and also for use as a Sui-Generis (Take-Away) to include dine-in consumption". 2. General internal modification. 3. Extension of the approved mezzanine level. 4. Introduction of a secondary door to front elevation and the conversion of a window, on the Green Lanes elevation, into a fixed louvred panel. 5. Introduction of an electric bike driver waiting area and electric bike parking area.	Gerard Livett	Brownswood Ward	Delegated	Refuse	18/07/2022
<a href="#">2022/1146</a>	77 Heron Drive, Hackney, London, N4 2FS	Householder Planning	Erection of an additional storey to create additional habitable accommodation (bedrooms)	Erin Glancy	Brownswood Ward	Delegated	Refuse	11/07/2022
<a href="#">2022/1006</a>	Flat A, 81 Wilberforce Road, Hackney, London, N4 2SP	Works to a Tree in Conservation Area Notification	Fully remove outgrown laurel bay tree in private back garden. Grind stump	Eugene McGee	Brownswood Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/0980</a>	Flat A, 28 Gloucester Drive, London, N4 2LN	Full Planning Permission	Erection of single storey detached outbuilding in rear garden	Danny Huber	Brownswood Ward	Delegated	Granted - Standard Conditions	12/07/2022
<a href="#">2022/0846</a>	392-394 Seven Sisters Road, London, N4 2PQ	Discharge of Condition	Submission of details pursuant to condition 18 (Plant Noise) attached to planning permission 2016/4414 dated 20/11/2017.	Erin Glancy	Brownswood Ward	Delegated	Grant	05/08/2022
<a href="#">2022/0777</a>	Flat A, 22 Adolphus Road, Hackney, London, N4 2AZ	Full Planning Permission	Partial side return infill extension over ground floor with mono slope roofed enclosure	Raymond Okot	Brownswood Ward	Delegated	Granted - Standard Conditions	14/07/2022
<a href="#">2022/0642</a>	161 Queens Drive, London, N4 2AR	Discharge of Condition	Submission of partial details pursuant to condition 3 (refuse store) attached to planning permission 2013/2363 dated 16/06/2014.	Alix Hauser	Brownswood Ward	Delegated	Grant	19/07/2022
<a href="#">2021/3602</a>	91 Queens Drive, Hackney, London, N4 2BE	Works to Tree with Preservation Order	T2 - Lime; TPO'd Neighbours tree at 3 Brownswood Road. Pollard crown, pollarding at approx 8m at location of historic pollard knuckles. T4 - London Plane, Conservation Area tree, Neighbours tree at 91 Queens Drive. Right hand tree. Reduce crown to previous reduction knuckles, Reducing height by approximately 3m, retaining lower lateral growth for screening. T5 - London Plane, Conservation Area tree, Neighbours tree at 91 Queens Drive. Tree closest to shared boundary. Reduce crown by approximately 30%, reducing height by up to 4m to match T4 and reduce laterals where necessary to balance shape, reducing by up to 2m.	Leif Mortensen	Brownswood Ward	Delegated	Granted - Standard Conditions	04/07/2022
<a href="#">2021/2520</a>	286 Seven Sisters Road, London, N4 2AA	Full Planning Permission	Demolition of existing rear extension and erection of a two storey rear extension over ground and first floors; erection of a rear dormer extension; relocation of the residential access to the front elevation of the property; installation of a green roof and solar panels to the roof of ground floor front projection and replacement of windows on side elevations.	Alix Hauser	Brownswood Ward	Delegated	Grant	18/07/2022

<a href="#">2021/1435</a>	70 Gloucester Drive, Hackney, London, N4 2LN	Full Planning Permission	Conversion and extension of existing 4 storey house into 4 no. self-contained flats through remodelling and an extension to the existing property.	Erin Glancy	Brownswood Ward	Delegated	Granted - Extra Conditions	27/07/2022
<a href="#">2021/0795</a>	Santander, 304 Seven Sisters Road, Hackney, London, N4 2AQ	Full Planning Permission	Change of use of the upper floors from Financial and Professional Services to Use Class C3 (Dwellinghouses) to provide 5 self-contained residential units; change of use ground and basement from Financial and Professional Services to Retail; erection of front roof extension at third floor level, four storey rear extension and a new terrace at first floor level and internal alterations including provision of a mezzanine floor above ground floor at rear.	Gerard Livett	Brownswood Ward	Delegated	Granted - Extra Conditions	25/07/2022
<a href="#">2020/3927</a>	36 Alexandra Grove, Hackney, London, N4 2LF	Full Planning Permission	Excavation to front basement to form front and rear lightwells, to provide a 2 bedroom flat at basement level, new front basement windows and alterations to ground floor rear to include new windows and installation of rear balcony at ground floor.	Micheal Garvey	Brownswood Ward	Delegated	Granted - Extra Conditions	04/07/2022
<a href="#">2022/1667</a>	16 Belfast Road, Hackney, London, N16 6UH	Prior Notification - Larger Home Extension	Prior Approval for a larger rear/side extension: Extension would be 4.6m in length located between the common boundary and existing rear extension.	Monika Vistartaite	Cazenove Ward	Delegated	Grant	18/07/2022
<a href="#">2022/1646</a>	33 Durlston Road, Hackney, London, E5 8RP	Householder Planning	Erection of rear dormer and insertion of two front rooflights	Thomas Russell	Cazenove Ward	Delegated	Granted - Extra Conditions	29/08/2022
<a href="#">2022/1617</a>	38B Alkham Road, London, N16 7AA	Full Planning Permission	Erection of a rear roof dormer extension; replacement of rear windows with double glazed timber sash windows.	Alishba Emanuel	Cazenove Ward	Delegated	Refuse	24/08/2022
<a href="#">2022/1598</a>	93 Kyverdale Road, Hackney, London, N16 6PP	Certificate of Lawful Development Existing/Proposed	Erection of loft extension above the outrigger and main roof slope	Jonathan Bainbridge	Cazenove Ward	Delegated	Grant	11/08/2022
<a href="#">2022/1577</a>	65 Durlston Road, Hackney, London, E5 8RP	Householder Planning	Erection of a ground floor rear and side wraparound extension with sukkah roof.	James Clark	Cazenove Ward	Delegated	Grant	10/08/2022
<a href="#">2022/1563</a>	Shabir News, 74 Fountayne Road, Hackney, London, N16 7DT	Full Planning Permission	Replacement of existing canopy	Raymond Okot	Cazenove Ward	Delegated	Granted - Standard Conditions	19/08/2022
<a href="#">2022/1517</a>	153 Kyverdale Road, Hackney, London, N16 6PS	Certificate of Lawful Development Existing/Proposed	Erection of rear roof extension	Micheal Garvey	Cazenove Ward	Delegated	Grant	16/08/2022
<a href="#">2022/1505</a>	88 Alkham Road, Hackney, London, N16 6XF	Householder Planning	Erection of two storey rear extension (outrigger) at ground and first floor levels.	Alishba Emanuel	Cazenove Ward	Delegated	Granted - Standard Conditions	12/08/2022
<a href="#">2022/1454</a>	77 Forburg Road, Hackney, London, N16 6HR	Householder Planning	Erection of a rear dormer extension and the insertion of three front roof lights.	Jonathan Bainbridge	Cazenove Ward	Delegated	Grant	10/08/2022
<a href="#">2022/1432</a>	The Birdcage, 58 Stamford Hill, Hackney, N16 6XS	Advertisement Consent	Display of three externally illuminated fascia signs (two on Stamford Hill elevation and one on Windus Road elevation) and externally-illuminated free-standing pole-mounted sign on Stamford Hill footway	Gerard Livett	Cazenove Ward	Delegated	Granted - Standard Conditions	16/08/2022
<a href="#">2022/1369</a>	23 Moresby Road, Hackney, London, E5 9LE	Householder Planning	Erection of a rear extension at ground floor level and enlargement of existing basement and creation from front and rear lightwells.	Raymond Okot	Cazenove Ward	Delegated	Granted - Standard Conditions	25/08/2022
<a href="#">2022/1367</a>	26 Lampard Grove, Hackney, London, N16 6XB	Discharge of Condition	Submission of details pursuant to condition 5 (SUDS) attached to planning permission 2022/0080 dated 11/05/2022.	Alix Hauser	Cazenove Ward	Delegated	Grant	19/07/2022
<a href="#">2022/1330</a>	21 Durlston Road, London, E5 8RP	Full Planning Permission	Erection of ground floor side and rear extensions, facade alterations and associated works	Danny Huber	Cazenove Ward	Delegated	Granted - Standard Conditions	01/08/2022

<a href="#">2022/1298</a>	Flat 1, 6 Clapton Common, Hackney, London, E5 9BW	Discharge of Condition	Submission of details pursuant to condition 3 i(palings) ii (Means of fixing bae of palings) and 4 (Materials) attached to planning permission 2019/4505 dated 27/12/2019.	Micheal Garvey	Cazenove Ward	Delegated	Grant	28/07/2022
<a href="#">2022/1243</a>	133 Osbaldeston Road, Hackney, London, N16 6ND	Householder Planning	Erection of rear roof dormer and roof lights.	Erin Glancy	Cazenove Ward	Delegated	Grant	14/07/2022
<a href="#">2022/1201</a>	58 Kyverdale Road, Hackney, London, N16 7AJ	Full Planning Permission	Erection of single-storey rear extension at ground floor level	Gerard Livett	Cazenove Ward	Delegated	Granted - Standard Conditions	12/07/2022
<a href="#">2022/1199</a>	88 Alkham Road, Hackney, London, N16 6XF	Discharge of Condition	Submission of details pursuant to condition 2 (Construction Management Plan) attached to permission ref 2021/3515 dated 14/02/2022	Danny Huber	Cazenove Ward	Delegated	Grant	13/07/2022
<a href="#">2022/1154</a>	16 Belfast Road, Hackney, London, N16 6UH	Householder Planning	Erection of rear dormer extension with two front-lights to the front.	Monika Vistartaite	Cazenove Ward	Delegated	Refuse	05/07/2022
<a href="#">2022/1150</a>	16 Belfast Road, Hackney, London, N16 6UH	Prior Notification - Larger Home Extension	Prior Approval for a larger rear/side extension: Extension would be 4.6m in length located between the common boundary and existing rear extension.	Monika Vistartaite	Cazenove Ward	Delegated	Refuse	04/07/2022
<a href="#">2022/0913</a>	Oldhill Medical Centre, 19 - 21 Oldhill Street, Hackney, London, N16 6LD	Full Planning Permission	Alterations to the rear ground floor extension including modestly raising the roof with the inclusion of a Sukkah roof, and adding windows on the rear elevation (retrospective).	Catherine Nichol	Cazenove Ward	Delegated	Granted - Standard Conditions	26/07/2022
<a href="#">2022/0848</a>	37 Fountayne Road, Hackney, London, N16 7ED	Householder Planning	Erection of a rear roof dormer with front roof lights	Raymond Okot	Cazenove Ward	Delegated	Granted - Standard Conditions	30/06/2022
<a href="#">2022/0841</a>	Flat A, 56 Alkham Road, London, N16 6XF	Full Planning Permission	Excavation of basement to create new self contained dwelling and rear extension to existing ground floor flat	Catherine Nichol	Cazenove Ward	Delegated	Refuse	16/08/2022
<a href="#">2022/0767</a>	90 Kyverdale Road, Hackney, London, N16 6PL	Householder Planning	Enlargement and excavation of existing basement level together with front lightwell.	Raymond Okot	Cazenove Ward	Delegated	Granted - Standard Conditions	19/07/2022
<a href="#">2022/0676</a>	85 Cazenove Road, London, N16 6BB	Full Planning Permission	Erection of a double-height extension at basement and ground floor levels to the rear of the existing Synagogue (Use Class F) and installation of cycle storage within the front garden.	Alix Hauser	Cazenove Ward	Delegated	Grant	29/07/2022
<a href="#">2022/0257</a>	40 Chardmore Road, London, N16 6JH	Householder Planning	Erection of a single storey rear extension at first floor level	Danny Huber	Cazenove Ward	Delegated	Refuse	21/07/2022
<a href="#">2022/0253</a>	40 Chardmore Road, London, N16 6JH	Householder Planning	Erection of a side/rear extension at lower ground floor level.	Danny Huber	Cazenove Ward	Delegated	Refuse	01/08/2022
<a href="#">2022/0147</a>	Block C, 25 Belfast Road, Hackney, London, N16 6UN	Full Planning Permission	Erection of an outbuilding for use as a UKPN Integral Substation.	James Clark	Cazenove Ward	Delegated	Grant	30/06/2022
<a href="#">2021/3220</a>	90 - 92 Cazenove Road, Hackney, London, N16 6AB	Full Planning Permission	Erection of part single-storey, part two-storey rear extension over lower and upper ground floor levels; erection of first floor front infill extension	Gerard Livett	Cazenove Ward	Delegated	Granted - Extra Conditions	20/08/2022
<a href="#">2021/2947</a>	19 Cazenove Road, Hackney, London, N16 6PA	Discharge of Condition	Submission of details pursuant to Condition 6 (Landscaping Plan); Condition 8 (London Plane Tree); Condition 11 (Constructions Logistics and Traffic Management Plan); Condition 13 (Drainage) of application 2019/1146 granted 01/05/2019 for erection of new two storey dwellinghouse to the rear of 19 Cazenove Road.	Erin Glancy	Cazenove Ward	Delegated	Grant	27/07/2022
<a href="#">2022/1870</a>	55 Bishopsgate, London, EC2N 3AS	Adjoining Borough Observations	Notification from the City of London of application 22/00681/SCOP request for EIA Scoping Opinion for the redevelopment of 55 Bishopsgate. The proposals involve the construction of a part 62-storey (284.7m AOD) and part 21-storey (112.1m AOD) office-led, mixed-use building.	Robert Brew	City of London (N)	Delegated	No Objection	05/08/2022

<a href="#">2022/1925</a>	171 Stoke Newington Church Street, Hackney, London, N16 0UL	Works to a Tree in Conservation Area Notification	Rear Garden: Lombardy Poplar T1 (20M high, 1000mm dia.) - 5 DAY DD NOTICE - tree is completely rotted out and is leaning on the Sycamore behind. Pollard tree down to 5 metres high to make safe and re-assess for future action.	Leif Mortensen	Clissold Ward	Delegated	No Objection	08/08/2022
<a href="#">2022/1664</a>	Flat 1, 7 Allen Road, Hackney, London, N16 8SB	Discharge of Condition	Submission of details pursuant to condition 4 (SuDs) of planning permission 2021/0378 granted 01/04/2021 for the construction of a single storey rear extension to the lower ground floor flat.	Erin Glancy	Clissold Ward	Delegated	Grant	23/08/2022
<a href="#">2022/1550</a>	73 Aden Grove, Hackney, London, N16 9NP	Householder Planning	Excavation to create basement extension; installation of one front and one rear lightwell	Thomas Russell	Clissold Ward	Delegated	Granted - Extra Conditions	17/08/2022
<a href="#">2022/1512</a>	127 Clissold Crescent, Hackney, London, N16 9AS	Discharge of Condition	Submission of details pursuant to condition 3 (materials) attached to planning permission 2021/2482 dated 10/01/2022.	James Clark	Clissold Ward	Delegated	Grant	29/07/2022
<a href="#">2022/1506</a>	Flat A, 93 Albion Road, Hackney, London, N16 9PL	Householder Planning	Single storey rear extension	Thomas Russell	Clissold Ward	Delegated	Grant	10/08/2022
<a href="#">2022/1504</a>	56 Winston Road, Hackney, London, N16 9LT	Discharge of Condition	Approval of details pursuant to condition 3 (Sustainable Urban Drainage System) attached to planning permission ref 2022/0575 dated 27/04/2022.	Monika Vistartaite	Clissold Ward	Delegated	Grant	11/08/2022
<a href="#">2022/1499</a>	19B Winston Road, Hackney, London, N16 9LU	Non-Material Amendment	Non material amendment to planning permission 2019/1097 dated 10/06/2019; in relation to removal Zinc cladding from the drawing and replace with tiles	Micheal Garvey	Clissold Ward	Delegated	Grant	28/07/2022
<a href="#">2022/1451</a>	241 - 243 Stoke Newington Church Street, Hackney, London, N16 9HP	Listed Building Consent	Listed building consent for alterations at roof level, involving the replacement of box gutters and raising the height of the parapet.	James Clark	Clissold Ward	Delegated	Grant	28/07/2022
<a href="#">2022/1449</a>	241 - 243 Stoke Newington Church Street, Hackney, London, N16 9HP	Full Planning Permission	Alterations at roof level, involving the replacement of box gutters and raising the height of the parapet.	James Clark	Clissold Ward	Delegated	Grant	28/07/2022
<a href="#">2022/1434</a>	7 Clissold Road, Hackney, London, N16 9EX	Listed Building Consent	Retrofit renewal of existing single glazed doors and windows to rear and side elevations	Jonathan Bainbridge	Clissold Ward	Delegated	Grant	02/08/2022
<a href="#">2022/1322</a>	Second Floor Flat, 57 Clissold Crescent, Hackney, London, N16 9AR	Full Planning Permission	Removal of rear rooflight and replace with rear Dormer window	Micheal Garvey	Clissold Ward	Delegated	Granted - Standard Conditions	25/07/2022
<a href="#">2022/1306</a>	17 Lidfield Road, Hackney, London, N16 9NA	Householder Planning	Erection of ground floor rear side return and rear extension.	Erin Glancy	Clissold Ward	Delegated	Grant	21/07/2022
<a href="#">2022/1299</a>	1 Osterley Road, Hackney, London, N16 8SN	Householder Planning	Erection of single-storey rear / side infill extension at ground floor level	Gerard Livett	Clissold Ward	Delegated	Refuse	20/07/2022
<a href="#">2022/1291</a>	70 Allen Road, Hackney, London, N16 8RZ	Removal/Variation of Condition(s)	Variation of condition 2 (approved plans) granted 2019/2396 on 16/01/2020 for the erection of two-storey rear extension at basement and ground floor level; creation of front and rear lightwells; conversion of shop and storage unit to provide two self-contained residential units; external alterations; extent of variation is to revise the design of the ground floor rear extension to allow for the ground floor extension to have a flat roof instead of a pitched roof.	Erin Glancy	Clissold Ward	Delegated	Grant	28/07/2022
<a href="#">2022/1283</a>	2 Town Hall Approach, Hackney, London, N16 8QN	Full Planning Permission	Erection of a rear roof dormer extension and roof top terrace including removal of chimney breast and replacement and installation of windows.	Alix Hauser	Clissold Ward	Delegated	Refuse	19/07/2022
<a href="#">2022/1257</a>	51 Church Walk, Hackney, London, N16 8QR	Discharge of Condition	Submission of details pursuant to conditions 3 (Raingarden) and 4 (flood resilience) attached to planning permission 2021/3393 dated 24/01/2022.	James Clark	Clissold Ward	Delegated	Grant	30/06/2022
<a href="#">2022/1250</a>	29 Church Walk, Hackney, London, N16 8QR	Discharge of Condition	Submission of details pursuant to condition 3 (materials) attached to planning permission 2020/3554 dated 23/03/2021.	Erin Glancy	Clissold Ward	Delegated	Grant	15/07/2022
<a href="#">2022/1178</a>	139 Albion Road, Hackney, London, N16 9JU	Full Planning Permission	Erections of an external door to the rear boundary wall including staircase descending from pavement to lower ground level.	Jonathan Bainbridge	Clissold Ward	Delegated	Granted - Standard Conditions	19/08/2022

<a href="#">2022/1163</a>	Flat A, 49 Londesborough Road, Hackney, London, N16 8RN	Full Planning Permission	Erection of a ground floor, single-storey side return infill extension and enlargement of basement	Jonathan Bainbridge	Clissold Ward	Delegated	Grant	15/07/2022
<a href="#">2022/1107</a>	7 Clissold Road, Hackney, London, N16 9EX	Full Planning Permission	Retrofit renewal of existing single glazed doors and windows to rear and side elevations	Jonathan Bainbridge	Clissold Ward	Delegated	Grant	22/07/2022
<a href="#">2022/1079</a>	287 Stoke Newington Church Street, London, N16 9JH	Householder Planning	Installation of solar panels to roof of rear dormer and roof of rear outrigger	Danny Huber	Clissold Ward	Delegated	Granted - Standard Conditions	27/06/2022
<a href="#">2022/0797</a>	15 Allen Road, Hackney, London, N16 8SB	Householder Planning	Erection of a new proposed Mansard / flat roof, along with the raising of the existing chimneys and parapet walls and the installation of 2 x Rooflights	Jonathan Bainbridge	Clissold Ward	Delegated	Grant	20/07/2022
<a href="#">2022/0605</a>	117 Green Lanes, Hackney, London, N16 9DA	Full Planning Permission	Erection of rear roof extension, installation of two front rooflights.	Catherine Nichol	Clissold Ward	Delegated	Granted - Standard Conditions	04/07/2022
<a href="#">2022/0599</a>	Flat B, 71 Nevill Road, Hackney, London, N16 8SW	Full Planning Permission	The erection of a mansard roof extension.	Monika Vistartaite	Clissold Ward	Delegated	Granted - Extra Conditions	06/07/2022
<a href="#">2022/0514</a>	19 Woodlea Road, Hackney, London, N16 0TH	Full Planning Permission	Replacement of the existing front windows of the property with double glazed timber sash windows.	Raymond Okot	Clissold Ward	Delegated	Granted - Standard Conditions	27/07/2022
<a href="#">2022/0491</a>	Kibris Studio, 82 Green Lanes, Hackney, London, N16 9EJ	Non-Material Amendment	Non material amendment to planning permission 2020/0260 dated 31/03/2020; comprising amendments to the ground floor shopfront and installation of gas meters to ground floor front.	Micheal Garvey	Clissold Ward	Delegated	Refuse	04/07/2022
<a href="#">2022/0404</a>	Kennaway Estate, Stoke Newington Church Street, Hackney, London, N16 9JD	Discharge of Condition	Submission of details pursuant to condition 14 (Demolition and construction management plan) of planning permission ref 2019/2116 dated 08/02/2021	Louise Prew	Clissold Ward	Delegated	Grant	01/07/2022
<a href="#">2021/3403</a>	33 - 34 Newington Green, Hackney, London, N16 9PR	Discharge of Condition	Submission of details pursuant to planning application 2020/3787 granted 04/02/2021 for the reconfiguration of 3No. existing 2nd floor residential units, alterations to existing window to front elevation to form doorway and single storey extension to 1st floor of flank elevation to extend existing stairwell in order to discharge condition 6 (internal door schedule and method statement), 7 (external surfaces materials), 8a (acoustics report), 8b (acoustic interventions), 8c (internal acoustics), 8d (floor to ceiling acoustic lining), 8f (automatic opening vent), 8g (proposed fire stop), 8i (ground floor entrance), 8j (front boundary), 8n (bin enclosure), 8o (rainwater goods), 9a (engineer qualifications), 9b (existing structural information), 9d (safety and stability).	Erin Glancy	Clissold Ward	Delegated	Grant	01/08/2022
<a href="#">2022/1820</a>	Portico City Learning Centre, 34 Linscott Road, Hackney, London, E5 0RD	Discharge of Condition	Submission of details pursuant to condition 14 (expert supervision) attached to listed building consent 2021/1653 dated 04/04/2022	Catherine Slade	Dalston Ward	Delegated	Grant	02/08/2022
<a href="#">2022/1586</a>	13 Abersham Road, Hackney, London, E8 2LN	Certificate of Lawful Development Existing/Proposed	Erection of single-storey ground floor rear extension following demolition of existing outbuilding and replacement of rear windows at first floor level.	Alix Hauser	Dalston Ward	Delegated	Granted - Standard Conditions	22/08/2022
<a href="#">2022/1485</a>	85c Forest Road, Hackney, London, E8 3BT	Certificate of Lawful Development Existing/Proposed	Existing use of 85c Forest Road as a self-contained residential unit.	Jonathan Bainbridge	Dalston Ward	Delegated	Grant	09/08/2022
<a href="#">2022/1425</a>	18 Parkholme Road, Hackney, London, E8 3AG	Householder Planning	Installation of external wall insulation to rear of property	Gerard Livett	Dalston Ward	Delegated	Refuse	12/08/2022

<a href="#">2022/1406</a>	59a Graham Road, Hackney, London, E8 1PB	Works to a Tree in Conservation Area Notification	T1 - Sycamore DBH 36 - Crown reduce 2-3 metre - Crown thin 15% - Crown lift 5 metre - Deadwood - Ivy sever & shave excess	Eugene McGee	Dalston Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1400</a>	17 Elrington Road, Hackney, London, E8 3BJ	Householder Planning	Erection of single storey rear and partial infill extension following removal of existing rear extension and replacement of existing windows and doors	Raymond Okot	Dalston Ward	Delegated	Refuse	02/08/2022
<a href="#">2022/1383</a>	The Kingsland, 37 - 39 Kingsland High Street, Hackney, London, E8 2JS	Advertisement Consent	Display of three externally-illuminated fascia signs on front elevation	Gerard Livett	Dalston Ward	Delegated	Granted - Extra Conditions	26/07/2022
<a href="#">2022/1380</a>	The Kingsland, 37 - 39 Kingsland High Street, Hackney, London, E8 2JS	Advertisement Consent	Display of externally-illuminated sign on southern side elevation at first to second floor levels and externally-illuminated projecting sign on front elevation	Gerard Livett	Dalston Ward	Delegated	Refuse	26/07/2022
<a href="#">2022/1332</a>	23 Colvestone Crescent, Hackney, London, E8 2LG	Works to a Tree in Conservation Area Notification	Rear Garden : T1 - Lime - HT 16m DBH 59cm - Thin crown by 25% - Deadwood - Crown lift 6m. T2 - Sycamore - HT 19m DBH 71cm - Fell to ground level and treat with herbicide - replant tree with a suitable species, this is because the Sycamore is standing too close to the boundary wall and will with time start to push the wall over, the removal is in line with good arboricultural practice. Replant with species in line with trees already present on the site.	Leif Mortensen	Dalston Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1325</a>	14 St Philips Road, Hackney, London, E8 3BP	Full Planning Permission	Erection of ground floor rear/side wrap around extension, installation of 1 rooflight to rear outrigger and 1 rooflight to main rear roof and 2 front rooflights	Alishba Emanuel	Dalston Ward	Delegated	Granted - Standard Conditions	28/07/2022
<a href="#">2022/1242</a>	70 Sandringham Road, Hackney, London, E8 2LL	Works to a Tree in Conservation Area Notification	Reducing and lifting the crown on the northern side where it spans over the rear gardens on Sandringham road. This would involve reducing the long lateral branches over 68,70,72,74,76 by approx 4-5m, the lateral leader facing north towards 70 by approx 3-4m ensuring strong growth points and suitable furnishing growth are maintained. The height of branches over 68 Sandringham to be reduced by 2m, and long lateral by 3-4m. Reducing the height of the northern side of the canopy by approx 2m to bring inline with desired shape. Crown lifting low branches by approx 4-5m to mirror the similar crown lifting carried out on the southern side. Crown thinning by 15-20% that will allow increased sunlight penetration to the below gardens on the northern side. Any decayed or weak/crossing branches which may cause a potential risk in the future will be removed as some deadwood was shed during recent high winds.	Eugene McGee	Dalston Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1229</a>	78 Sandringham Road, Hackney, London, E8 2LL	Works to a Tree in Conservation Area Notification	Reduce all re-growth (re-pollard) by 1m back to the original pollard point. Decayed pollard points to be inspected for ingress of decay and a new pollard point up to 0.25m below will be created. Removal of all epicormic and basal growth. Reduce rear lateral branches overhanging neighbour to the rear by 2m back to the trunk.	Eugene McGee	Dalston Ward	Delegated	No Objection	04/07/2022
<a href="#">2022/1204</a>	8 Atlas Mews, Hackney, London, E8 2NE	Removal/Variation of Condition(s)	Variation of condition 2 (approved drawings) attached to planning permission 2021/2767 dated 10/02/2022. Effect of variation would be to introduce a door rather than a window at ground floor rear; introduction of new window at second floor rear	Alishba Emanuel	Dalston Ward	Delegated	Granted - Standard Conditions	12/08/2022
<a href="#">2022/1181</a>	7 Graham Road, Hackney, London, E8 1DA	Removal/Variation of Condition(s)	Variation of condition 2 (approved drawings) attached to planning permission 2019/3016 for 'Demolition of garage in the rear garden and the erection of a two-storey (plus basement) single family dwelling house.' Effect of variation would be to replace the ground floor side window with a door to east elevation, increase the extent of the basement and to provide sunken courtyard, addition of precast concrete above first floor side window and garden side door to east elevation.	Gerard Livett	Dalston Ward	Delegated	Granted - Extra Conditions	12/07/2022



<a href="#">2022/1135</a>	6 Downs Park Road, Hackney, London, E8 2HD	Householder Planning	Construction of a rear extension together with the installation of a rooflight.	James Clark	Dalston Ward	Delegated	Grant	01/07/2022
<a href="#">2022/1111</a>	Flat D, 74 Colvestone Crescent, Hackney, London, E8 2LJ	Full Planning Permission	Erection of a rear dormer roof extension, replacement of existing 2 rooflights with conservation-style rooflights, and installation of new (3rd) conservation-style rooflight to the front roof slope.	Monika Vistartaite	Dalston Ward	Delegated	Granted - Extra Conditions	28/06/2022
<a href="#">2022/1092</a>	18 Parkholme Road, Hackney, London, E8 3AG	Removal/Variation of Condition(s)	Variation of condition 2 (approved plans) of planning permission 2021/3390 dated 24/02/2022. Effect of variation would be to include provision for the installation of an Air Source Heat Pump (ASHP) in the rear garden	Gerard Livett	Dalston Ward	Delegated	Refuse	20/07/2022
<a href="#">2022/1003</a>	Flat B, 566 Kingsland Road, London, E8 4AH	Listed Building Consent	Relocation of Boiler Flue Exhaust from front to side elevation, replacement of interim cement repairs to front and side elevations with matching brickwork and mortar, and non-abrasive brushing/washing down of existing brickwork around new flue location. (Part-retrospective)	Raymond Okot	Dalston Ward	Delegated	Granted - Extra Conditions	07/07/2022
<a href="#">2022/0918</a>	Flat B, 566 Kingsland Road, London, E8 4AH	Full Planning Permission	Relocation of Boiler Flue Exhaust from front to side elevation, replacement of interim cement repairs to front and side elevations with matching brickwork and mortar, and non-abrasive brushing/washing down of existing brickwork around new flue location. (Part-retrospective)	Raymond Okot	Dalston Ward	Delegated	Granted - Standard Conditions	07/07/2022
<a href="#">2022/0881</a>	58A and 58B Parkholme Road, London, E8 3AQ	Full Planning Permission	Erection of single storey side extensions at numbers 58A and number 58B including installation of front lightwell and stairs at number 58B.	Alix Hauser	Dalston Ward	Delegated	Refuse	25/07/2022
<a href="#">2022/0812</a>	3 Wilton Way, Hackney, London, E8 3EE	Householder Planning	Erection of a single-storey Garden Studio at the rear garden.	Raymond Okot	Dalston Ward	Delegated	Granted - Standard Conditions	27/07/2022
<a href="#">2022/0782</a>	84 Colvestone Crescent, Hackney, London, E8 2LJ	Removal/Variation of Condition(s)	Variation of condition 2 (approved plans) attached to planning permission 2019/3386 dated 20/02/2020 for 'Conversion of a single dwelling house to 3 self-contained residential flats; Erection of single storey lower ground floor rear addition and replacement of associated garden wall and external stair; Replacement of existing windows with new windows to front and rear elevations; Addition of 2 conservation style roof lights; Addition of new bike and bins stores and alteration of steps/balustrade/paving to front garden.' The effect of the variation would be to rearrange the layouts of the units to provide the 1-bedroom unit at lower ground floor level and the 3-bedroom unit at upper ground and first floor levels.	Alix Hauser	Dalston Ward	Delegated	Refuse	29/07/2022
<a href="#">2022/0559</a>	Flat A, 12 Abersham Road, Hackney, London, E8 2LN	Full Planning Permission	Replacement of existing timber windows with uPVC windows.	Micheal Garvey	Dalston Ward	Delegated	Refuse	08/08/2022
<a href="#">2022/0501</a>	40 Cecilia Road, Hackney, London, E8 2ER	Full Planning Permission	Replacement of existing front windows of the property with double glazed timber painted sliding sash windows.	Raymond Okot	Dalston Ward	Delegated	Granted - Standard Conditions	11/07/2022
<a href="#">2022/0175</a>	33 Kingsland High Street, Hackney, London, E8 2JS	Advertisement Consent	Advertisement Consent for the display of 1 no. externally illuminated projecting hanging sign at ground floor level and sign on door (retrospective).	Erin Glancy	Dalston Ward	Delegated	Grant	04/07/2022
<a href="#">2022/0159</a>	33 Kingsland High Street, Hackney, London, E8 2JS	Advertisement Consent	Advertisement Consent for the externally illuminated fascia sign at first floor level (retrospective).	Erin Glancy	Dalston Ward	Delegated	Refuse	05/07/2022
<a href="#">2021/3445</a>	20 Colvestone Crescent, Hackney, London, E8 2LH	Full Planning Permission	Replacement of windows with double-glazed timber windows.	Gerard Livett	Dalston Ward	Delegated	Granted - Standard Conditions	08/08/2022
<a href="#">2021/3444</a>	12 Fassett Road, Hackney, London, E8 1PA	Full Planning Permission	Replacement of existing windows with double glazed timber windows.	Micheal Garvey	Dalston Ward	Delegated	Granted - Extra Conditions	11/07/2022

<a href="#">2021/3432</a>	2 Colvestone Crescent, Hackney, London, E8 2LH	Full Planning Permission	Replacement of existing windows with double-glazed timber windows.	Gerard Livett	Dalston Ward	Delegated	Granted - Standard Conditions	08/08/2022
<a href="#">2021/2399</a>	3 Bowness Close, London, E8 3SU	Discharge of Condition	Submission of details pursuant to conditions 3 (materials), 4 (flood mitigation) and 5 (green roof) of planning permission ref 2020/2184, dated 02/10/2020	Danny Huber	Dalston Ward	Delegated	Grant	28/07/2022
<a href="#">2021/0858</a>	74 Graham Road, Hackney, London, E8 1BX	Full Planning Permission	Erection of a part single storey, part two storey rear extension at lower ground and ground floor level to provide additional living accommodation to existing flats and associated works	Raymond Okot	Dalston Ward	Delegated	Granted - Standard Conditions	05/07/2022
<a href="#">2022/1469</a>	23 Kirkland Walk, Hackney, London, E8 3SY	Certificate of Lawful Development Existing/Proposed	Erection of a single-storey rear conservatory [retrospective].	Monika Vistartaite	Dalston Ward	Delegated	Grant	10/08/2022
<a href="#">2022/1836</a>	17 Stamford Road, Hackney, London, N1 4JP	Non-Material Amendment	Non-material amendment to planning permission 2021/1505 granted 12/07/2021 for the full refurbishment and restoration to the property, works include the erection of a 2 storey side and rear extension on the lower and upper ground floor levels and rebuilding existing box-room on the first floor level, extent of variation to change the brick to the new top floor window, along with the insertion of a contemporary window.	Erin Glancy	De Beauvoir Ward	Delegated	Grant	22/08/2022
<a href="#">2022/1774</a>	3, Walton Villas Downham Road, Hackney, London, N1 5AN	Discharge of Condition	Submission of details pursuant to condition 3 (details) attached to planning permission 2022/1064 dated 01-07-2022.	James Clark	De Beauvoir Ward	Delegated	Grant	27/07/2022
<a href="#">2022/1631</a>	67 Balls Pond Road, Hackney, London, N1 4BW	Householder Planning	Removal of existing rear extension and erection of a new rear extension including a lightwell.	Thomas Russell	De Beauvoir Ward	Delegated	Refuse	22/08/2022
<a href="#">2022/1623</a>	67 Balls Pond Road, Hackney, London, N1 4BW	Listed Building Consent	Removal of existing rear extension and erection of a new rear extension including a lightwell.	Thomas Russell	De Beauvoir Ward	Delegated	Refuse	22/08/2022
<a href="#">2022/1615</a>	41 Ufton Road, Hackney, London, N1 4HE	Discharge of Condition	Submission of details pursuant to condition 3 (Materials, windows and doors) attached to planning permission ref 2021/1464 dated 23/06/2022.	Raymond Okot	De Beauvoir Ward	Delegated	Grant	23/08/2022
<a href="#">2022/1590</a>	128 Culford Road, Hackney, London, N1 4HU	Householder Planning	Installation of replacement front and rear windows.	James Clark	De Beauvoir Ward	Delegated	Granted - Extra Conditions	08/08/2022
<a href="#">2022/1471</a>	17 Stamford Road, Hackney, London, N1 4JP	Works to a Tree in Conservation Area Notification	T1 - Malus - 30% reduction - 1 - 2 m from branch ends T2 - Pear - 30% reduction - 2 - 3 m from branch ends T3 - Plum - 30% reduction 3 - 4 M from height - 1 - 2 m from spread/branch ends	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1455</a>	127 Culford Road, Hackney, London N1 4HX	Works to a Tree in Conservation Area Notification	Fig (T1) - Prune back to the boundary line of 127 Culford Road (removing two small stems). To allow more light into the garden of 127	Leif Mortensen	De Beauvoir Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1453</a>	Basement And Ground Floor Flat, 68 Mortimer Road, Hackney, London, N1 5AP	Non-Material Amendment	Non material amendment to planning permission ref 2022/0248 dated 13/04/2022 comprising amendments to the size of glazing on the rear and side elevations.	Danny Huber	De Beauvoir Ward	Delegated	Grant	11/07/2022
<a href="#">2022/1442</a>	87 - 95 Hertford Road, Hackney, London, N1 5AG	Discharge of Condition	Submission of details pursuant to Condition 17 (Sustainable Urban Drainage) of planning application 2009/2842 dated 30/06/2020	Thomas Russell	De Beauvoir Ward	Delegated	Grant	20/08/2022
<a href="#">2022/1436</a>	87 - 95 Hertford Road, Hackney, London, N1 5AG	Discharge of Condition	Submission of details pursuant to Condition 12 (Air Quality) of planning application 2009/2842 dated 30/06/2020	Thomas Russell	De Beauvoir Ward	Delegated	Grant	26/07/2022
<a href="#">2022/1431</a>	104 De Beauvoir Road, Hackney, London, N1 4DJ	Works to a Tree in Conservation Area Notification	T1 - X1 Bay: Reduce height by approx. 2.5m and trim remainder of laterals by up to 1m to shape Reason - Routine maintenance	Leif Mortensen	De Beauvoir Ward	Delegated	No Objection	25/07/2022

<a href="#">2022/1421</a>	36 De Beauvoir Crescent, Hackney, London, N1 5SB	Removal/Variation of Condition(s)	Variation of condition 1 (approved plans) of planning permission 2020/3980 dated 20/04/2021. Effect of variation would be to reduce the depth of proposed outbuilding; sliding doors proposed to rear of main house and outbuilding; side entrance door removed from De Beauvoir Crescent elevation; first floor rear window proposed to be replaced to match existing window on upper level; mansard clad in tiles to the rear; windows proposed on rear roof slope; position of rooflight amended and other minor alterations.	James Clark	De Beauvoir Ward	Delegated	Grant	05/08/2022
<a href="#">2022/1414</a>	Flat B, 107 Hertford Road, Hackney, London, N1 4LL	Works to a Tree in Conservation Area Notification	Front of property: 1 x Sycamore - Crown reduce the height by 2-2.5m dimensions Crown reduce the spread to balance and shape approx. 1.5m Thin throughout the crown by 10% Reduce the branches growing towards and over the house to give a clearance of 1.5m Remove the low branches to a height of 4.5m This tree is situated extremely close to the front boundary wall and we feel the tree needs to be retained at smaller Side of property: 2 x Sycamores - Reduce the crown height by 40% (approx. 4m) Reduce the crown spread to balance and shape (approx. 2-3m) These trees are showing signs of dieback in the upper crown and they have some decay in the trunks at ground level	Leif Mortensen	De Beauvoir Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1384</a>	75 Balls Pond Road, Hackney, London, N1 4BW	Listed Building Consent	Installation of secured bike shed to front garden	Micheal Garvey	De Beauvoir Ward	Delegated	Refuse	28/07/2022
<a href="#">2022/1373</a>	5 De Beauvoir Square, Hackney, London, N1 4LG	Listed Building Consent	Demolition of existing rear extension and roof terrace and construction of a single-storey side and rear extension at semi-basement level . Internal alterations at semi-basement level.	Micheal Garvey	De Beauvoir Ward	Delegated	Granted - Extra Conditions	23/08/2022
<a href="#">2022/1356</a>	121 Tottenham Road, Hackney, London, N1 4EA	Discharge of Condition	Submission of details pursuant to condition 3 (materials details) of planning permission 2021/3377 granted 26/04/2022 for the erection of a full width lower ground floor rear extension and part upper ground floor rear extension together with window replacement to rear elevation at first floor and removal of soil stacks and boiler flue to main elevation.	Erin Glancy	De Beauvoir Ward	Delegated	Grant	04/08/2022
<a href="#">2022/1320</a>	115 Hertford Road, Hackney, London, N1 4LR	Works to a Tree in Conservation Area Notification	Large Lime - Crown reduce the height by 25% (approx. 3-3.5m) Reduce the crown spread to balance and shape (approx. 2-2.5m) Thin throughout the crown by 15% Maintenance works in line with good Arboricultural practice	Leif Mortensen	De Beauvoir Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1207</a>	5 De Beauvoir Square, Hackney, London, N1 4LG	Householder Planning	Demolition of existing rear extension and roof terrace and construction of a single-storey side and rear extension at semi-basement level . Internal alterations at semi-basement level.	Micheal Garvey	De Beauvoir Ward	Delegated	Granted - Extra Conditions	23/08/2022
<a href="#">2022/1174</a>	136 Tottenham Road, Hackney, London, N1 4DY	Householder Planning	Demolition of the storage shed, removal of existing tree and replacement with a single storey ground floor rear extension.	Raymond Okot	De Beauvoir Ward	Delegated	Granted - Standard Conditions	15/08/2022
<a href="#">2022/1170</a>	41 Englefield Road, Hackney, London, N1 4HJ	Householder Planning	Erection of rear extension at upper ground floor level and alterations to rear upper ground floor level fenestration	Raymond Okot	De Beauvoir Ward	Delegated	Refuse	08/08/2022
<a href="#">2022/1167</a>	50 Mortimer Road, Hackney, London, N1 5AP	Householder Planning	Alterations to the front garden gate and wall	Jonathan Bainbridge	De Beauvoir Ward	Delegated	Grant	01/08/2022
<a href="#">2022/1164</a>	55 De Beauvoir Road, Hackney, London, N1 5AU	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development for construction of a swimming pool to the rear of the dwellinghouse.	Monika Vistartaite	De Beauvoir Ward	Delegated	Grant	06/07/2022
<a href="#">2022/1137</a>	35 Northchurch Terrace, Hackney, London, N1 4EB	Listed Building Consent	Erection of two storey side extension at lower and ground floor levels with rooftop solar panels; erection of single storey rear extension at lower ground floor; alterations to fenestration on front, side and rear elevations; replacement of front boundary treatment; installation of gate in side boundary wall; installation of bike store atop new landing in rear garden; changes to front lightwell; installation of bike and bin store in front setback; landscaping and other associated works.	Alix Hauser	De Beauvoir Ward	Delegated	Grant	01/07/2022

<a href="#">2022/1136</a>	35 Northchurch Terrace, Hackney, London, N1 4EB	Householder Planning	Erection of two storey side extension at lower and ground floor levels with rooftop solar panels; erection of single storey rear extension at lower ground floor; alterations to fenestration on front, side and rear elevations; replacement of front boundary treatment; installation of gate in side boundary wall; installation of bike store atop new landing in rear garden; changes to front lightwell; installation of bike and bin store in front setback; landscaping and other associated works.	Alix Hauser	De Beauvoir Ward	Delegated	Grant	01/07/2022
<a href="#">2022/1112</a>	447 Kingsland Road, London, E8 4AU	Full Planning Permission	Excavation of basement extension including installation of rear lightwells to facilitate the enlargement of the existing studio unit to a 2-bedroom unit.	Alix Hauser	De Beauvoir Ward	Delegated	Grant	01/08/2022
<a href="#">2022/1104</a>	Flat A, 93 Balls Pond Road, Hackney, London, N1 4BL	Listed Building Consent	Replacement of rear windows at lower ground floor level with double glazed timber sash windows and double glazed timber casement window. Replacement of existing plastic cill with painted masonry cills.	Micheal Garvey	De Beauvoir Ward	Delegated	Granted - Standard Conditions	29/06/2022
<a href="#">2022/1103</a>	Flat A, 93 Balls Pond Road, Hackney, London, N1 4BL	Full Planning Permission	Replacement of rear windows at lower ground floor level with double glazed timber sash windows and double glazed timber casement window. Replacement of existing plastic cill with painted masonry cills.	Micheal Garvey	De Beauvoir Ward	Delegated	Granted - Standard Conditions	29/06/2022
<a href="#">2022/1064</a>	3, Walton Villas Downham Road, Hackney, London, N1 5AN	Householder Planning	Removal of existing staircase and replacement with a new walkway and spiral staircase.	James Clark	De Beauvoir Ward	Delegated	Grant	01/07/2022
<a href="#">2022/1051</a>	495 Kingsland Road, Hackney, London, E8 4AU	Full Planning Permission	Removal of existing flue/extractor and installation of new flue/extractor system to two storey rear addition	Micheal Garvey	De Beauvoir Ward	Delegated	Granted - Extra Conditions	12/07/2022
<a href="#">2022/0908</a>	Flat A, 178 Southgate Road, Hackney, London, N1 3HU	Full Planning Permission	Existing Timber door in white finish to be replaced with Timber French door in arctic white finish	Jonathan Bainbridge	De Beauvoir Ward	Delegated	Grant	30/06/2022
<a href="#">2022/0852</a>	101 Balls Pond Road, Hackney, London, N1 4BL	Listed Building Consent	Listed Building Consent for internal alterations and alterations to the rear garden. (In association with FULL Planning Application 2022/0702)	Jonathan Bainbridge	De Beauvoir Ward	Delegated	Grant	05/08/2022
<a href="#">2022/0702</a>	101 Balls Pond Road, Hackney, London, N1 4BL	Householder Planning	Erection of a full-width lower ground floor rear extension, internal alteration, and alteration to the rear garden.	Jonathan Bainbridge	De Beauvoir Ward	Delegated	Grant	05/08/2022
<a href="#">2022/0670</a>	87 - 95 Hertford Road, Hackney, London, N1 5AG	Discharge of Condition	Submission of partial details pursuant to condition 14 (Demolition and construction management plan - demolition and above ground works only) and full details pursuant to condition 22 (Contaminated land- pre development) of planning permission 2009/2842 granted 29/06/2020	Louise Prew	De Beauvoir Ward	Delegated	Grant	29/07/2022
<a href="#">2021/3723</a>	25 Northchurch Road, Hackney, London, N1 4ED	Discharge of Condition	Submission of details pursuant to condition 5 (Sustainable drainage system) of planning permission ref 2021/1109 dated 21/06/2021	Danny Huber	De Beauvoir Ward	Delegated	Grant	19/08/2022
<a href="#">2021/3679</a>	75 Balls Pond Road, Hackney, London, N1 4BW	Householder Planning	Installation of secured bike shed to front garden	Micheal Garvey	De Beauvoir Ward	Delegated	Refuse	28/07/2022
<a href="#">2020/0676</a>	Basement And Ground Floor, 527 Kingsland Road, Hackney, London, E8 4AR	Advertisement Consent	Display of fascia advertisement sign at ground floor level.	Raymond Okot	De Beauvoir Ward	Delegated	Grant	10/08/2022
<a href="#">2021/2764</a>	22a, 22b & 22c Stamford Road, Hackney, London, N1 4JS	Full Planning Permission	Replacement of existing single glazed timber windows with new double glazed timber windows to front and rear elevations. Replacement of existing front entrance doors with new doors.	Micheal Garvey	De Beauvoir Ward	Delegated	Granted - Standard Conditions	23/08/2022
<a href="#">2020/4055</a>	121 Mortimer Road, Hackney, London, N1 4JY	Householder Planning	Basement level extension and refurbishment of the single family dwelling, including new windows, roof and external cantilevered structural banding (Retrospective).	Lorraine Murphy	De Beauvoir Ward	Delegated	Refuse	03/08/2022
<a href="#">2022/1691</a>	78 Eleanor Road (north), Hackney, London, E8 1DN	Non-Material Amendment	Non-material amendment to planning application 2021/2257 granted 07/10/2021. The amendment seeks to combine the two dormers to create one large dormer and amend the development description.	Alix Hauser	Hackney Central Ward	Delegated	Grant	28/07/2022

<a href="#">2022/1583</a>	St Johns Gardens Mare Street, Hackney,	Full Planning Permission	Installation of temporary fibreglass globe sculpture	Thomas Russell	Hackney Central Ward	Delegated	Granted - Extra Conditions	23/08/2022
<a href="#">2022/1582</a>	Hackney Town Hall Mare Street, E8 1EA	Full Planning Permission	Installation of public artwork sculpture for temporary period of four months	Alishba Emanuel	Hackney Central Ward	Delegated	Granted - Standard Conditions	22/08/2022
<a href="#">2022/1486</a>	Flat 3, 95 Graham Road, Hackney, London, E8 1PB	Full Planning Permission	Erection of first floor side extension (Fronting Greenwood Road).	Catherine Nichol	Hackney Central Ward	Delegated	Granted - Standard Conditions	10/08/2022
<a href="#">2022/1440</a>	57 - 59 Navarino Road, Hackney, London, E8 1AG	Full Planning Permission	Installation of roof lights and replacement of windows and doors at second floor level.	Alix Hauser	Hackney Central Ward	Delegated	Grant	23/08/2022
<a href="#">2022/1410</a>	1 To 4 Stanford Mews, Hackney, London, E8 1JA	Full Planning Permission	External alterations to front and side elevations including replacement of wood cladding with brick at ground-floor level; replacement of wood cladding with render on 2nd floor balconies; replacement of wooden balcony balustrade with metal and the installation of aluminium window cills along the front elevation.	Thomas Russell	Hackney Central Ward	Delegated	Grant	02/08/2022
<a href="#">2022/1405</a>	171a Richmond Road, Hackney, London, E8 3NJ	Works to a Tree in Conservation Area Notification	T1 - Large Ash 30DBH (Rear garden) - Crown reduction 2-3 metre - Crown thin 15% - Crown Lift 5 Metre - Deadwood - Remove creeper & sever T2 - Large Sycamore 70DBH (In rear garden of 34 Elenor Road) - Cut back laterals by 3 metre T3 - Large Ash 30 DBH - Crown reduce 2-3 Metre - Crown thin 15% - Crown Lift 5 Metre - Deadwood T4 - Medium Ash 20DBH - Crown reduce 2-3 Metre - Crown Thin 15% - Crown lift 5 Metre - Deadwood T5 - Medium Ash 25DBH - Crown reduce 2-3 Metre - Crown Thin 15% - Crown lift 5 Metre - Deadwood T6 - Medium Ash 21DBH - Crown reduce 2-3 Metre - Crown Thin 15% - Crown lift 5 Metre - Deadwood T7 - Medium Yucca 15DBH - Fell - Poison T8 - Small Ash Saplin - Fell - Poison	Eugene McGee	Hackney Central Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1365</a>	78 Amhurst Road, Hackney, London, E8 1JH	Householder Planning	Construction of a roof extension in the rear roof slope together with the erection of rear extension, enlargement of rooflights, alterations to the rear elevation, landscaping works and alterations to the boundary wall.	James Clark	Hackney Central Ward	Delegated	Grant	08/08/2022
<a href="#">2022/1359</a>	78 Amhurst Road, Hackney, London, E8 1JH	Certificate of Lawful Development Existing/Proposed	Lawful development certificate (proposed) for the change of use from a dwellinghouse (use class C3) to a house in multiple occupations (use class C4).	James Clark	Hackney Central Ward	Delegated	Grant	12/07/2022
<a href="#">2022/1350</a>	Flat B, 105 Amhurst Road, Hackney, London, E8 2AN	Full Planning Permission	Erection of single-storey outbuilding in rear garden	Alishba Emanuel	Hackney Central Ward	Delegated	Granted - Standard Conditions	25/08/2022
<a href="#">2022/1105</a>	Flat B, 13 Montague Road, Hackney, London, E8 2HN	Discharge of Condition	Submission of details pursuant to condition 3 (Details-Windows and Roof lights) attached to planning permission 2021/0514 dated 14/04/2021	Micheal Garvey	Hackney Central Ward	Delegated	Grant	27/06/2022
<a href="#">2022/1102</a>	13 Amhurst Road London E8 1JB	Advertisement Consent	Installation of one externally illuminated fascia sign and one externally illuminated projecting sign.	Catherine Nichol	Hackney Central Ward	Delegated	Grant	12/07/2022
<a href="#">2022/1096</a>	Basement And Ground Floor, 170 Sandringham Road, Hackney, London, E8 2HS	Full Planning Permission	INSTALLATION OF EXTRACTOR FLUE AT THE REAR OF THE PROPERTY	Raymond Okot	Hackney Central Ward	Delegated	Refuse	28/06/2022
<a href="#">2022/1093</a>	18 Langford Close, London, E8 2JW	Householder Planning	Erection of roof extension at second floor level together with creation of roof terrace with associated balustrade and green roof	Alishba Emanuel	Hackney Central Ward	Delegated	Refuse	24/08/2022
<a href="#">2022/1087</a>	21 Navarino Road, London, E8 1AD	Householder Planning	Erection of a part single storey, part two storey rear extension at lower ground and upper ground floor levels, replacement of existing windows, insertion of 3 x rooflights to the main roof slopes and installation of solar panels.	Danny Huber	Hackney Central Ward	Delegated	Granted - Standard Conditions	13/07/2022

<a href="#">2022/0885</a>	Ground Floor Flat, 189 Graham Road, London, E8 1PD	Full Planning Permission	Enlargement of the basement to create two lightwells at the front and rear of the property.	Catherine Nichol	Hackney Central Ward	Delegated	Granted - Standard Conditions	19/08/2022
<a href="#">2022/0504</a>	9 Montague Road, Hackney, London, E8 2HN	Full Planning Permission	Replacement of all existing windows throughout the property with double glazed timber painted sliding sash windows and casements.	Raymond Okot	Hackney Central Ward	Delegated	Granted - Standard Conditions	11/07/2022
<a href="#">2021/2860</a>	154 Dalston Lane, London E8 1NF	Discharge of Condition	Submission of details pursuant to conditions 3 (External materials), 4 (Details of openings, green roof, balustrades, structural integrity and front facade), 7 (Green / Brown roof), 8 (Construction Management and Logistics Plan), 9 (Soil contamination survey), 13 (Low NOx boilers), 15 (Bird and bat boxes), 21 (External lighting) and 22 (Landscaping) attached to planning permission 2017/4042 dated 17/07/2019	Jonathan Bainbridge	Hackney Central Ward	Delegated	Grant	04/07/2022
<a href="#">2021/1823</a>	10-12 Brett Road, Hackney, London, E8 1JP	Full Planning Permission	Erection of a two-storey roof extension incorporating a mansard style roof to 10 & 12 Brett Road, to facilitate creation of 2 x 1 bed flats (Use Class C3)	Catherine Nichol	Hackney Central Ward	Delegated	Refuse	28/07/2022
<a href="#">2022/1626</a>	1 Powell Road, Hackney, London, E5 8DJ	Certificate of Lawful Development Existing/Proposed	Lawful development certificate (proposed) for the construction of a hip to gable and rear roof extensions together with the installation of two rooflights to the front roof slope and the removal of all chimneys.	James Clark	Hackney Downs Ward	Delegated	Grant	11/08/2022
<a href="#">2022/1516</a>	6 Alconbury Road, Hackney, London, E5 8RH	Works to a Tree in Conservation Area Notification	Fell loquat tree; majority dead and too large for area close to house	Eugene McGee	Hackney Downs Ward	Delegated	No Objection	16/08/2022
<a href="#">2022/1494</a>	100 Rectory Road, Hackney, London, N16 7SD	Discharge of Condition	Submission of details pursuant to condition 3 (SuDs) attached to planning permission 2022/0979 dated 06/06/2022.	James Clark	Hackney Downs Ward	Delegated	Grant	27/07/2022
<a href="#">2022/1426</a>	1 Powell Road, Hackney, London, E5 8DJ	Householder Planning	Erection of a single-storey, ground floor rear extension together with alterations to the rear and side fenestration of the building, replacement of existing windows, installation of rooflights, works to the front garden and boundary wall and the removal of the existing paint on the building.	James Clark	Hackney Downs Ward	Delegated	Granted - Extra Conditions	25/08/2022
<a href="#">2022/1416</a>	6 Narford Road, Hackney, London, E5 8RD	Works to a Tree in Conservation Area Notification	Front of house/On street Limes L1 and L2: Reduction of crowns to previous previous pollarding points to reduce excessive shade, allow light into the house and halt inconvenience to/objections from neighbours/pedestrians. Rear of house/In back garden Limes L3 and L3: Reduction of crowns to previous previous pollarding points to reduce excessive shade, allow light into the garden and halt inconvenience to/objections from neighbours to rear. Birch trees B1, B2 and B3. Reducing crowns to previous pollarding points to allow light into the garden and child's play area.	Leif Mortensen	Hackney Downs Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1404</a>	Flat A, 57 Brooke Road, Hackney, London, N16 7RA	Works to a Tree in Conservation Area Notification	R reduce a large Sycamore tree back to previous points (T1). The tree has previously been pollarded. The reason for this is the tree has got to big for the small space and is completely shading all the small gardens nearby.	Eugene McGee	Hackney Downs Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1403</a>	41 Benthal Road, Hackney, London, N16 7AR	Works to a Tree in Conservation Area Notification			Hackney Downs Ward	Delegated	No Objection	08/08/2022
<a href="#">2022/1396</a>	58 Rectory Road, Hackney, London, N16 7SH	Full Planning Permission	Extension to existing basement, creation of lightwells to the front and rear of the property, internal alterations of the existing flats together with ground floor rear infill extension.	Raymond Okot	Hackney Downs Ward	Delegated	Refuse	01/08/2022
<a href="#">2022/1224</a>	96 Brooke Road, Hackney, London, N16 7RT	Discharge of Condition	Submission of details pursuant to conditions 3 (Materials), 4 (Detailed Drawings), 5 (Replacement Planting) and 6 (Swift Boxes) attached to planning permission 2021/2436 dated 08/02/2022.	Alix Hauser	Hackney Downs Ward	Delegated	Grant	13/07/2022

<a href="#">2022/1194</a>	Ladbroke, 93 Rendlesham Road, Hackney, London, E5 8PJ	Non-Material Amendment	Non material amendment to planning permission ref 2020/0385 dated 12/06/2020, comprising of changes to the windows on north and south elevations, making the southern elevation flushed with the original building and a squared corner to the lift on the fifth floor.	Catherine Nichol	Hackney Downs Ward	Delegated	Grant	18/07/2022
<a href="#">2022/1192</a>	96 Brooke Road, Hackney, London, N16 7RT	Discharge of Condition	Submission of details pursuant to conditions 3 (Materials), 4 (Replacement Planting) and 6 (Green Roof) attached to planning permission 2021/2489 dated 08/02/2022.	Alix Hauser	Hackney Downs Ward	Delegated	Grant	11/07/2022
<a href="#">2022/1157</a>	Rear of 107-109 Downs Road, Hackney, London, E5 8DA	Discharge of Condition	Submission of details pursuant to part of condition 12 (Contaminated Land Investigation) attached to planning permission 2019/3322 dated 22/11/2019	Gerard Livett	Hackney Downs Ward	Delegated	Grant	05/07/2022
<a href="#">2022/1153</a>	171 Brooke Road, Hackney, London, E5 8AB	Householder Planning	Erection of single storey side and rear infill on ground floor to a terrace house and replacement of the first floor windows at the rear to standard wooden sash windows of same size	Raymond Okot	Hackney Downs Ward	Delegated	Granted - Standard Conditions	01/07/2022
<a href="#">2022/1134</a>	31 Jenner Road, Hackney, London, N16 7SB	Discharge of Condition	Submission of details pursuant to conditions 3 (materials), 4 (SuDS), 6 (refuse/recycling storage), and 7 (cycle storage) attached to planning permission 2021/2444 dated 05/10/2021.	Erin Glancy	Hackney Downs Ward	Delegated	Grant	06/07/2022
<a href="#">2022/1130</a>	Flat B, 140 Evering Road, Hackney, London, N16 7BD	Full Planning Permission	Erection of a single-story timber outbuilding in the rear garden.	Gerard Livett	Hackney Downs Ward	Delegated	Granted - Standard Conditions	25/07/2022
<a href="#">2022/1116</a>	131 Brooke Road, Hackney, London, N16 7RP	Householder Planning	Erection of a rear loft conversion with inset dormer and 2x front skylights, along with the reinstatement of the bay window roof to match the neighbouring	Jonathan Bainbridge	Hackney Downs Ward	Delegated	Grant	30/06/2022
<a href="#">2022/1016</a>	Basement And Ground Floor Flat, 5 Alconbury Road, Hackney, London, E5 8RG	Non-Material Amendment	Non-material amendment to planning permission 2021/0881 dated 12/05/2021, in relation to altering the access to the basement flat by replacing basement window with a door and removing the side door under the stairs.	Micheal Garvey	Hackney Downs Ward	Delegated	Grant	27/06/2022
<a href="#">2022/0856</a>	111 - 121 Clarence Road, Hackney, London, E5 8EE	Full Planning Permission	Replacement of existing windows and some doors	James Clark	Hackney Downs Ward	Delegated	Grant	28/06/2022
<a href="#">2021/3183</a>	115 Rendlesham Road, London, E5 8PA	Full Planning Permission	Erection of single storey rear extension at ground floor level; erection of roof extension to create additional storey at second floor level including raising of party walls; installation of bay window to front elevation; installation of rooflights; replacement of windows to rear elevation and associated elevational alterations to facilitate the conversion of two self-contained units to a single dwellinghouse.	Alix Hauser	Hackney Downs Ward	Delegated	Grant	28/07/2022
<a href="#">2022/1594</a>	Well Street Common Victoria Park Rd, London E9 5DY	Full Planning Permission	Installation of temporary fibreglass globe sculpture	Thomas Russell	Hackney Wick Ward	Delegated	Granted - Extra Conditions	23/08/2022
<a href="#">2022/1464</a>	13 Meynell Crescent, Hackney, London, E9 7AS	Works to a Tree in Conservation Area Notification	T1 - damson tree (8m) - reduce crown by up to 2m, (leaving lower branches intact for fruit picking)	Eugene McGee	Hackney Wick Ward	Delegated	No Objection	16/08/2022
<a href="#">2022/1418</a>	Flat A, 14 Brookfield Road, Hackney, London, E9 5AH	Full Planning Permission	Erection of single-storey side infill conservatory; internal alterations	Thomas Russell	Hackney Wick Ward	Delegated	Grant	02/08/2022
<a href="#">2022/1353</a>	Flat A, 13 Meynell Road, Hackney, London, E9 7AP	Works to a Tree in Conservation Area Notification	Reduce 1 X Tree of Heaven by 2.0/2.5Mtrs	Eugene McGee	Hackney Wick Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1166</a>	149 Hassett Road, Hackney, London, E9 5SH	Householder Planning	Erection of a rear single storey side infill extension.	Danny Huber	Hackney Wick Ward	Delegated	Granted - Standard Conditions	07/07/2022

<a href="#">2022/1138</a>	Pavement outside Vaine House Cassland Road, London, E9 5BT	Prior Telecommunications Notice	Proposed telecommunications installation: Proposed 'slim line' phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works.	Catherine Nichol	Hackney Wick Ward	Delegated	Refuse	29/06/2022
<a href="#">2022/0926</a>	41 Poole Road, London, E9 7AE	Householder Planning	Erection of single storey rear extension at first floor.	Catherine Nichol	Hackney Wick Ward	Delegated	Refuse	06/07/2022
<a href="#">2022/0899</a>	29 Brookfield Road, Hackney, London, E9 5AH	Full Planning Permission	Erection of a single-storey rear extension	Monika Vistartaite	Hackney Wick Ward	Delegated	Granted - Standard Conditions	28/06/2022
<a href="#">2022/0015</a>	35a Brookfield Road, London, E9 5AH	Full Planning Permission	Demolition of a single storey building and erection of a two storey building; installation of signage; change of use from taxi booking office (Sui Generis) to office (use class E (g) (i))	Catherine Nichol	Hackney Wick Ward	Delegated	Granted - Standard Conditions	30/06/2022
<a href="#">2021/3642</a>	Flat A, 335 Victoria Park Road, London, E9 5DX	Discharge of Condition	Submission of details pursuant to conditions 3 (details of materials), 4 (SUDS) and 5 (flood resilience) attached to planning permission ref 2021/2597 dated 19/10/2021.	Danny Huber	Hackney Wick Ward	Delegated	Grant	28/07/2022
<a href="#">2022/1606</a>	53 Laburnum Street, Hackney, London, E2 8BD	Full Planning Permission	Erection of a single storey rooftop pavilion to provide a single residential unit for a temporary period of three years together with the permanent installation of perimeter safety railings located on top of the south west corner building	Gerard Livett	Haggerston Ward	Delegated	Refuse	22/08/2022
<a href="#">2022/1596</a>	The Acorn, The Acorn, 149 Queensbridge Road, Hackney, London, E2 8PB	Full Planning Permission	Change of Use of ground floor from drinking establishment (Sui Generis use) to retail shop (Use Class E(a))	Gerard Livett	Haggerston Ward	Delegated	Granted - Extra Conditions	23/08/2022
<a href="#">2022/1393</a>	201-203 Hackney Road, Hackney, London, E2 8JL	Non-Material Amendment	Non-material amendment to planning application 2018/0079 granted 31/08/2018. The amendment seeks to install planters on the communal terrace to create a private terrace for unit 7.	Alix Hauser	Haggerston Ward	Delegated	Grant	29/07/2022
<a href="#">2022/1318</a>	31 Dunloe Street, Hackney, London, E2 8JR	Discharge of Condition	Submission of details pursuant to condition 3 (materials) attached to planning permission 2019/1125 dated 21/06/2019.	Catherine Nichol	Haggerston Ward	Delegated	Grant	20/07/2022
<a href="#">2022/1277</a>	186 Queensbridge Road, Hackney, London, E8 4QE	Works to a Tree in Conservation Area Notification	T1 - Tree located in rear garden of 186 queensbridge road - chestnut - reduce south eastern (section overhanging rear garden of 5A brownlow road) edge by 3m from branch ends - to manage spread and allow a bit more light into the garden - blend into remaining canopy for aesthetically pleasing finish, view to manage on a 5 year cycle.	Leif Mortensen	Haggerston Ward	Delegated	No Objection	04/07/2022
<a href="#">2022/1268</a>	9 Broadway Market, Hackney, London, E8 4PH	Listed Building Consent	Internal alterations including installation of kitchen and WC in basement, replacement of mirrors and repair of stained glass window at ground floor level and other associated alterations. External alterations including installation of new fascia sign; installation of glass bricks and removal of eel tank and water tank in rear courtyard, replacement of pavement lights with hatch and associated elevational refurbishment.	Alix Hauser	Haggerston Ward	Delegated	Grant	18/07/2022
<a href="#">2022/1258</a>	5 - 6 Lee Street, Hackney, London, E8 4DY	Full Planning Permission	Erection of rear extensions to second and third floors; erection of a fourth floor roof extension to create an additional flat	Gerard Livett	Haggerston Ward	Delegated	Refuse	03/08/2022
<a href="#">2022/1222</a>	Unit C1, Cassia Building Hackney Road, Hackney, London, E2 8GY	Full Planning Permission	Installation of new ground floor front window	Danny Huber	Haggerston Ward	Delegated	Granted - Standard Conditions	01/08/2022
<a href="#">2022/1179</a>	129A Pritchards Road, Hackney, London, E2 9AP	Full Planning Permission	Erection of cantilevered balcony at ground floor level on northern elevation.	Alix Hauser	Haggerston Ward	Delegated	Granted - Extra Conditions	22/08/2022
<a href="#">2022/1115</a>	53 Laburnum Street, Hackney, London, E2 8BD	Outline Planning Permission - All/Some Matters Reserved	Outline application with all matters reserved for the erection of three additional storeys to the existing two-storey south west building to provide additional floorspace in Use Class E	Gerard Livett	Haggerston Ward	Delegated	Refuse	30/06/2022



<a href="#">2022/1095</a>	155 Hackney Road, Hackney, London, E2 8JL	Full Planning Permission	Retention of use of ground floor unit as barber shop (Class E). (Retrospective)	Erin Glancy	Haggerston Ward	Delegated	Grant	27/06/2022
<a href="#">2022/0816</a>	53 Laburnum Street, Hackney, London, E2 8BD	Full Planning Permission	Erection of and alterations to rooftop railings situated on the single storey north west building (part retrospective)	Gerard Livett	Haggerston Ward	Delegated	Refuse	19/07/2022
<a href="#">2021/3233</a>	205-209 Hackney Road, Hackney, London, E2 8JL	Full Planning Permission	Erection of a mansard roof extension to create third floor workrooms over existing roof of recording studios.	Catherine Nichol	Haggerston Ward	Delegated	Granted - Standard Conditions	12/08/2022
<a href="#">2022/1422</a>	290 - 296 Mare Street, Hackney, London, E8 1HE	Full Planning Permission	Installation of 4no. air conditioning condensers and 3no. ventilation louvres to the rear elevation.	Raymond Okot	Homerton Ward	Delegated	Refuse	03/08/2022
<a href="#">2022/1173</a>	91 Lower Clapton Road, Hackney, London, E5 0NP	Discharge of Condition	Submission of details pursuant to condition 3 (Windows and Doors), 7 ( Boundary Fence) attached to appeal reference APP/U5360//W/20/3251526 dated 21/04/2021	Micheal Garvey	Homerton Ward	Delegated	Refuse	03/08/2022
<a href="#">2022/1120</a>	12c Clarence Road, Hackney, London, E5 8HB	Full Planning Permission	First floor extension to existing single storey storage building	Raymond Okot	Homerton Ward	Delegated	Granted - Standard Conditions	30/06/2022
<a href="#">2022/1002</a>	3 Sutton Square, Hackney, London, E9 6EQ	Discharge of Condition	Submission of details pursuant to condition 3 (materials) attached to planning permission 2021/2214 dated 15/11/2021	Gerard Livett	Homerton Ward	Delegated	Refuse	21/07/2022
<a href="#">2022/0795</a>	11 Clapton Square, Hackney, London, E5 8HP	Listed Building Consent	Replacement of three existing windows to the attic floor level in front and rear elevations.	Monika Vistartaite	Homerton Ward	Delegated	Granted - Standard Conditions	12/08/2022
<a href="#">2022/0794</a>	11 Clapton Square, Hackney, London, E5 8HP	Full Planning Permission	Replacement of three existing windows to the attic floor level in front and rear elevations.	Monika Vistartaite	Homerton Ward	Delegated	Granted - Standard Conditions	12/08/2022
<a href="#">2022/0668</a>	14 Sutton Square, Hackney, London, E9 6EQ	Householder Planning	Erection of a single-storey ground floor rear extension, erection of dormer roof extension with rooflight and double glazed replacement sash windows and doors.	Catherine Nichol	Homerton Ward	Delegated	Granted - Standard Conditions	12/08/2022
<a href="#">2022/0431</a>	12-16 Rowe Lane, Hackney, London, E9 6EL	Discharge of Condition	Submission of details pursuant to condition 13 (Secure by Design) attached to planning permission 2016/3868 dated 17/07/2018.	Louise Prew	Homerton Ward	Delegated	Grant	21/07/2022
<a href="#">2022/1856</a>	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 design and window opening mechanism.	Danny Huber	Hoxton East and Shoreditch Ward	Delegated	Grant	23/08/2022
<a href="#">2022/1846</a>	31 - 40 Purcell Street, Hackney, London, N1 6RD	Non-Material Amendment	Non-material amendment to planning permission 2021/2852 dated 12/11/2021 comprising alterations to the style and type of the replacement windows.	James Clark	Hoxton East and Shoreditch Ward	Delegated	Grant	01/08/2022
<a href="#">2022/1630</a>	133 Curtain Road, Hackney, London, EC2A 3BX	Full Planning Permission	Changes to the street facade including the introduction of steps and a new door to the street.	Erin Glancy	Hoxton East and Shoreditch Ward	Delegated	Grant	11/08/2022
<a href="#">2022/1624</a>	Wework, 1 Mark Square, Hackney, London, EC2A 4EG	Advertisement Consent	Display of two internally-illuminated projecting signs at second floor level on Leonard Street and Luke Street elevations; display of one internally-illuminated fascia sign on Ravey Street elevation	Gerard Livett	Hoxton East and Shoreditch Ward	Delegated	Refuse	24/08/2022
<a href="#">2022/1574</a>	The Tramshed, 32 Rivington Street, Hackney, London, EC2A 3LX	Listed Building Consent	Internal refurbishments to a Grade II Listed Building, including the erection of additional plant, replacement and repair of windows, and associated works for the use as a furniture showroom (Class E).	Catherine Nichol	Hoxton East and Shoreditch Ward	Delegated	Granted - Standard Conditions	26/08/2022
<a href="#">2022/1567</a>	The Tramshed, 32 Rivington Street, Hackney, London, EC2A 3LX	Full Planning Permission	Erection of additional plant, replacement and repair of windows, and associated works for the use as a furniture showroom (Class E).	Catherine Nichol	Hoxton East and Shoreditch Ward	Delegated	Granted - Standard Conditions	25/08/2022
<a href="#">2022/1560</a>	Cma Planning Ltd, Unit 4, 111 - 113 Drysdale Street, Hackney, London, N1 6ND	Discharge of Condition	Approval of details pursuant to conditions 3 (detailed drawings) and 6 (green roof) attached to planning permission 2018/4663 dated 06/09/2019.	Monika Vistartaite	Hoxton East and Shoreditch Ward	Delegated	Grant	17/08/2022

<a href="#">2022/1526</a>	2 - 20 Scrutton Street, Hackney, London, EC2A 4RX	Advertisement Consent	Advertisement consent for the erection of fascia signage, projecting signage and new glazed brickslips to match existing glazed bricks with new logo 'Shoreditch Works'.	James Clark	Hoxton East and Shoreditch Ward	Delegated	Grant	12/08/2022
<a href="#">2022/1500</a>	58 - 62 Scrutton Street, Hackney, London, EC2A 4XP	Full Planning Permission	Replacement of windows and doors to street elevations; replacement of gates on Scrutton Street; alteration to access arrangement; installation of roof terrace; erection of new lift overrun; and other associated elevational and courtyard alterations.	Alix Hauser	Hoxton East and Shoreditch Ward	Delegated	Granted - Standard Conditions	16/08/2022
<a href="#">2022/1477</a>	Storm, 159 - 161 Shoreditch High Street, Hackney, London, E1 6HU	Advertisement Consent	Retention of 2 no. externally illuminated banners on the northern and eastern elevation of Boundary House.	Catherine Nichol	Hoxton East and Shoreditch Ward	Delegated	Refuse	08/08/2022
<a href="#">2022/1463</a>	Quick House, 65 Clifton Street, Hackney, London, EC2A 4JE	Discharge of Condition	Submission of details pursuant to condition 3b (mock up) attached to planning permission 2019/0462 granted on 30/06/2020	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	21/07/2022
<a href="#">2022/1438</a>	117 Drysdale Street, London, N1 6ND	Discharge of Condition	Submission of details pursuant to condition 9 (Railway Impact Assessment) attached to planning permission 2018/4663 dated 06/09/2019.	Alix Hauser	Hoxton East and Shoreditch Ward	Delegated	Grant	22/08/2022
<a href="#">2022/1430</a>	Site to the rear of Symister Mews (with a frontage onto Bowling Green Walk) Coronet Street London N1 6HE	Discharge of Condition	Submission of details pursuant to condition 3 (materials), 4 (detailed drawings) and 11 (WSI) attached to planning permission 2019/1546 dated 22/01/2020.	Catherine Nichol	Hoxton East and Shoreditch Ward	Delegated	Grant	03/08/2022
<a href="#">2022/1429</a>	Bode Property Ltd, Unit 5, 111 - 113 Drysdale Street, Hackney, London, N1 6ND	Non-Material Amendment	Non material amendment to conditions 3 and 6 of 2018/4663 dated 07-09-2019 in relation to replace, 'before any work is commenced' with, before the relevant works commences.	Micheal Garvey	Hoxton East and Shoreditch Ward	Delegated	Grant	21/07/2022
<a href="#">2022/1366</a>	209-223 Hoxton Street, Hackney, London, N1 5LG	Non-Material Amendment	Non-material amendment to planning permission 2020/4110 dated 30/11/2021 comprising amended wording to condition 4 to correct the wording, and amendments to conditions 11 & 12 to exclude demolition works from commencement of development.	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	29/07/2022
<a href="#">2022/1364</a>	Shoreditch Park Bridport Place, Hackney, London, N1 5DX	Discharge of Condition	Submission of partial details pursuant to condition 4 (storage and welfare structure) attached to planning permission 2021/1830 dated 31/07/2022.	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Grant	18/07/2022
<a href="#">2022/1288</a>	Flat 1, 4a Kingsland Road Hackney, London E2 8DA	Certificate of Lawful Development Existing/Proposed	Existing use of the premises as a 6 self-contained dwelling (use class C3).	Catherine Nichol	Hoxton East and Shoreditch Ward	Delegated	Grant	18/07/2022
<a href="#">2022/1269</a>	Unit 7, Canalside Studios, 2 - 4 Orsman Road, Hackney, London, N1 5FB	Advertisement Consent	Display of externally illuminated fascia and projecting signs	Gerard Livett	Hoxton East and Shoreditch Ward	Delegated	Refuse	18/07/2022
<a href="#">2022/1267</a>	11 - 14 Anning Street, Hackney, London, EC2A 3LQ	Full Planning Permission	Installation of new windows and doors to north, south and east elevations to existing storage building	Micheal Garvey	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	18/07/2022
<a href="#">2022/1217</a>	74 Rivington Street, Hackney, London, EC2A 3AY	Discharge of Condition	Submission of details pursuant to condition 25 (Delivery/Service Management Plan) attached to planning permission 2018/3095 dated 02/05/2019.	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Grant	29/07/2022
<a href="#">2022/1202</a>	232 Shoreditch High Street, Hackney, London, E1 6PJ	Full Planning Permission	Change of use of the lower and ground floors of the building from a Bar (Sui Generis) and Retail (A1) to a Restaurant use falling within Class E	Catherine Nichol	Hoxton East and Shoreditch Ward	Delegated	Granted - Standard Conditions	20/07/2022
<a href="#">2022/1191</a>	2a Fairchild Place, Hackney, London, EC2A 3EN	Discharge of Condition	Submission of partial details pursuant to Condition 4 (material samples only) attached to full planning permission ref. 2017/3269 dated 06 July 2018	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	29/07/2022
<a href="#">2022/1119</a>	283a Kingsland Road, Hackney, London, E2 8AS	Full Planning Permission	This application relates to the installation of two openable Pergolas on the rooftop terrace of the premises.	Alishba Emanuel	Hoxton East and Shoreditch Ward	Delegated	Refuse	12/08/2022

<a href="#">2022/0892</a>	34 - 36 Filey Avenue, Hackney, London, N16 6JJ	Discharge of Condition	Submission of details pursuant to condition 3(Materials), 4 (Front & side boundary walls, brick sample, and mortar joint), 5 ( Ground surface treatment)) attached to planning permission 2019/1396 dated 01/09/2019	Micheal Garvey	Hoxton East and Shoreditch Ward	Delegated	Grant	29/06/2022
<a href="#">2022/0871</a>	22 Shoreditch High Street, Hackney, London, E1 6PG	Full Planning Permission	Change of use from a class E to suis generis (hot food takeaway)	James Clark	Hoxton East and Shoreditch Ward	Delegated	Refuse	19/07/2022
<a href="#">2022/0825</a>	30 - 31 Shoreditch High Street, Hackney, London, E1 6PG	Advertisement Consent	Installation of temporary scaffold shroud for a period of 6 months comprising 1:1 image of building facade and externally illuminated inset advertising area measuring 6.9m x 7.4m.	Alix Hauser	Hoxton East and Shoreditch Ward	Delegated	Refuse	29/07/2022
<a href="#">2022/0754</a>	Second Floor Flat, 1 - 2 Ravey Street, Hackney, London, EC2A 4QP	Certificate of Lawful Development Existing/Proposed	Existing use as a self contained dwelling (Use Class C3)	Micheal Garvey	Hoxton East and Shoreditch Ward	Delegated	Grant	18/08/2022
<a href="#">2022/0710</a>	The Bard The Stage , Shoreditch , London , EC2A 3LP	Full Planning Permission	Temporary change of use of The Bard (Building 3) ground floor units to include a marketing suite (Sui Generis) for a period of 5 years, in addition to the permitted uses.	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	29/07/2022
<a href="#">2022/0707</a>	Atrium Apartments, 13 Felton Street, London, N1 5NA	Prior approval - new dwellings	Prior approval for the erection of two additional storeys (with a maximum height of 6.3m) to the existing three storey building (for a maximum overall height of 15.6 metres) to provide 8 x self-contained residential units (Use Class C3).	Danny Huber	Hoxton East and Shoreditch Ward	Delegated	Refuse	05/07/2022
<a href="#">2022/0701</a>	Worship Square, 65 Clifton Street, Hackney, London, EC2A 4JE	Discharge of Condition	Submission of details pursuant to condition 3(c-g) attached to planning permission 2019/0462 dated 30/06/2020	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	21/07/2022
<a href="#">2022/0384</a>	49 - 51 Paul Street, Hackney, London, EC2A 4LJ	Non-Material Amendment	Non material amendment to planning permission 2018/2104 granted 27/03/2019. The proposed changes include to the wording of condition 27 to allow a reduced Photovoltaic Panel output and an increased air permeability; and to the wording of condition 28 to reflect that CHP is no longer proposed, being replaced by ASHP.	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	02/08/2022
<a href="#">2022/0160</a>	17 Kingsland Road, Hackney, London, E2 8AA	Full Planning Permission	Replacement shopfront with retractable awning; erection of glazed rear roof terrace with retractable roof at first floor level to replace existing timber roof terrace; erection of timber screening at first floor level to rear.	Raymond Okot	Hoxton East and Shoreditch Ward	Delegated	Granted - Standard Conditions	19/08/2022
<a href="#">2021/3552</a>	118 Curtain Road, Hackney, London, EC2A 3PJ	Discharge of Condition	Submission of details pursuant to condition 3 (cycle parking) attached to planning permission 2020/3775 dated 11/03/2021.	Barry Coughlan	Hoxton East and Shoreditch Ward	Delegated	Grant	08/07/2022
<a href="#">2021/3014</a>	Sheraton House, 118 Curtain Road, Hackney, London, EC2A 3PJ	Discharge of Condition	Submission of details pursuant to condition 6 (construction management plan) attached to planning permission 2020/3775, dated 11th March 2021.	Barry Coughlan	Hoxton East and Shoreditch Ward	Delegated	Grant	08/07/2022
<a href="#">2021/2923</a>	Unit 7, Canalside Studios, 2 - 4 Orsman Road, Hackney, London, N1 5FB	Certificate of Lawful Development Existing/Proposed	Change of use from B1 to Sui generis comprising open plan workspace and auxiliary cafe and retention of external ducting and a new fire exit door to the front elevation.	Micheal Garvey	Hoxton East and Shoreditch Ward	Delegated	Refuse	29/06/2022
<a href="#">2021/2810</a>	Retail Unit 3, One Crown Place, Hackney, London, EC2A 2BT	Full Planning Permission	Temporary change of use for a period of 2 years of the ground floor retail unit for use as a marketing suite (Sui Generis).	Barry Coughlan	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	18/07/2022
<a href="#">2022/1561</a>	95 - 97 East Road, Hackney, London, N1 6AW	Discharge of Condition	Submission of details pursuant to condition 4 (detailed drawings) attached to planning permission 2016/4342 dated 10/11/2017	Gerard Livett	Hoxton West Ward	Delegated	Grant	17/08/2022
<a href="#">2022/1476</a>	Flat 95, Catherwood Court Murray Grove, Hackney, London, N1 7LT	Certificate of Lawful Development Existing/Proposed	Internal alterations to create additional bedroom to form a 2 bedroom flat (Retrospective)	Thomas Russell	Hoxton West Ward	Delegated	Grant	09/08/2022
<a href="#">2022/1465</a>	The Management Office, Waterside, 44 - 48 Wharf Road, Hackney, London, N1 7UX	Works to a Tree in Conservation Area Notification	Acer sp - Self-sown tree growing right up against side wall of building with no space for any further development. Suggested works are to fell to ground level and poison stump.	Leif Mortensen	Hoxton West Ward	Delegated	No Objection	25/07/2022

<a href="#">2022/1382</a>	Garage Block Buckland Street, Hackney,	Discharge of Condition	Submission of details pursuant to condition 21 (Contaminated land remediation) attached to planning permission 2020/1576 dated 11/03/2021	Thomas Russell	Hoxton West Ward	Delegated	Grant	26/07/2022
<a href="#">2022/1376</a>	Land On Wimbourne Street, Hackney, London, Hackney, N1 7HB	Discharge of Condition	Submission of details pursuant to condition 23 (Remedial Action Plan) attached to planning permission 2020/1667 dated 11/03/2021.	Alix Hauser	Hoxton West Ward	Delegated	Grant	02/08/2022
<a href="#">2022/1160</a>	Texaco, 241 - 255 City Road, Hackney, London, EC1V 1JQ	Advertisement Consent	Display of two internally illuminated freestanding billboards measuring 3m wide by 6m high.	Catherine Nichol	Hoxton West Ward	Delegated	Refuse	06/07/2022
<a href="#">2022/1148</a>	Land On Buckland Street, Hackney, London, N1 6TR	Discharge of Condition	Submission of details pursuant to condition 4 (spandrel panels removed from stair core windows) attached to planning permission 2020/1576 dated 11/03/2021.	Alix Hauser	Hoxton West Ward	Delegated	Grant	06/07/2022
<a href="#">2022/1046</a>	23 Pitfield Street, Hackney, London, N1 6HB	Full Planning Permission	Alterations to shopfront	Raymond Okot	Hoxton West Ward	Delegated	Granted - Standard Conditions	04/07/2022
<a href="#">2022/0883</a>	Flat 502, Union Wharf, 23 Wenlock Road, Hackney, London, N1 7TD	Full Planning Permission	Amalgamation of two adjoining fifth floor flats into a single-family, 4-bed home.	Raymond Okot	Hoxton West Ward	Delegated	Granted - Standard Conditions	13/07/2022
<a href="#">2022/0712</a>	14 Wharf Road, Hackney, London, N1 7RW	Full Planning Permission	Change of use of ground and first floor to offices (Class E).	James Clark	Hoxton West Ward	Delegated	Grant	11/08/2022
<a href="#">2021/2448</a>	Micawber Wharf, First Floor (Unit 101), 17 Micawber Street, Hackney, London, N1 7TB	Full Planning Permission	Change of use of part first floor (Unit 101) from a fitness suite (Use Class E) to 2no. residential units (Use Class C3).	James Clark	Hoxton West Ward	Delegated	Grant	29/06/2022
<a href="#">2020/3872</a>	225 City Road, Hackney, London, EC1V 1JT	Discharge of Condition	Submission of details pursuant to condition 32 (piling method statement) attached to planning permission 2016/1814.	Nick Bovaird	Hoxton West Ward	Delegated	Grant	18/07/2022
<a href="#">2022/1645</a>	150 Glyn Road, Hackney, London, E5 0JE	Certificate of Lawful Development Existing/Proposed	Loft conversion with the erection of a side/rear dormer; Insertion of two front rooflights	Thomas Russell	Kings Park Ward	Delegated	Grant	18/08/2022
<a href="#">2022/1642</a>	23 Colne Road, Hackney, London, E5 0HR	Householder Planning	Erection of single storey rear extension	Thomas Russell	Kings Park Ward	Delegated	Refuse	24/08/2022
<a href="#">2022/1593</a>	56 Glyn Road, Hackney, London, E5 0JD	Certificate of Lawful Development Existing/Proposed	Lawful development certificate (proposed) for the construction of a rear roof and outrigger roof extension together with the installation of rooflights.	James Clark	Kings Park Ward	Delegated	Grant	11/08/2022
<a href="#">2022/1576</a>	8 Roding Road, Hackney, London, E5 0DW	Prior Notification - Larger Home Extension	Prior Approval for a larger rear/side extension.	Monika Vistartaite	Kings Park Ward	Delegated	Prior Approval Not Required	12/08/2022
<a href="#">2022/1554</a>	Rear of Daubeney Road, Redwald Road, Hackney, London, E5 0JQ	Discharge of Condition	Submission of details pursuant to condition 24 (Drainage) of planning permission 2018/1124 dated 05/11/2018	Nick Bovaird	Kings Park Ward	Delegated	Grant	01/07/2022
<a href="#">2022/1547</a>	124 Daubeney Road, London, E5 0EQ	Discharge of Condition	Submission of details pursuant to condition 3 (SUDS) attached to planning permission 2021/3271 dated 23/12/2021.	Alix Hauser	Kings Park Ward	Delegated	Grant	24/08/2022
<a href="#">2022/1545</a>	124 Daubeney Road, London, E5 0EQ	Householder Planning	Erection of single storey rear wraparound extension and relocation of window at first floor level in rear wall of outrigger.	Alix Hauser	Kings Park Ward	Delegated	Granted - Standard Conditions	16/08/2022
<a href="#">2022/1538</a>	Daubeney Primary School, 117 Daubeney Road, Hackney, London, E5 0EG	Listed Building Consent	Installation of a mezzanine level above ground floor including access staircase and balustrading.	Alix Hauser	Kings Park Ward	Delegated	Granted - Standard Conditions	17/08/2022

<a href="#">2022/1511</a>	55 Trehurst Street, Hackney, London, E5 0EB	Discharge of Condition	Submission of details pursuant to condition 4 (SuDS) & 5 (Flood resilience) attached to planning permission 2021/2449 dated 22/10/2021.	Danny Huber	Kings Park Ward	Delegated	Grant	10/08/2022
<a href="#">2022/1457</a>	164 Glenarm Road, Hackney, London, E5 0NB	Householder Planning	Erection of a single storey ground floor rear infill extension, plus addition of a roof extension.	Catherine Nichol	Kings Park Ward	Delegated	Granted - Standard Conditions	12/08/2022
<a href="#">2022/1348</a>	122 Durrington Road, Hackney, London, E5 0HS	Certificate of Lawful Development Existing/Proposed	Proposed dormer to the rear of main roof and roof of outrigger and installation of 3 front rooflights.	Jonathan Bainbridge	Kings Park Ward	Delegated	Grant	25/07/2022
<a href="#">2022/1340</a>	122 Durrington Road, Hackney, London, E5 0HS	Householder Planning	Erection of a ground floor wraparound rear extension	Jonathan Bainbridge	Kings Park Ward	Delegated	Grant	12/08/2022
<a href="#">2022/1333</a>	275 Glyn Road, Hackney, London, E5 0JP	Prior Notification - Larger Home Extension	Larger home extension for the erection of a single-storey ground floor rear extension measuring 6m deep x 3.11m high	Raymond Okot	Kings Park Ward	Delegated	Prior Approval Not Required	28/07/2022
<a href="#">2022/1262</a>	28 Adley Street, Hackney, London, E5 0DY	Discharge of Condition	Discharge of condition 3 attached to planning permission 2022/0582 and dated 11/05/2022.	Jonathan Bainbridge	Kings Park Ward	Delegated	Grant	18/07/2022
<a href="#">2022/1254</a>	29 Coopersale Road, Hackney, London, E9 6AU	Householder Planning	Erection of a rear dormer and outrigger extension.	Raymond Okot	Kings Park Ward	Delegated	Granted - Standard Conditions	14/07/2022
<a href="#">2022/1232</a>	22 Daubeney Road, Hackney, London, E5 0EF	Householder Planning	Proposed side extension to existing property.	Erin Glancy	Kings Park Ward	Delegated	Grant	11/07/2022
<a href="#">2021/0476</a>	Flat A, 297 Glyn Road, Hackney, London, E5 0JP	Householder Planning	Erection of an external boiler to rear ground floor wall, and replacement of ground floor window and window/door combination, with new patio doors.	Micheal Garvey	Kings Park Ward	Delegated	Refuse	30/06/2022
<a href="#">2022/1798</a>	Portico City Learning Centre, 34 Linscott Road, Hackney, London, E5 0RD	Discharge of Condition	Submission of details pursuant to condition 20 (conditions meeting) attached to listed building consent 2021/1653 dated 04/04/2022	Catherine Slade	Lea Bridge Ward	Delegated	Grant	02/08/2022
<a href="#">2022/1669</a>	29 Cleveleys Road, Hackney, London, E5 9JW	Prior Notification - Larger Home Extension	Prior approval for the erection of a single-storey extension with a depth of 5.9 metres, a maximum height of 3.1 metres and an eaves height of 2.5 metres.	James Clark	Lea Bridge Ward	Delegated	Grant	08/08/2022
<a href="#">2022/1655</a>	5 Hillstowe Street, Hackney, London, E5 9QY	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate for erection of a rear dormer extension and a single storey rear extension.	Monika Vistartaite	Lea Bridge Ward	Delegated	Grant	25/08/2022
<a href="#">2022/1618</a>	18 Glenarm Road, Hackney, London, E5 0LZ	Householder Planning	Erection of a single storey rear wrap-around extension with roof lights along the side infill.	Jonathan Bainbridge	Lea Bridge Ward	Delegated	Grant	24/08/2022
<a href="#">2022/1611</a>	18 Glenarm Road, Hackney, London, E5 0LZ	Certificate of Lawful Development Existing/Proposed	A Certificate of Lawful Development for the erection of a rear dormer extension and two front roof lights	Jonathan Bainbridge	Lea Bridge Ward	Delegated	Grant	23/08/2022
<a href="#">2022/1541</a>	17 Hilsea Street, Hackney, London, E5 0SG	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development for a rear dormer extension	Jonathan Bainbridge	Lea Bridge Ward	Delegated	Grant	10/08/2022
<a href="#">2022/1525</a>	10 Newick Road, Hackney, London, E5 0RR	Householder Planning	Erection of single storey ground rear and side extension; removal of existing lower ground floor obscured glass extension, and creation of rear light well .	Micheal Garvey	Lea Bridge Ward	Delegated	Granted - Standard Conditions	15/08/2022
<a href="#">2022/1495</a>	61 Glenarm Road, Hackney, London, E5 0LY	Certificate of Lawful Development Existing/Proposed	Erection of a single storey rear/side extension	Raymond Okot	Lea Bridge Ward	Delegated	Refuse	10/08/2022
<a href="#">2022/1492</a>	6 Newick Road, Hackney, London, E5 0RR	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear dormer to main roof and roof of outrigger and the installation of 3 front rooflights.	Danny Huber	Lea Bridge Ward	Delegated	Grant	18/08/2022

<a href="#">2022/1420</a>	88 Mildenhall Road, Hackney, London, E5 0RU	Certificate of Lawful Development Existing/Proposed	Lawful development certificate (proposed) for the erection of rear roof and outrigger roof extensions together with the installation of rooflights.	James Clark	Lea Bridge Ward	Delegated	Grant	04/08/2022
<a href="#">2022/1362</a>	19 Rushmore Road, Hackney, London, E5 0ET	Householder Planning	Erection of a single storey side rear extension	Jonathan Bainbridge	Lea Bridge Ward	Delegated	Grant	27/07/2022
<a href="#">2022/1272</a>	128 Rushmore Road, Hackney, London, E5 0EY	Householder Planning	Erection of a mansard roof extension to create an additional storey with two front rooflights as as two rear dormer and will also include the raising of the party walls.	Erin Glancy	Lea Bridge Ward	Delegated	Grant	15/07/2022
<a href="#">2022/1249</a>	8a Mildenhall Road, Hackney, London, E5 0RU	Certificate of Lawful Development Existing/Proposed	Existing use as a 7 room HMO	Micheal Garvey	Lea Bridge Ward	Delegated	Grant	25/08/2022
<a href="#">2022/1159</a>	70 Powerscroft Road, Hackney, London, E5 0PP	Non-Material Amendment	Non material amendment to planning permission ref 2021/0377 (APP/U5360/D/21/3276951) granted at appeal dated 09/11/2021 comprising enlargement of rear window within mansard extension.	Danny Huber	Lea Bridge Ward	Delegated	Refuse	26/07/2022
<a href="#">2022/1100</a>	179 Chatsworth Road, Hackney, London, E5 0LA	Certificate of Lawful Development Existing/Proposed	Proposed erection of hip-to-gable roof extension and rear dormer roof extension; insertion of two rooflights in front roofslope	Gerard Livett	Lea Bridge Ward	Delegated	Grant	29/06/2022
<a href="#">2022/1099</a>	107 Mayola Road, Hackney, London, E5 0RG	Householder Planning	Construction of a mansard roof extension together with the construction of an infill extension, replacement windows and doors, alterations to the front garden and various other minor alterations to the dwelling.	James Clark	Lea Bridge Ward	Delegated	Grant	04/07/2022
<a href="#">2022/1085</a>	3 Millfields Road, Hackney, London, E5 0SA	Householder Planning	Erection of a single storey ground floor rear/side infill extension and alterations to existing original rear additional	Raymond Okot	Lea Bridge Ward	Delegated	Granted - Extra Conditions	13/07/2022
<a href="#">2022/1074</a>	3 Millfields Road, Hackney, London, E5 0SA	Certificate of Lawful Development Existing/Proposed	Proposed erection of a rear dormer roof extension on the main roof and extension on the roof of the outrigger	Raymond Okot	Lea Bridge Ward	Delegated	Grant	13/07/2022
<a href="#">2022/1036</a>	76b Lower Clapton Road, Hackney, London, E5 0RN	Full Planning Permission	Erection of a single storey rear extension.	Jonathan Bainbridge	Lea Bridge Ward	Delegated	Grant	20/07/2022
<a href="#">2022/0998</a>	1b, 1c, 1d Leagrave Street, Hackney, London, E5 9QX	Full Planning Permission	Replacement of existing timber doors and windows with double glazed Uvpc windows and doors	Micheal Garvey	Lea Bridge Ward	Delegated	Refuse	12/07/2022
<a href="#">2022/0987</a>	256-266, Chatsworth Road, Hackney, London, E5 9RA	Full Planning Permission	Installation of replacement windows and doors	James Clark	Lea Bridge Ward	Delegated	Refuse	05/07/2022
<a href="#">2022/0601</a>	Blocks 20-25, Lathams Yard, Harry Zeital Way, London, E5 9RE	Full Planning Permission	Replacement of timber cladding, timber decking and timber soffits on Blocks 20-25 of the Lathams Yard development	Danny Huber	Lea Bridge Ward	Delegated	Granted - Standard Conditions	29/06/2022
<a href="#">2022/0172</a>	51 Casimir Road, London, E5 9NU	Discharge of Condition	Submission of details pursuant to conditions 3 (SUDS) and 4 (Materials) attached to planning permission 2021/1380 dated 02/07/2021.	Alix Hauser	Lea Bridge Ward	Delegated	Grant	12/07/2022
<a href="#">2022/0071</a>	69 Rushmore Road, Hackney, London, E5 0EX	Householder Planning	Erection of a mansard style roof extension at second floor level.	Danny Huber	Lea Bridge Ward	Delegated	Granted - Standard Conditions	25/08/2022
<a href="#">2021/3693</a>	103 Casimir Road, London, E5 9NX	Householder Planning	Raised ridge height.	Alix Hauser	Lea Bridge Ward	Delegated	Refuse	19/07/2022
<a href="#">2021/2779</a>	Leagrave Street, Off Chatsworth Road, Hackney, London, E5 9QX	Discharge of Condition	Submission of details pursuant to condition 15 (Piling) attached to planning permission 2014/4092 dated 15/08/2016.	Nick Bovaird	Lea Bridge Ward	Delegated	Grant	27/06/2022

<a href="#">2021/0935</a>	C S C, Unit 26 Grosvenor Way, Hackney, London, E5 9ND	Full Planning Permission	Part change of use from B8 (Storage & distribution) to Class E, Sui Generis, removal of existing roller shutter and replace with metal cladding, new doors to north-east elevation, new 2 condenser units to ground floor rear of north-west elevation, new door to south-west elevation. Installation of external plant, to roof level consisting of 4 extract ducts and 4 air intake ducts.	Micheal Garvey	Lea Bridge Ward	Delegated	Refuse	19/07/2022
<a href="#">2021/0293</a>	First Floor And Second Floor Flat, 46 Powerscroft Road, Hackney, London, E5 0PP	Full Planning Permission	Conversion of three bed flat at first, second and third floors into 2 flats (1x1 and 1x2) Replacement of existing aluminium windows with Upvc windows to front and rear at first, second third floors. Reduced height of rear parapet wall at roof level.	Micheal Garvey	Lea Bridge Ward	Delegated	Granted - Extra Conditions	22/08/2022
<a href="#">2021/3485</a>	PA/21/00952/A1 Ensign House, 17 Admirals Way, Isle of Dogs, London, E14 9XQ	Adjoining Borough Observations	Notification from LB Tower Hamlets of application PA/21/00952/A1 for demolition of the existing building (Use Class E) and the comprehensive redevelopment of the site to provide a single tall building (205m AOD to the top of the building and 230m AOD to the top of the spire) providing residential accommodation (Use Class C3) along with a mix of flexible commercial uses (Use Class E) at ground floor level with associated hard and soft landscaping including the delivery of a new pocket park providing general public realm improvements.	Robert Brew	London Borough of Tower Hamlets (N)	Delegated	No Objection	05/08/2022
<a href="#">2022/1857</a>	50 Lamb Lane, Hackney, London, E8 3PJ	Non-Material Amendment	Non-material amendment to planning permission 2018/4713 dated 18/10/2019 comprising amendments to the wording of Condition 3 (materials), Condition 16 (Safety Measures), Condition 17 (Scaffolding Plan) and Condition 21 (Contamination Desk Study).	Catherine Nichol	London Fields Ward	Delegated	Grant	19/08/2022
<a href="#">2022/1637</a>	29 Albion Square, Hackney, London, E8 4ES	Listed Building Consent	Demolition of existing lower ground floor extension and erection of new lower ground floor extension, replacement of door to upper ground floor level with a window. New landscape design to the rear garden. Part of the garden wall in disrepair between nos 29 and 30 to be re-built. Partial demolition to the rear closet wing, general renovation at lower ground floor together with the floor level of upper ground floor closet wing to be raised by 160mm in the hallway	Raymond Okot	London Fields Ward	Delegated	Granted - Extra Conditions	11/08/2022
<a href="#">2022/1600</a>	41 Gayhurst Road, Hackney, London, E8 3EH	Certificate of Lawful Development Existing/Proposed	Insertion of 2 rooflights within the roof slope of the existing two-storey rear outrigger.	Thomas Russell	London Fields Ward	Delegated	Grant	22/08/2022
<a href="#">2022/1570</a>	Ment House, 1b Mentmore Terrace, Hackney, London, E8 3DQ	Certificate of Lawful Development Existing/Proposed	Existing use of ground floor units for purposes within Use Class E	Alix Hauser	London Fields Ward	Delegated	Grant	17/08/2022
<a href="#">2022/1542</a>	102 Middleton Road, Hackney, London, E8 4LN	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development (Proposed) for the replacement of 4 existing rooflights to existing pitched roof with new conservation rooflight; and new conservation rooflight to gable roof.	Erin Glancy	London Fields Ward	Delegated	Grant	03/08/2022
<a href="#">2022/1520</a>	Fabrik East Building, 9 - 15 Helmsley Place, Hackney,	Discharge of Condition	Submission of details pursuant to Condition 11 (post-construction certificate) attached to planning permission 2018/4676 dated 19/05/2019.	Thomas Russell	London Fields Ward	Delegated	Grant	20/08/2022
<a href="#">2022/1510</a>	Flat A, 90 Middleton Road, Hackney, London, E8 4LN	Discharge of Condition	Submission of details pursuant to condition 5 (groundwater flooding) attached to planning permission 2021/0988 dated 03/06/2021.	Gerard Livett	London Fields Ward	Delegated	Grant	10/08/2022
<a href="#">2022/1502</a>	29 Albion Square, Hackney, London, E8 4ES	Householder Planning	Demolition of existing lower ground floor extension and erection of new lower ground floor extension, replacement of door to upper ground floor level with a window. New landscape design to the rear garden. Part of the garden wall in disrepair between nos 29 and 30 to be re-built.	Raymond Okot	London Fields Ward	Delegated	Granted - Standard Conditions	11/08/2022
<a href="#">2022/1444</a>	24 Middleton Road, Hackney, London, E8 4BS	Works to a Tree in Conservation Area Notification	T1 - fig tree (5m) - reduce crown by up to 1.5m T2 - apple tree (5m) - reduce crown by up to 1m and reduce tallest stem by up to 2m. T3 - mulberry tree (7m) - reduce crown by up to 2m.	Leif Mortensen	London Fields Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1441</a>	44 Lavender Grove, Hackney, London, E8 3LS	Householder Planning	Erection of single storey, rear and side extension.	Raymond Okot	London Fields Ward	Delegated	Granted - Standard Conditions	09/08/2022

<a href="#">2022/1413</a>	20 Middleton Road, Hackney, London, E8 4BL	Householder Planning	Removal of front boundary wall and front bin store and replace with new brick and timber wall and new bin store to front garden.	Micheal Garvey	London Fields Ward	Delegated	Refuse	02/08/2022
<a href="#">2022/1378</a>	224 - 226 Queensbridge Road, Hackney, London, E8 3NB	Works to a Tree in Conservation Area Notification	Walnut (T1) - crown reduce by 2m and crown lift by 2.5m (too large for site; crown growing into pavement and fence) Walnut (T2) - fell (self-sown; unsuitable for location)	Leif Mortensen	London Fields Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1358</a>	14 Albion Drive, Hackney, London, E8 4ET	Works to a Tree in Conservation Area Notification	1 x large Silver birch - Cut back from Church to clear by 1.5 meters and reduce height and spread by 2.5 meters, this is for the general maintenance in line with previously consented works	Eugene McGee	London Fields Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1336</a>	Railway Arch 358 To 360 Westgate Street, Hackney, London, E8 3RL	Advertisement Consent	Installation of non illuminated aluminium signage panel on poles to existing garden entrance area	Alishba Emanuel	London Fields Ward	Delegated	Grant	22/07/2022
<a href="#">2022/1233</a>	57 Lavender Grove, Hackney, London, E8 3LR	Works to a Tree in Conservation Area Notification	T1 Lime, reduce crown to previous points, approx. 1m	Eugene McGee	London Fields Ward	Delegated	No Objection	04/07/2022
<a href="#">2022/1215</a>	37 Albion Drive, Hackney, London, E8 4LT	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development (existing) for the use of the flat roof over the rear extension as a roof terrace.	Erin Glancy	London Fields Ward	Delegated	Grant	12/07/2022
<a href="#">2022/1155</a>	24 Middleton Road, Hackney, London, E8 4BS	Householder Planning	Demolition of rear structures and side garage as well as the removal of rear balcony and staircase. Construction of a side extension together with landscaping works to the rear garden, alterations to the front garden and boundary wall and alterations to the rear elevation.	James Clark	London Fields Ward	Delegated	Grant	26/07/2022
<a href="#">2022/1131</a>	1a Gayhurst Road, Hackney, London, E8 3EH	Householder Planning	Erection of a single storey ground floor rear extension, floor plan redesign and all associated works at 1a Gayhurst Road	Raymond Okot	London Fields Ward	Delegated	Granted - Standard Conditions	30/06/2022
<a href="#">2022/1017</a>	13 Acer Road, Hackney, London, E8 3GX	Certificate of Lawful Development Existing/Proposed	Alterations to the velux windows at loft level and changes to the ground floor glazing arrangement to the rear of the house	Monika Vistartaite	London Fields Ward	Delegated	Grant	01/07/2022
<a href="#">2022/0999</a>	86 Albion Drive, Hackney, London, E8 4LY	Householder Planning	Creation of an entrance door at lower ground floor level.	Monika Vistartaite	London Fields Ward	Delegated	Granted - Extra Conditions	12/07/2022
<a href="#">2022/0737</a>	Unit G4, 16-29 Northside Studios, Andrews Road, London, E8 4QF	Advertisement Consent	Installation of retractable awning with signage	Danny Huber	London Fields Ward	Delegated	Grant	20/07/2022
<a href="#">2022/0658</a>	Sultan Food And Wine, 83 - 85 Broadway Market, Hackney, London, E8 4PH	Full Planning Permission	Erection of a part-single part-two storey rear extension and alterations to the shopfront.	Monika Vistartaite	London Fields Ward	Delegated	Refuse	29/07/2022
<a href="#">2022/0526</a>	69 Malvern Road, Hackney, London, E8 3LJ	Full Planning Permission	Replacement of all front elevation existing windows throughout the property with double glazed timber painted sliding sash windows.	Gerard Livett	London Fields Ward	Delegated	Granted - Standard Conditions	08/08/2022
<a href="#">2022/0366</a>	62 Gayhurst Road, Hackney, London, E8 3EL	Householder Planning	Installation of an Air Source Heat Pump together with the creation of a timber slotted side return as well as alterations to the boundary wall and trellis.	James Clark	London Fields Ward	Delegated	Grant	19/07/2022
<a href="#">2022/0347</a>	45 Malvern Road, Hackney, London, E8 3LP	Works to a Tree in Conservation Area Notification	T1 Ash Reduce overhanging branches on one side (overhanging the garden of no. 47 Malvern Road) and re-shape on one side by 2 - 2.5 metres.	Leif Mortensen	London Fields Ward	Delegated	No Objection	04/07/2022
<a href="#">2022/0149</a>	65 Mare Street, London, E8 4RG	Full Planning Permission	Retention of an Automated Teller Machine (ATM) (in association with Advertisement Consent 2022/0046)	James Clark	London Fields Ward	Delegated	Refuse	29/07/2022
<a href="#">2022/0046</a>	65 Mare Street, Hackney, London, E8 4RG	Advertisement Consent	Advertisement consent for the retention of signage for an automated teller machine.	James Clark	London Fields Ward	Delegated	Refuse	29/07/2022



<a href="#">2021/2595</a>	21 Albion Square, London, E8 4ES	Discharge of Condition	Submission of details pursuant to condition 4 (schedule of works, details of vents, pipes and flues, internal doors) attached to planning permission ref 2021/0686 dated 11/05/2021	Danny Huber	London Fields Ward	Delegated	Grant	19/08/2022
2022/1926	1 East Bay Lane, Hackney, London, E15 2GW	Adjoining Borough Observations	Submission of details pursuant to discharge Condition 10 (Operational Monitoring Report) attached to planning permission 20/00246/ADV dated 09 September 2020 in so far as it relates to the approved advertisement at 1 East Bay Lane.	Robert Brew	London Legacy Development Corporation	Delegated	No Objection	05/08/2022
<a href="#">2022/0957</a>	22/00095/REM 62-62 Wallis Road, 31 White Post Lane, 66-78 White Post Lane, and 67 Rothbury Road), London, E9 5EN	Adjoining Borough Observations	Application for the Approval of Reserved Matters of layout, scale, appearance and landscaping for Plot E/F, Plot J East and Plot K2 North of the Hackney Wick Masterplan, pursuant to Conditions 19, 21, 22, 27, 34, 38, 42, 50, 56, 57, 58, 59, 69 & 70 of outline planning permission reference: 16/00166/OUT (dated 18th March 2019) to provide 190 residential units (Use Class C3) (80 x 1 bed, 75 x 2 bed and 35 x 3 bed), 3,984 sqm GIA commercial space (Use Class E) and 180 sqm GIA community/leisure space (Use Class E/F), together with associated amenity and child play space, cycle parking, refuse storage, access, servicing and landscaped public realm.	Robert Brew	London Legacy Development Corporation	Delegated	No Objection	26/07/2022
<a href="#">2022/0706</a>	Queen Elizabeth Olympic Park, Stratford, London, E20 2ST	Adjoining Borough Observations	Notification from LLDC of application 22/00101/106 for Submission of details to discharge obligations 2.2.1, 2.2.3 and 2.3.1 of Schedule 10 (Publicly Accessible Open Space) of the Legacy Communities Scheme (LCS) Unilateral Undertakings Section 106 Agreement in relation to outline planning permission (11/90621/OUTODA) dated 28 September 2012, as varied by (14/00036/VAR, 17/00236/VAR and 18/00471/VAR).	Robert Brew	London Legacy Development Corporation	Delegated	No Objection	05/08/2022
<a href="#">2022/0069</a>	Canal Park PDZ 4 (Sweetwater / Fish Island East) And PDZ 5 (East Wick /Hackney Wick), Queen Elizabeth Olympic Park, London E20 1EJ	Adjoining Borough Observations	Notification from LLDC of application 21/00530/NMA for non-material amendments to Condition 1 (Approved Drawings) to supersede approved landscaping plans with new landscaping details for an extension to the existing playground facility within Canal Park, PDZ 5.	Robert Brew	London Legacy Development Corporation	Delegated	No Objection	05/08/2022
<a href="#">2022/1834</a>	3, Whatcotts Yard Palatine Road, Hackney, London, N16 8ST	Discharge of Condition	Submission of details pursuant to condition 4 (bird boxes) attached to appeal decision APP/U5360/D/21/3282584 (Planning application 2021/1465) dated 04/04/2022.	James Clark	Shacklewell Ward	Delegated	Grant	24/08/2022
<a href="#">2022/1745</a>	62 Belgrade Road, Hackney, London, N16 8DJ	Discharge of Condition	Submission of details pursuant to condition 3 (SuDS) attached to planning permission 2021/2367 dated 15/09/2021.	James Clark	Shacklewell Ward	Delegated	Grant	24/08/2022
<a href="#">2022/1629</a>	6-6a Rectory Road, Hackney, London, N16 7QS	Discharge of Condition	Submission of details pursuant to condition 8 (Hard & Soft Landscaping) attached to planning permission 2021/0171 dated 09/09/2021.	Alix Hauser	Shacklewell Ward	Delegated	Grant	23/08/2022
<a href="#">2022/1566</a>	21 - 27 Millers Terrace, Hackney, London, E8 2DP	Discharge of Condition	Submission of details pursuant to condition 4 (contaminated land); condition 8 (cycle storage); and condition 9 (refuse storage) of planning permission 2022/0443 granted 21/04/2022 for the prior Approval for the conversion of the existing vacant office premises (Class E) Ground and First Floors into 7no. residential units (Class C3).	Erin Glancy	Shacklewell Ward	Delegated	Grant	01/08/2022
<a href="#">2022/1535</a>	6-6a Rectory Road, Hackney, London, N16 7QS	Discharge of Condition	Submission of details pursuant to condition 3 (Structural Report and Method Statement) attached to planning permission 2021/0155 dated 09/09/2021.	Alix Hauser	Shacklewell Ward	Delegated	Grant	15/08/2022
<a href="#">2022/1490</a>	57 Belgrade Road, Hackney, London, N16 8DH	Certificate of Lawful Development Existing/Proposed	Demolition of existing ground floor rear bay window; erection of single-storey side/rear infill extension	Thomas Russell	Shacklewell Ward	Delegated	Grant	16/08/2022
<a href="#">2022/1388</a>	3 - 17 Amhurst Terrace, Hackney, London, E8 2BT	Non-Material Amendment	Non material amendment to permission 2016/1016 granted 25/10/2019 for the installation and replacement of fenestration glazing to existing buildings and installation of new doors.	Erin Glancy	Shacklewell Ward	Delegated	Grant	01/07/2022

<a href="#">2022/1216</a>	Lee House, 6-6a Rectory Road, Hackney, London N16 7QS	Discharge of Condition	Submission of partial details pursuant to condition 3 (External Finishes) and full details pursuant to condition 4 (Detailed Drawings) attached to planning permission 2021/0489 dated 09/09/2021.	Alix Hauser	Shacklewell Ward	Delegated	Grant	22/08/2022
<a href="#">2022/1161</a>	First Floor Flat, 50 Princess May Road, Hackney, London, N16 8DG	Full Planning Permission	Construction of a rear roof extension together with the installation and repositioning of rooflights.	James Clark	Shacklewell Ward	Delegated	Grant	20/07/2022
<a href="#">2022/1039</a>	Flat A, 87 Princess May Road, Hackney, London, N16 8DF	Full Planning Permission	Erection of rear dormer roof extension and installation of two front roof lights	Micheal Garvey	Shacklewell Ward	Delegated	Grant	21/07/2022
<a href="#">2022/0859</a>	Flat A, 4 Barretts Grove, Hackney, London, N16 8AR	Full Planning Permission	Erection of a ground-floor rear side return extension.	Monika Vistartaite	Shacklewell Ward	Delegated	Granted - Extra Conditions	29/07/2022
<a href="#">2022/0780</a>	104 Palatine Road, Hackney, London, N16 8ST	Householder Planning	Erection of a mansard style roof extension.	Monika Vistartaite	Shacklewell Ward	Delegated	Granted - Extra Conditions	27/07/2022
<a href="#">2021/2920</a>	Mickys Chippy, 2 Pellerin Road, Hackney, London, N16 8AT	Full Planning Permission	Single storey rear extension to keep the extraction system inside the property to minimise the sound issue.	Erin Glancy	Shacklewell Ward	Delegated	Grant	02/08/2022
<a href="#">2021/1100</a>	148 Boleyn Road, Hackney, London, N16 8BN	Prior approval - new dwellings	Prior approval for the erection of an additional storey above the existing mixed-use building to provide an additional two residential units (Use Class C3)	Louise Prew	Shacklewell Ward	Delegated	Granted - Extra Conditions	16/08/2022
<a href="#">2022/1712</a>	17a Amhurst Park, Hackney, London, N16 5DH	Prior Notification - Larger Home Extension	Prior notification of a larger rear extension: Extension would be 6m deep, 2.9m high at the eaves and with a maximum height of 3.6m	Gerard Livett	Springfield Ward	Delegated	Grant	22/08/2022
<a href="#">2022/1509</a>	Clayton Court, 62 Craven Walk, Hackney, London, N16 6BL	Full Planning Permission	Retrospective permission for the erection of a single-storey ground floor rear extension.	Alix Hauser	Springfield Ward	Delegated	Grant	03/08/2022
<a href="#">2022/1427</a>	154 Upper Clapton Road, Hackney, London, E5 9JZ	Discharge of Condition	Discharge of conditions 4 (waterbutt) & 5 (FRA) of the planning application 2019/2634 dated 12/09/2019	Jonathan Bainbridge	Springfield Ward	Delegated	Grant	27/07/2022
<a href="#">2022/1324</a>	Ursulas Convent, 11 Amhurst Park, Hackney, London, N16 5DH	Full Planning Permission	Changes to the use of the existing school (F1) from girls to boys and the erection of a single storey temporary building for ancillary use as a Synagogue and additional classroom.	Danny Huber	Springfield Ward	Delegated	Refuse	22/07/2022
<a href="#">2022/1313</a>	37 Spring Hill, Hackney, London, E5 9BL	Certificate of Lawful Development Existing/Proposed	Erection of single storey ground floor side extension; erection of a hip-to-gable roof extension and rear dormer extension and installation of two front roof lights	Micheal Garvey	Springfield Ward	Delegated	Grant	21/07/2022
<a href="#">2022/1300</a>	21 Lingwood Road, Hackney, London, E5 9BN	Householder Planning	Erection of a rear ground floor wraparound extension	Jonathan Bainbridge	Springfield Ward	Delegated	Granted - Extra Conditions	22/08/2022
<a href="#">2022/1296</a>	21 Lingwood Road, Hackney, London, E5 9BN	Householder Planning	The erection of a front and rear dormer extension	Jonathan Bainbridge	Springfield Ward	Delegated	Granted - Extra Conditions	22/08/2022
<a href="#">2022/1294</a>	43 Leadale Road, Hackney, London, N16 6DG	Certificate of Lawful Development Existing/Proposed	Erection of hip-to-gable roof extension and a rear roof extension	Raymond Okot	Springfield Ward	Delegated	Grant	17/08/2022
<a href="#">2022/1292</a>	59 Olinda Road, Hackney, London, N16 6TR	Householder Planning	Erection of a first floor rear extension	Jonathan Bainbridge	Springfield Ward	Delegated	Refuse	24/08/2022

<a href="#">2022/1275</a>	146 Stamford Hill, Hackney, London, N16 6QT	Householder Planning	Excavation works to create rear basement and ground floor rear/side extension.	Raymond Okot	Springfield Ward	Delegated	Granted - Standard Conditions	17/08/2022
<a href="#">2022/1270</a>	45 Castlewood Road, Hackney, London, N16 6DJ	Removal/Variation of Condition(s)	Removal of condition 4 (flood resilience and resistant construction methods) attached to planning permission ref 2019/2272 dated 10/09/2019 for the excavation under the existing building for the creation of a basement level with rear, side and front lightwells proposed. Rear/side extension and other external modifications. Removal of the shed on the southern side of the building.	Danny Huber	Springfield Ward	Delegated	Refuse	20/07/2022
<a href="#">2022/1252</a>	149 Mount Pleasant Lane, Hackney, London, E5 9JG	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate (Proposed) for a roof extension above the outrigger.	Erin Glancy	Springfield Ward	Delegated	Grant	13/07/2022
<a href="#">2022/1244</a>	Second Floor And Third Floor Flat, 132 Upper Clapton Road, Hackney, London, E5 9JY	Full Planning Permission	Erection of rear roof dormer extension	Danny Huber	Springfield Ward	Delegated	Refuse	14/07/2022
<a href="#">2022/1237</a>	45 Castlewood Road, Hackney, London, N16 6DJ	Discharge of Condition	Submission of details pursuant to condition 6 (submission of drainage details) attached to planning permission 2019/2272 dated 10/09/2019.	Catherine Nichol	Springfield Ward	Delegated	Grant	12/07/2022
<a href="#">2022/1220</a>	99 Lewis Gardens, Hackney, London, N16 5PJ	Householder Planning	Erection of single-storey front extension and three-storey rear extension at No.99 (as previously approved under application 2021/3464) together with proposed lowering of the ground floor level.	Gerard Livett	Springfield Ward	Delegated	Granted - Extra Conditions	14/07/2022
<a href="#">2022/1212</a>	54-56 Moundfield Road, Hackney, London, N16 6TB	Full Planning Permission	Excavation for the extension of the basement with rear lightwell, and ground floor extension	Raymond Okot	Springfield Ward	Delegated	Granted - Standard Conditions	15/07/2022
<a href="#">2022/1156</a>	18 Knightland Road, Hackney, London, E5 9HS	Prior Notification - Larger Home Extension	Prior approval application for the erection of a single storey, ground floor, rear extension with a depth of 5.5 metres, an eaves height of 3.0 metres and a maximum height of 3.5 metres.	Jonathan Bainbridge	Springfield Ward	Delegated	Grant	28/06/2022
<a href="#">2022/1142</a>	Basement Flat, 25 Portland Avenue, Hackney, London, N16 6HD	Certificate of Lawful Development Existing/Proposed	Existing use of the basement as a self-contained dwelling (use class C3).	Alishba Emanuel	Springfield Ward	Delegated	Grant	10/08/2022
<a href="#">2022/1065</a>	Leaside Trust, Spring Lane, London, E5 9HQ	Prior Notification - Commercial	Prior approval for the installation of 63 solar PV panels on the roofs of the Leaside Trust Centre and changing rooms.	Catherine Nichol	Springfield Ward	Delegated	Prior Approval Not Required	06/07/2022
<a href="#">2022/0981</a>	77 and 79 Leadale Road, London, N16 6DG	Full Planning Permission	Erection of ground and first floor rear extensions to both No's. 77 and 79 Leadale Road.	Catherine Nichol	Springfield Ward	Delegated	Granted - Standard Conditions	16/08/2022
<a href="#">2022/0970</a>	77 and 79 Leadale Road, London, N16 6DG	Full Planning Permission	Erection of front and rear loft dormer windows to both No's. 77 and 79 Leadale Rd.	Catherine Nichol	Springfield Ward	Delegated	Granted - Standard Conditions	16/08/2022
<a href="#">2022/0959</a>	33 Moundfield Road, London, N16 6DT	Householder Planning	Excavation of basement including creation of a front lightwell.	Alix Hauser	Springfield Ward	Delegated	Grant	11/07/2022
<a href="#">2022/0876</a>	Springfield Court Springfield, London, E5 9EH	Discharge of Condition	Submission of details pursuant to conditions 3 (External materials), 4 (refuse and recycling storage), 5 (Living roof) and 7 (Tree protection) attached to planning permission 2019/1142 dated 08/07/2019.	Catherine Nichol	Springfield Ward	Delegated	Grant	28/06/2022
<a href="#">2022/0799</a>	The Bais Rochel Dsatmar Charitable Trust, 17 Rookwood Road, Hackney, London, N16 6SP	Full Planning Permission	Proposed change of use of the single-story outbuilding from being used as ancillary office use in conjunction with the principle operational use as a School/Seminary (D1 Class Use), to use as a library and IT room; installation of two air conditioning condenser units on roof (retrospective element)	Gerard Livett	Springfield Ward	Delegated	Refuse	10/08/2022
<a href="#">2022/0689</a>	69 Watermint Quay, Hackney, London, N16 6DN	Householder Planning	Excavation and levelling of rear garden to provide access to garden.	Micheal Garvey	Springfield Ward	Delegated	Grant	28/07/2022

<a href="#">2022/0682</a>	71 Watermint Quay, Hackney, London, N16 6DN	Householder Planning	Excavation and reprofiling of the rear garden	Raymond Okot	Springfield Ward	Delegated	Granted - Standard Conditions	06/07/2022
<a href="#">2022/0440</a>	3 Shushan Close, Hackney, London, N16 5FB	Full Planning Permission	Ground floor side and rear extension together with a rooflight	Jonathan Bainbridge	Springfield Ward	Delegated	Grant	14/07/2022
<a href="#">2022/0139</a>	15 Watermint Quay, Hackney, London, N16 6DN	Householder Planning	Replacement of timber windows with uPVC (white) units on the front and rear elevations, together with replacement of front entrance door with new paneled door, and rear doors with new uPVC doors.	Erin Glancy	Springfield Ward	Delegated	Grant	29/06/2022
<a href="#">2022/0138</a>	45 Watermint Quay, Hackney, London, N16 6DN	Householder Planning	Replacement of timber windows with uPVC (white) units on the front and rear elevations, together with replacement of front entrance door with new paneled door, and rear doors with new uPVC doors.	Erin Glancy	Springfield Ward	Delegated	Grant	29/06/2022
<a href="#">2022/0137</a>	76 Watermint Quay, Hackney, London, N16 6DD	Householder Planning	Replacement of timber windows with uPVC (white) units on the front and rear elevations, together with replacement of front entrance door with new paneled door, and rear doors with new uPVC doors.	Erin Glancy	Springfield Ward	Delegated	Grant	29/06/2022
<a href="#">2022/0133</a>	23 Watermint Quay, Hackney, London, N16 6DN	Householder Planning	Replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations. Replacement of front and rear doors with new uPVC doors.	Raymond Okot	Springfield Ward	Delegated	Granted - Standard Conditions	07/07/2022
<a href="#">2022/0132</a>	54 Watermint Quay, Hackney, London, N16 6DD	Householder Planning	Replacement of timber windows with uPVC (white) units on the front and rear elevations, together with replacement of front entrance door with new paneled door, and rear doors with new uPVC doors.	Erin Glancy	Springfield Ward	Delegated	Grant	29/06/2022
<a href="#">2022/0128</a>	29 Watermint Quay, Hackney, London, N16 6DN	Householder Planning	Replacement of existing single glazed timber windows with double glazed uPVC units on the front and rear elevations. Replacement of front entrance door with new paneled door. Replacement of rear doors with new uPVC doors.	Raymond Okot	Springfield Ward	Delegated	Granted - Standard Conditions	07/07/2022
<a href="#">2022/0127</a>	64 Watermint Quay, Hackney, London, N16 6DD	Householder Planning	Replacement of single glazed timber windows with double glazed uPVC units on the front and rear elevations. Replacement of front and rear doors with new uPVC doors.	Raymond Okot	Springfield Ward	Delegated	Granted - Standard Conditions	07/07/2022
<a href="#">2021/3573</a>	5-7 Leadale Road, London, N16 6BZ	Full Planning Permission	Erection of full width front and rear dormer roof extensions at no. 5 and no. 7 Leadale Road and erection of a first floor rear extension at no. 5 Leadale Road	Catherine Nichol	Springfield Ward	Delegated	Granted - Standard Conditions	18/07/2022
<a href="#">2021/1758</a>	7 Spring Hill, Hackney, London, E5 9BE	Householder Planning	Erection of rear roof extension on the min roof slope and extension above the two storey outrigger installation and three front rooflights to front roof slope	Micheal Garvey	Springfield Ward	Delegated	Refuse	30/06/2022
<a href="#">2021/1748</a>	7 Spring Hill, Hackney, London, E5 9BE	Householder Planning	Erection of Front Dormer	Micheal Garvey	Springfield Ward	Delegated	Granted - Standard Conditions	09/08/2022
<a href="#">2022/1620</a>	33 Lippa Court, 29 Reizel Close, Hackney, London, N16 5GZ	Prior approval - new dwellings	Prior approval for the erection of an additional storey to provide 3x 1-bed and 1x 2-bed residential units	Gerard Livett	Stamford Hill West Ward	Delegated	Refuse	17/08/2022
<a href="#">2022/1602</a>	Montefiore Court, 69 Stamford Hill, London, N16 5TY	Full Planning Permission	Erection of extensions of the five staircase areas at ground, first, second and third floor levels to provide for installation of lifts	Danny Huber	Stamford Hill West Ward	Delegated	Granted - Standard Conditions	23/08/2022
<a href="#">2022/1597</a>	1 Fairholt Road, Hackney, London, N16 5EN	Full Planning Permission	Erection of part single- and part three-storey rear extension; with basement excavation; associated elevational changes; removal of residential use on site (C3), with sole use of building as synagogue (Use Class F1 (f)).	Gerard Livett	Stamford Hill West Ward	Delegated	Refuse	25/08/2022
<a href="#">2022/1591</a>	140 Holmleigh Road, Hackney, London, N16 5PY	Discharge of Condition	Submission of details pursuant to condition 4 (drainage) attached to planning permission 2022/0840 dated 05/06/2022.	Raymond Okot	Stamford Hill West Ward	Delegated	Grant	22/08/2022
<a href="#">2022/1589</a>	55 Linthorpe Road, Hackney, London, N16 5QT	Full Planning Permission	Conversion of two self-contained units to provide 1 single family dwelling.	Catherine Nichol	Stamford Hill West Ward	Delegated	Granted - Standard Conditions	23/08/2022

<a href="#">2022/1540</a>	140 Holmleigh Road, Hackney, London, N16 5PY	Removal/Variation of Condition(s)	Removal of Condition 5 (Sustainable Urban Drainage System) of planning permission 2022/0840 granted on 05/06/2022 for erection of ground-floor side infill extension and a large rear dormer window; installation of front-facing roof lights.	Monika Vistartaite	Stamford Hill West Ward	Delegated	Grant	16/08/2022
<a href="#">2022/1531</a>	63 Allerton Road, Hackney, London, N16 5UF	Householder Planning	Erection of single storey rear/side ground floor extension	Raymond Okot	Stamford Hill West Ward	Delegated	Granted - Standard Conditions	16/08/2022
<a href="#">2022/1483</a>	18 Durley Road, Hackney, London, N16 5JS	Householder Planning	Retrospective basement extension under existing ground floor rear extension, Erection of a ground floor infill extension with rear lightwells	Catherine Nichol	Stamford Hill West Ward	Delegated	Granted - Standard Conditions	11/08/2022
<a href="#">2022/1456</a>	1 Allerton Road, Hackney, London, N16 5UJ	Full Planning Permission	Erection of two-storey dwellinghouse on land to the rear of 1 Allerton Road (resubmission of withdrawn application 2021/2075)	Gerard Livett	Stamford Hill West Ward	Delegated	Refuse	04/08/2022
<a href="#">2022/1395</a>	62 Allerton Road, Hackney, London, N16 5UF	Discharge of Condition	Removal of condition 3 (Sustainable Urban Drainage) attached to planning permission ref 2022/0472 dated 29/04/2002.	Monika Vistartaite	Stamford Hill West Ward	Delegated	Grant	02/08/2022
<a href="#">2022/1377</a>	49 Linthorpe Road, Hackney, London, N16 5QT	Certificate of Lawful Development Existing/Proposed	Existing use of the property as two self contained flats	Raymond Okot	Stamford Hill West Ward	Delegated	Refuse	27/07/2022
<a href="#">2022/1361</a>	61 Fairholt Road, Hackney, London, N16 5EW	Full Planning Permission	Excavation to front basement to form front lightwell, new front basement (bay) window; Enlargement of existing basement and rear lightwell, and alterations to front stairs leading to basement. New windows to side elevation.	Micheal Garvey	Stamford Hill West Ward	Delegated	Granted - Extra Conditions	26/07/2022
<a href="#">2022/1351</a>	13 Bethune Road, Hackney, London, N16 5BW	Householder Planning	Proposed single storey rear extension.	Erin Glancy	Stamford Hill West Ward	Delegated	Grant	27/07/2022
<a href="#">2022/1317</a>	42 Fairholt Road, Hackney, London, N16 5HW	Certificate of Lawful Development Existing/Proposed	Lawful development certificate for the construction of a rear and side roof extension.	James Clark	Stamford Hill West Ward	Delegated	Grant	06/07/2022
<a href="#">2022/1308</a>	42-44 Fairholt Road, Hackney, London, N16 5HW	Full Planning Permission	Erection of a three-story outrigger at 42 Fairholt Road and the construction of a two-storey rear extension at 44 Fairholt Road.	James Clark	Stamford Hill West Ward	Delegated	Refuse	26/08/2022
<a href="#">2022/1295</a>	37 Queen Elizabeths Walk, Hackney, London, N16 5UG	Full Planning Permission	Enlargement of rear dormer together with the construction of a single-storey, ground floor, rear extension and associated works.	James Clark	Stamford Hill West Ward	Delegated	Grant	20/07/2022
<a href="#">2022/1282</a>	37 Queen Elizabeths Walk, Hackney, London, N16 5UG	Discharge of Condition	Submission of details pursuant to condition 6 (SuDS) attached to planning permission 2021/2716 dated 18/11/2021.	James Clark	Stamford Hill West Ward	Delegated	Grant	06/07/2022
<a href="#">2022/1280</a>	35 Heathland Road, Hackney, London, N16 5PG	Householder Planning	Excavation of basement under rear garden and creation of two lightwells within the garden, erection of single storey side and rear extensions and demolition of rear outbuilding	Danny Huber	Stamford Hill West Ward	Delegated	Granted - Standard Conditions	22/08/2022
<a href="#">2022/1276</a>	18 St Kildas Road, Hackney, London, N16 5BP	Removal/Variation of Condition(s)	Variation of condition 2 ( development according to the approved plans) of planning permission 2021/3543 granted on 16/02/2022 for the erection of a rear dormer roof extension and retention of a ground floor rear extension. The effect of the variation is to include a Sukka roof on the dormer.	Catherine Nichol	Stamford Hill West Ward	Delegated	Granted - Standard Conditions	18/07/2022
<a href="#">2022/1266</a>	37 Queen Elizabeths Walk, Hackney, London, N16 5UG	Discharge of Condition	Submission of details pursuant to condition 4 (materials) attached to planning permission 2021/2716 dated 18/11/2021.	James Clark	Stamford Hill West Ward	Delegated	Grant	15/07/2022
<a href="#">2022/1261</a>	37 Queen Elizabeths Walk, Hackney, London, N16 5UG	Discharge of Condition	Submission of details pursuant to condition 7 (flood resilience) attached to planning permission 2021/2716 dated 18/11/2021.	James Clark	Stamford Hill West Ward	Delegated	Grant	20/07/2022
<a href="#">2022/1147</a>	26 Colberg Place, Hackney, London, N16 5RB	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate (Existing) for a rear outrigger loft extension.	Monika Vistartaite	Stamford Hill West Ward	Delegated	Grant	04/07/2022
<a href="#">2022/1128</a>	34 Bethune Road, Hackney, London, N16 5BD	Listed Building Consent	Internal alteration - provision of one new 90x150 PFC post on internal face of south elevation	Catherine Nichol	Stamford Hill West Ward	Delegated	Granted - Standard Conditions	30/06/2022

<a href="#">2022/1125</a>	51 Stamford Hill, Hackney, London, N16 5SR	Full Planning Permission	External alterations involving the relocation of boiler flues, relocation of cycle store and alterations on the front boundary fence and bin store.	Gerard Livett	Stamford Hill West Ward	Delegated	Granted - Extra Conditions	08/07/2022
<a href="#">2022/1114</a>	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.	Gerard Livett	Stamford Hill West Ward	Delegated	Granted - Extra Conditions	08/07/2022
<a href="#">2022/1048</a>	22 Linthorpe Road, Hackney, London, N16 5RF	Removal/Variation of Condition(s)	Variation of condition 1 (approved drawings) of planning permission 2018/3102 dated 31/03/2019. Effect of variation would be a minor alteration to the rear elevation, to allow for smaller doors to the garden and window.	Raymond Okot	Stamford Hill West Ward	Delegated	Granted - Standard Conditions	27/07/2022
<a href="#">2022/0976</a>	145 Holmleigh Road, Hackney, London, N16 5QA	Householder Planning	Erection of front and rear dormer roof extensions	Jonathan Bainbridge	Stamford Hill West Ward	Delegated	Grant	11/08/2022
<a href="#">2022/0900</a>	25 St Andrews Grove, Hackney, London, N16 5NF	Certificate of Lawful Development Existing/Proposed	Erection of rear, rear/side, and side extensions	Jonathan Bainbridge	Stamford Hill West Ward	Delegated	Grant	27/06/2022
<a href="#">2022/0726</a>	1 Royal Close, Hackney, London, N16 5SE	Householder Planning	Replacement of existing garden shed to the front garden.	Raymond Okot	Stamford Hill West Ward	Delegated	Granted - Standard Conditions	13/07/2022
<a href="#">2022/1827</a>	80 Dynevor Road, London, N16 0HA	Non-Material Amendment	Non material amendment to planning permission 2021/1117 dated 09/12/2021. The effect of the amendment vary the wording of condition 3 to allow for the materials to either match the existing or those specified on the approved plans.	Alix Hauser	Stoke Newington Ward	Delegated	Grant	22/08/2022
<a href="#">2022/1681</a>	32 Listria Park, Hackney, London, N16 5SL	Householder Planning	Construction of a single-storey, rear infill extension.	James Clark	Stoke Newington Ward	Delegated	Grant	24/08/2022
<a href="#">2022/1643</a>	76 Yoakley Road, Hackney, London, N16 0BB	Discharge of Condition	Submission of details pursuant to condition 4 (SUDs) attached to planning permission 2022/0700 dated 11/05/2022.	Raymond Okot	Stoke Newington Ward	Delegated	Grant	25/08/2022
<a href="#">2022/1638</a>	Basement Flat And Ground Floor, 17 Rectory Road, Hackney, London, N16 7QL	Full Planning Permission	Removal of ground-floor rear extension; Replacement of existing shopfront with two windows at ground-floor level and two obscure-glazed windows at basement level with protective grill	Thomas Russell	Stoke Newington Ward	Delegated	Grant	26/08/2022
<a href="#">2022/1627</a>	20 Harcombe Road, Hackney, London, N16 0SA	Discharge of Condition	Submission of details pursuant to condition 3 (SuDS) & 4 (Flood Resilience) attached to planning permission 2021/3298 dated 19/01/2022.	James Clark	Stoke Newington Ward	Delegated	Grant	08/08/2022
<a href="#">2022/1601</a>	Ground Floor Flat, 24 Lavers Road, Hackney, London, N16 0DT	Full Planning Permission	Erection of a garden room to rear garden	Monika Vistartaite	Stoke Newington Ward	Delegated	Granted - Extra Conditions	23/08/2022
<a href="#">2022/1571</a>	Second Floor Flat, 4 Nevill Road, Hackney, London, N16 8SR	Full Planning Permission	Erection of mansard roof	Thomas Russell	Stoke Newington Ward	Delegated	Refuse	19/08/2022
<a href="#">2022/1559</a>	75 Kynaston Road, Hackney, London, N16 0EB	Certificate of Lawful Development Existing/Proposed	Single storey rear extension; Rear dormer	Thomas Russell	Stoke Newington Ward	Delegated	Grant	17/08/2022
<a href="#">2022/1519</a>	58 Yoakley Road, Hackney, London, N16 0BA	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development (Proposed) for the construction of a hip-to-gable together with part rear dormer roof extension including the insertion of front rooflights.	Erin Glancy	Stoke Newington Ward	Delegated	Grant	08/08/2022
<a href="#">2022/1473</a>	22 Kersley Road, Hackney, London, N16 0NP	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development for a new roof extension over the existing outrigger.	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	09/08/2022
<a href="#">2022/1462</a>	35 Manor Road, Hackney, London, N16 5BQ	Householder Planning	Erection of a roof extension.	Thomas Russell	Stoke Newington Ward	Delegated	Grant	03/08/2022

<a href="#">2022/1447</a>	Basement Flat And Ground Floor, 17 Rectory Road, Hackney, London, N16 7QL	Certificate of Lawful Development Existing/Proposed	Internal alterations	Thomas Russell	Stoke Newington Ward	Delegated	Refuse	16/08/2022
<a href="#">2022/1408</a>	2 Manse Road, Hackney, London, N16 7QD	Householder Planning	Erection of ground floor rear extension, replacement of the rear windows and doors and widening of the rear first-floor window, with dark grey aluminium frames.	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	10/08/2022
<a href="#">2022/1407</a>	85 Bayston Road, Hackney, London, N16 7NB	Householder Planning	Single-storey ground floor extension to the side and rear of existing outrigger.	James Clark	Stoke Newington Ward	Delegated	Grant	27/07/2022
<a href="#">2022/1381</a>	193-201 Stoke Newington High Street, Hackney, London, N16 0LH	Removal/Variation of Condition(s)	Variation of condition 9 (operating hours) attached to planning permission 2018/4018 granted 05/02/2020. The effect of the variation would allow unrestricted operating hours for the basement and ground floor commercial uses.	Alix Hauser	Stoke Newington Ward	Delegated	Grant	03/08/2022
<a href="#">2022/1375</a>	10 Tyssen Road, Hackney, London, N16 7NA	Discharge of Condition	Submission of details pursuant to conditions 3 (SuDS) and 4 (flood resilience) attached to planning permission 2022/0604 dated 29/04/2022.	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	27/07/2022
<a href="#">2022/1363</a>	78 Brighton Road, Hackney, London, N16 8EG	Certificate of Lawful Development Existing/Proposed	Lawful development certificate for the construction of a rear roof and outrigger roof extension.	James Clark	Stoke Newington Ward	Delegated	Grant	26/07/2022
<a href="#">2022/1319</a>	38 Lordship Road, Hackney, London, N16 0QT	Householder Planning	Erection of ground-floor side and rear extensions.	Monika Vistartaite	Stoke Newington Ward	Delegated	Granted - Extra Conditions	22/08/2022
<a href="#">2022/1311</a>	38 Lordship Road, Hackney, London, N16 0QT	Certificate of Lawful Development Existing/Proposed	Proposed erection of a rear dormer loft extension.	Monika Vistartaite	Stoke Newington Ward	Delegated	Grant	21/07/2022
<a href="#">2022/1309</a>	18 Brodia Road, Hackney, London, N16 0ES	Householder Planning	Enlargement of existing basement and creation of lightwell to front garden	Erin Glancy	Stoke Newington Ward	Delegated	Refuse	12/08/2022
<a href="#">2022/1281</a>	29 Kynaston Road, Hackney, London, N16 0EA	Prior Notification - Larger Home Extension	Prior Approval for a Larger Homes Extension for the erection of single storey ground floor rear extension measuring up to 6.0m deep, 1.8m eaves height and 2.99m maximum height.	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	18/07/2022
<a href="#">2022/1278</a>	29 Kynaston Road, Hackney, London, N16 0EA	Certificate of Lawful Development Existing/Proposed	Erection of a ground floor rear extension, rear dormer extension, along with proposed new rooflights to the existing front roof slope. As well as the relocation of existing first floor side-facing bathroom window.	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	29/07/2022
<a href="#">2022/1274</a>	29 Kynaston Road, Hackney, London, N16 0EA	Householder Planning	Erection of a single-storey ground floor rear side-infill extension and relocation of existing side-facing first floor window to be obscure glazed (currently non-obscure).	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	28/07/2022
<a href="#">2022/1219</a>	Flat 5, 149 Stoke Newington High Street, Hackney, London, N16 0NY	Full Planning Permission	Installation of rear roof terrace at second floor.	Catherine Nichol	Stoke Newington Ward	Delegated	Refuse	12/07/2022
<a href="#">2022/1213</a>	67 Listria Park, Hackney, London, N16 5SP	Householder Planning	Replacement of an existing rear extension with a new single storey extension and a new rear window.	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	11/08/2022
<a href="#">2022/1209</a>	The Jolly Butchers, Stokeys Public House, 204 Stoke Newington High Street, Hackney, London, N16 7HU	Advertisement Consent	Advertisement Consent for the installation of advertisement hoarding.	Erin Glancy	Stoke Newington Ward	Delegated	Refuse	06/07/2022
<a href="#">2022/1126</a>	58 Lordship Road, London, N16 0QT	Householder Planning	Erection of a roof extension over the existing outrigger, erection of an external air conditioning unit to the roof, replacement of the existing sash windows with double glazed windows to match the existing	Micheal Garvey	Stoke Newington Ward	Delegated	Refuse	29/06/2022

<a href="#">2022/1113</a>	58 Brighton Road, Hackney, London, N16 8EG	Certificate of Lawful Development Existing/Proposed	Erection of rear roof extension and erection of a roof extension above 2-storey rear outrigger	Micheal Garvey	Stoke Newington Ward	Delegated	Grant	17/08/2022
<a href="#">2022/1109</a>	93 Brighton Road, Hackney, London, N16 8EQ	Householder Planning	Full width single storey rear extension, demolition and rebuilding of original two storey rear extension, plus refurbishment of existing elements	Raymond Okot	Stoke Newington Ward	Delegated	Granted - Standard Conditions	28/06/2022
<a href="#">2022/1101</a>	First Floor Flat, 48 Foulden Road, Hackney, London, N16 7UR	Full Planning Permission	Erection of a roof terrace to the rear elevation	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	01/08/2022
<a href="#">2022/1094</a>	Flat 1, Woodman Apartments, 21 Stamford Hill, Hackney, London, N16 5TU	Full Planning Permission	Erection of single storey ground floor rear extension	Catherine Nichol	Stoke Newington Ward	Delegated	Refuse	01/07/2022
<a href="#">2022/1071</a>	7 Hollar Road, Hackney, London, N16 7NT	Householder Planning	Erection of a single storey rear extension	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	20/07/2022
<a href="#">2022/1058</a>	7 Hollar Road, Hackney, London, N16 7NT	Certificate of Lawful Development Existing/Proposed	Lawful development certificate for the construction of an outrigger roof extension.	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	24/08/2022
<a href="#">2022/1044</a>	Attic Flat, 65 Foulden Road, Hackney, London, N16 7UU	Discharge of Condition	Submission of details pursuant to conditions 3 (Screening) and 4 (bee brick and nesting box) attached to planning permission 2022/0284 dated 04/04/2022.	James Clark	Stoke Newington Ward	Delegated	Grant	13/07/2022
<a href="#">2022/0873</a>	18 Harcombe Road, Hackney, London, N16 0SA	Householder Planning	Erection of a ground-floor side return extension.	Monika Vistartaite	Stoke Newington Ward	Delegated	Granted - Extra Conditions	22/07/2022
<a href="#">2022/0760</a>	78 Brighton Road, Hackney, London, N16 8EG	Householder Planning	The proposal will construct a single storey, ground floor, wrap-around extension, together with the construction of a rear roof extension, the demolition and reconstruction of the rear outrigger, installation of rooflights, and replacement of windows and doors.	James Clark	Stoke Newington Ward	Delegated	Grant	27/06/2022
<a href="#">2022/0742</a>	46 Bayston Road, Hackney, London, N16 7LT	Certificate of Lawful Development Existing/Proposed	Proposed rear extension over an existing rear outrigger.	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	29/06/2022
<a href="#">2022/0617</a>	79 Stoke Newington Church Street, Hackney, London, N16 0AS	Householder Planning	Internal and external refurbishment and window replacement.	Erin Glancy	Stoke Newington Ward	Delegated	Grant	27/06/2022
<a href="#">2022/0488</a>	Ground Floor Flat, 16 Sydner Road, London, N16 7UG	Full Planning Permission	Insertion of doors to ground floor side elevation	Alishba Emanuel	Stoke Newington Ward	Delegated	Granted - Standard Conditions	25/08/2022
<a href="#">2022/0231</a>	79 Stoke Newington Church Street, Hackney, London, N16 0AS	Listed Building Consent	Listed Building Consent for the internal and external refurbishment and window replacement (relates to planning permission 2022/0617).	Erin Glancy	Stoke Newington Ward	Delegated	Grant	27/06/2022
<a href="#">2021/3313</a>	58 Lordship Road, Hackney, London, N16 0QT	Householder Planning	Construction of roof extension to existing two storey outrigger	Micheal Garvey	Stoke Newington Ward	Delegated	Refuse	27/07/2022
<a href="#">2020/3251</a>	193-201 Stoke Newington High Street, Hackney, London, N16 0LH	Full Planning Permission	New mansard roof accommodating no.4 one-bedroom apartments	Erin Glancy	Stoke Newington Ward	Delegated	Granted - Extra Conditions	02/08/2022
<a href="#">2022/1640</a>	7 Clarendon Close, Hackney, London, E9 7BY	Discharge of Condition	Submission of details pursuant to condition 3 (SuDs) attached to planning permission 2021/3304 dated 26-01-2022.	James Clark	Victoria Ward	Delegated	Grant	10/08/2022



<a href="#">2022/1415</a>	95 Victoria Park Road, Hackney, London, E9 7JJ	Works to a Tree in Conservation Area Notification	Tree located in front garden. T1 - Large Lime 70 DBH - Crown reduce height & sides by 3 Metre (regrowth) - Crown thin 15% - Deadwood - Crown lift to 5 Metre	Leif Mortensen	Victoria Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1402</a>	55 Gore Road, Hackney, London, E9 7HN	Works to a Tree in Conservation Area Notification	T1 = To Reduce 1 X Magnolia Tree by 1.0/2.5Mtrs	Eugene McGee	Victoria Ward	Delegated	No Objection	08/08/2022
<a href="#">2022/1370</a>	Flat A, 5 Minson Road, Hackney, London, E9 7HG	Works to a Tree in Conservation Area Notification	T1 = To Re Pollard 1 X Lime Tree by 2.0/2.5Mtrs	Eugene McGee	Victoria Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/1327</a>	44 Sharon Gardens, Hackney, London, E9 7RX	Discharge of Condition	Removal of Condition 3 (Sustainable Urban Drainage System) attached to planning permission ref 2022/0475 dated 26/04/2002.	Monika Vistartaite	Victoria Ward	Delegated	Grant	22/07/2022
<a href="#">2022/1290</a>	Mossbourne Victoria Park Academy Victoria Park Road, London, E9 7HD	Certificate of Lawful Development Existing/Proposed	Installation of rota spikes to the inside of the existing front boundary wall.	Alix Hauser	Victoria Ward	Delegated	Refuse	02/08/2022
<a href="#">2022/1273</a>	73 Victoria Park Road, Hackney, London, E9 7NA	Works to a Tree in Conservation Area Notification	Frontage: 5 x Lime - Crown reduce the height and spread back to the previous reduction points (approx. 1.8-2.4m) leaving small furnishing growth where possible Maintenance works in line with good Arboricultural practice	Leif Mortensen	Victoria Ward	Delegated	No Objection	04/07/2022
<a href="#">2022/1265</a>	26 King Edwards Road, Hackney,	Works to a Tree in Conservation Area Notification	Rear Garden : T2 - Medium Forsythia - Crown reduce height and sides by 0.5 metre and reshape. T3 - Medium Self set Sycamore impacting on to boundary wall - Fell to ground level - Apply herbicide T5 - Small Sumac impacting on to wall and steps - Fell to ground level - Apply herbicide	Leif Mortensen	Victoria Ward	Delegated	No Objection	04/07/2022
<a href="#">2022/1122</a>	45 Southborough Road, Hackney, London, E9 7EF	Householder Planning	Erection of a ground-floor side/rear extension; installation of metal railings and steps to front of the property.	Monika Vistartaite	Victoria Ward	Delegated	Granted - Extra Conditions	18/08/2022
<a href="#">2022/0747</a>	Flat 1, 101 Victoria Park Road, Hackney, London, E9 7JJ	Full Planning Permission	Replacement of existing window with bi-fold door to private rear terrace of lower ground floor flat	Monika Vistartaite	Victoria Ward	Delegated	Granted - Standard Conditions	27/07/2022
<a href="#">2022/0730</a>	The London Institute, 182 Mare Street, Hackney, London, E8 3RE	Works to a Tree in Conservation Area Notification	T1 and T3 - 30% crown reduction of Limes, T2 and T4 - remove Elders, T5, T6 and T7 - reduce back to previous pruning points, T8 - reduce to previous pollard structure, T10 - 2.5-3m crown reduction of Sycamore.	Leif Mortensen	Victoria Ward	Delegated	No Objection	25/07/2022
<a href="#">2022/0671</a>	11 Speldhurst Road, Hackney, London, E9 7EH	Non-Material Amendment	Non-material amendment to planning application 2021/3576 granted 02/02/2022 for the erection of a side return extension plus loft extension. Variation to increase width of rear opening to 1650mm.	Erin Glancy	Victoria Ward	Delegated	Grant	01/07/2022
<a href="#">2022/0267</a>	69 Victoria Park Road, Hackney, London, E9 7NA	Works to Tree with Preservation Order	T1 - lime tree (10m) - reduce crown to previous pruning points, approximately 1-2m reduction. T2 - lime tree (12m) - reduce crown to previous pruning points, approximately 1-2m reduction. T3 - lime tree (10m) - reduce crown to previous pruning points, approximately 1-2m reduction	Eugene McGee	Victoria Ward	Delegated	No Objection	08/08/2022
<a href="#">2022/0010</a>	12 Banbury Road, Hackney, London, E9 7DU	Works to a Tree in Conservation Area Notification	Trees located in the front garden: T1 - Large Lime -Remove all regrowth (approx. 1-meter) back to previous pruning points to leave a bare framework for future management. T2 - Medium Ash Fungai detected at 2-meters (Daldinia concentrica) We advise: -Crown reduction by 2-3meters & review in 12months.	Eugene McGee	Victoria Ward	Delegated	No Objection	04/07/2022
<a href="#">2021/3610</a>	Flat 1, 88 Lauriston Road, Hackney, London, E9 7HA	Works to a Tree in Conservation Area Notification	Lime (T1) sectional felling and stump grind Lime (T2) reduction/pollarding	Leif Mortensen	Victoria Ward	Delegated	No Objection	04/07/2022
<a href="#">2021/1104</a>	Flat A & Flat B, 18 King Edwards Road, Hackney, London, E9 7SF	Full Planning Permission	Replacement of the existing single glazed timber sash and casement windows with double glazed timber sash windows.	Erin Glancy	Victoria Ward	Delegated	Grant	28/07/2022

<a href="#">2021/0631</a>	23-25 Well Street, London, E9 7QX	Full Planning Permission	Erection of a four storey side extension following demolition of existing ground floor side element; erection of a single storey roof extension to the western side of the front part of the building; erection of a single storey roof infill extension at second floor level; and erection of a part single, part two-storey roof extension at third and fourth floor levels to facilitate the creation of 10 additional homeless hostel rooms including the installation of a new shopfront; installation of cycle parking; alterations to the front forecourt of the building and elevational alterations.	Alix Hauser	Victoria Ward	Delegated	Grant	28/06/2022
<a href="#">2022/1762</a>	21 Bergholt Crescent, Hackney, London, N16 5JE	Discharge of Condition	Submission of details pursuant to condition 4 (drainage) attached to planning permission 2022/1231 dated 13/07/2022.	James Clark	Woodberry Down Ward	Delegated	Grant	24/08/2022
<a href="#">2022/1607</a>	307 Seven Sisters Road, Hackney, London, N4 1QR	Full Planning Permission	Erection of single storey rear extension and side extension and external alterations to existing ground floor dental surgery.	Micheal Garvey	Woodberry Down Ward	Delegated	Granted - Extra Conditions	23/08/2022
<a href="#">2022/1532</a>	The Castle Climbing Centre Green Lanes, Hackney, London, N4 2HA	Works to Tree with Preservation Order	Reference numbers as per Tree Management Specification 2021: T901 - Horse chestnut - Reduce limbs over the road by 2.5m to reduce end loading. Current height 14m. T904 - Horse chestnut - Remove the top of the vertical limb with a bark included junction in the upper canopy (reducing height of that limb by 5m). Current height 16m. T905 - Ash - Reduce crown by 2.5m in height and 1.5m off lateral branches. This tree has ash dieback and a bench beneath it. It also overhangs the main entrance to the site. Current height 7m. Final height after pruning, 4.5m. T906 - Horse chestnut - Reduce limbs growing towards the pavement by 2.5m to reduce end loading. The tree is growing in a steep bank and leans towards the pavement and Green Lanes. Current height 12m. T908 - Horse chestnut - Reduce low over-extended limbs by 2.5m to reduce end loading on low branches and reduce likelihood of branch failure. Current height 14m. T910 - Indian bean tree - Reduce over extended limb over the seating area back to previous cuts (approx 1.5m reduction on the limb). High use area. Current height 7m. T903 - Horse chestnut - Reduce limbs over the road by 2.5m to reduce end loading. Current height 13m. The horse chestnuts T901, 904, and 903 and covered by TPO. These trees have not been maintained and all have low over extended limbs over the busy entrance path.	Eugene McGee	Woodberry Down Ward	Delegated	Granted - Standard Conditions	08/08/2022
<a href="#">2022/1347</a>	9 Durley Road, Hackney, London, N16 5JW	Prior Notification - Larger Home Extension	Prior approval for the erection of a single-storey extension with a depth of 6 metres, a maximum height of 3.5 metres and an eaves height of 3 metres.	James Clark	Woodberry Down Ward	Delegated	Grant	04/07/2022
<a href="#">2022/1279</a>	Flat 6, Allanbridge, 110 Bethune Road, Hackney, London, N16 5DE	Full Planning Permission	Installation of two doors in association with the provision of a rear/side balcony at first floor level	Monika Vistartaite	Woodberry Down Ward	Delegated	Grant	08/08/2022
<a href="#">2022/1231</a>	21 Bergholt Crescent, Hackney, London, N16 5JE	Householder Planning	Demolition of rear structures and the erection of a ground floor rear extension.	James Clark	Woodberry Down Ward	Delegated	Grant	13/07/2022
<a href="#">2022/1118</a>	41 Durley Road, Hackney, London, N16 5JR	Discharge of Condition	Submission of details pursuant to condition 3 (Materials) and 4 (SUDS) attached to planning permission ref 2021/1392 dated 29/06/2021.	Danny Huber	Woodberry Down Ward	Delegated	Grant	04/07/2022
<a href="#">2022/0218</a>	The Castle Climbing Centre Green Lanes, Hackney, London, N4 2HA	Works to Tree with Preservation Order	Horse chestnut (T902) - Fell. The tree is almost dead. There is concern it may fail in high wind. It is situated in a high use area, the crown overhangs bike racks, the pavement and entry road. Replant with one 12-14cm girth tulip tree or red oak.	Eugene McGee	Woodberry Down Ward	Delegated	Granted - Standard Conditions	08/08/2022
<a href="#">2021/3598</a>	307 Seven Sisters Road, Hackney, London, N4 1QR	Discharge of Condition	Submission Of details pursuant to condition 6 (Construction method statement) 20 (Demolition and Construction Management and Logistics Plan) of planning permission 2020/0962 dated 21/07/2020 & 2021/1792 dated 10/09/2021	Micheal Garvey	Woodberry Down Ward	Delegated	Grant	27/06/2022