



PLANNING SUB - COMMITTEE

Wednesday 2 November 2022
at 6.30 pm Council Chamber, Hackney
Town Hall

The live stream can be viewed here:

<https://youtu.be/bVSm5hiNKX8>

Back up live stream:

<https://youtu.be/f66wHIsNu88>

Planning Sub-Committee members

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

Substitute members

Cllr Claudia Turbet-Delof, Cllr Shaul Krautwirt, Cllr M Can Ozsen, Cllr Benzion Papier, Cllr Fliss Premru and Cllr Ifraax Samatar

Mark Carroll
Chief Executive
Tuesday 25 October 2022
www.hackney.gov.uk

Contact:
Gareth Sykes
Governance Officer
gareth.sykes@hackney.gov.uk

Planning Sub-Committee

Wednesday 2 November 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 - 18)

Committee to approve the minutes of the previous meeting held on 7 September 2022.

5 2022/1616: 45 Southwold Road, London, E5 9PH (Pages 19 - 32)

6 2022/1946: Portico City Learning Centre, 34 Linscott Road, Hackney, London, E5 (Pages 33 - 48)

7 Delegated Decisions (Pages 49 - 68)

The Planning Sub-Committee to note the following delegated decisions documents:

- a) 30 August 2022 to 20 September 2022
- b) 27 June 2022 to 17 July 2022*

*A reformatted version, resubmitted at the behest of the committee at their 7 September 2022 meeting.

8 Any Other Business

9 Dates of the next meetings

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

2022

14 November (Pre-Application meeting)

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 live stream 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 of 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 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 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 7 SEPTEMBER 2022

THIS MEETING WAS LIVE STREAMED AND CAN BE VIEWED HERE:

<https://youtu.be/ICGVKymo9tE>

- Councillors Present:** Cllr Steve Race in the Chair
- Cllr Michael Desmond
Cllr Michael Levy
Cllr Jon Narcross
Cllr Clare Potter
Cllr Ali Sadek
Cllr Jessica Webb (Vice-Chair)
Cllr Sarah Young
- Apologies:** Cllr Clare Joseph and Cllr Lee Laudat-Scott
- Officers in Attendance:** Natalie Broughton, Head of Planning and Building Control
Adele Castle, Team Leader North
Joe Croft, Senior Transport Planner (Development Control)
Michael Garvey, Senior Planning Officer
Luciana Grave, Conservation, Urban Design and Sustainability Manager
Mario Kahraman, ICT Support
Gerard Livett, Senior Planner - North Team
Leif Mortensen, Senior landscape and tree officer
Joris van der Starre, Senior Conservation and Design Officer
Gareth Sykes, Governance Officer
John Tsang, Development Management & Enforcement Manager
Sam Woodhead, Legal Officer

1 Apologies for Absence

- 1.1 Apologies for absence were received from Cllrs Joseph and Laudat-Scott.
- 1.2 Cllr Potter was running late for the meeting, as a result the Councillor would not participate in the discussion and vote for the planning application at agenda item 5.

2 Declarations of Interest - members to declare as appropriate

2.1 None were declared.

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

RESOLVED:

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

5 2020/3389: Land rear of 5 Filey Avenue, London N16 6UH

5.1 PROPOSAL: Erection of two storey dwelling to form one bedroom house.

POST SUBMISSION REVISIONS:

- Revisions to the front facade removing slatted metal louvres and replacing them with brick; panels removed from windows. No further consultations were required on the amendments as the design changes were not considered to be substantial to require further reconsultation.

5.2 The Council's Senior Planning Officer introduced the planning application as published.

5.3 The Sub-Committee first heard from two local residents speaking in objection to the application. They raised a number of concerns about the proposals including the impact on the conservation area, the removal of an existing tree, loss of light/overshadowing, loss of privacy and the height of the proposed structures.

5.4 Three Hackney Councillors spoke next in objection to the application. They had been approached by local residents with a number of concerns about the proposed development including the undermining of local plan LP47 and the impact on biodiversity, to the lack of a Basement Impact Assessment to the loss of garden space. There were also concerns expressed about a green space potentially being paved over which would not allow for the adequate drainage of surface water.

5.5 An architect and the owner of the site spoke next in support of the proposals. They acknowledged that the site under discussion was a constrained site and they highlighted that the proposals were not overbearing. On the issue of biodiversity the architect highlighted that a bio-diverse, substrate-based extensive green roof had been conditioned to aid in surface drainage. The owner gave a brief overview of the history of the site and they explained that they were keen to move forward with the development of the site.

5.6 The Sub-Committee meeting entered the discussion phase where the following points were highlighted:

- The Planning Service acknowledged that there had been existing high boundary treatments around the site for some time. Originally the development would align with number 3 Filey Avenue's rear extension and it was this extension's windows that the Planning Service had considered, because of issues around enclosure and the impact on light. It was felt that height of the proposed development was not considered to be significantly affected, therefore it was concluded that there could not be any significant impact on the adjoining properties in terms of light because the proposed development was situated due north of them. The proposed development would mostly sit within the existing height of the boundary treatments and that there would be an increase in the height with the new development but that this would be minimal in comparison to the existing fencing and would not have an adverse impact on light or outlook. A gap of one metre was concluded by the Planning Service to be not be so significant that it would result in unacceptable sense of enclosure;
- The Council's Drainage and Conservation, Urban Design and Sustainability (CUDS) teams were satisfied with the measure in place to mitigate against sustainable drainage and any flood resilient measures. There were two conditions in the application that covered these matters;
- On the issue of biodiversity, it was recognised that a green space was being lost but that land had been used for other activities for some time. It was noted that the proposals did include a green roof and that the Planning Service was of the view that it would address the requirement for an improvement to biodiversity through LP47;
- The Sub-Committee noted that the proposed development would not be able to go ahead until the Council's Planning Service were satisfied with a number of mitigation measures for sustainable drainage and flood resilience being in place which would then be viewed by the Planning Service's expert team;
- Infill developments such as the one before the Sub-Committee was supported by Local Plan policy LP12. This type of windfall site, particularly in an area like Hackney where sites were quite hard to come by would provide a windfall housing delivery had been identified previously and was in the Local Plan;
- Looking at neighbouring properties in the area, the objectors took the view that those properties were not a useful comparison because number 11 Filey Avenue, for example, was more set back from the road;
- The Council's Design team supported this type of infill development as long as it was subservient to the neighbouring developments and was of the right design and character. They were felt that it was not dissimilar to other developments that had been built in rear gardens;
- Currently the site of the proposed development was a fly tipping space and did not presently enhance the character of the conservation area;

- On the issue of drainage on site, the Planning Case Officer re-iterated that conditions were included as part of the proposals for the submission of a drainage report and the installation of a green roof as mitigating measures;
- Regarding a potential risk of subsidence, the Council's Planning Service was satisfied that the proposals and the changes that had been made were acceptable to mitigate against any risk;
- The structural suitability of the site was not a material planning issue;
- The removal of the existing sycamore tree on site was proposed because, despite outward appearances showing it to be healthy, it was actually suffering from hardwood decay affecting its water intake. At some point the tree would fall over;
- The square boxes on the roof plan were solar panels which would stand on top of the green space. The roof was a combination of skylights and solar panels and more than 50% of the roof was dedicated to green space with the solar panels laid on top. The green space would be approximately 25 square metres (sqm);
- The constraints of the existing site would prevent the proposed development from being set back any further from the road;
- On the issue of the Vertical Sky Component (VSC), though there was no BRE report on access to daylight and sunlight, calculations had been undertaken and the Planning Service had concluded that the proposals on balance met the VSC; with a 0.2% shortfall being negligible;
- The Planning Service had concluded that 25 sqm of green space was acceptable;
- The Planning Service was satisfied with the level of light that the proposed development would allow for. The Sub-Committee noted that measures would be implemented that would also increase the light e.g installation of lightwells and skylights;
- The Sub-Committee noted that a green roof was not a garden. It would assist with biodiversity, surface water drainage and heat for the building. However, it was recognised that it was limited. The roof space in its entirety was 44 sqm;
- The Sub-Committee noted that the land of the existing site was a separate section of land and did not form part of the garden;
- The Planning Officer reiterated that the proposals did meet the requirements of Local Plan policy LP47 and, as previously mentioned, the site was very constrained. The Planning Service had concluded that because of the mitigating measures that were proposed they could balance out any loss in biodiversity on site.

Vote*:

For: Cllr Desmond, Cllr Sadek, Cllr Race and Cllr Webb

Against: Cllr Levy

Abstention: Cllr Narcross and Cllr Young

*Cllr Potter did not participate in the discussion and the vote for agenda item 5 (see 1.2 above for further details).

RESOLVED:

Planning permission was GRANTED subject to conditions and a section 106 legal agreement.

There was a break of ten minutes.

6 2021/2558: Land at Springdale Mews, London, N16 9NR

6.1 PROPOSAL: 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.

POST SUBMISSION REVISIONS: Revised Construction Management and Logistics Plan received Revised facade drawings received.

6.2 The Council's Planning Service's Senior Planning Officer - North Team introduced the planning application as set out in the published papers. During the course of the officer's presentation reference was made to the addendum and the following amendments to the application:

Revised Construction Management (Rev B) received 07/09/2022

Email requesting omission of Tree Protection condition (condition 11) from this application, received 07/09/2022

In connection with the omission of condition 11 (Tree Protection) from this application, revised description of proposal:

Submission of details pursuant to conditions 3 (Materials), 4 (Detailed Drawings), 5 (Construction Management Logistics Plan), 7, (Contaminated Land), 12 (Landscaping), 13(Green Roof) & 16 (Obscure Glazing) attached to planning permission 2018/4324 dated 13/07/2020.

Drawing Numbers: 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 B dated 07/09/2022

In connection with the omission of condition 11 (Tree Protection) from this application, delete paragraphs 6.1.6 and 6.1.13 and renumber retained paragraphs accordingly

6.3 The Sub-Committee first heard from a local resident speaking in objection to the application. They raised concerns about how access to other premises would be maintained during construction works. It was also unclear from the proposals how noise and disturbance from construction process would be managed.

- 6.4 A local Councillor spoke next in objection, speaking on behalf of local residents. They echoed the local residents' concerns about local residents' access to the private road and the wording of condition 5.

The Sub-Committee noted that no persons were registered to speak in support of the application.

- 6.5 The Sub-Committee meeting entered the discussion phase where the following points were highlighted:

- Regarding access to the private road, the Senior Planning Officer stressed that ultimately it was a private matter. A revised Construction Management Plan (CMP) had been received on the day of the meeting which indicated that there would be no parking for operatives on Springdale Mews. The CMP had already stated that there would be no parking on Springdale Road which the Council did have jurisdiction over;
- The Planning Service understood that the unloading of any equipment relating to the construction phase may lead to a short term interruption;
- The Sub-Committee noted that the Council's transport team had reviewed the CMP, however as previously mentioned, that Council did not have jurisdiction over the private road because it was not part of the public highway;
- Objectors disputed the assertion from the Planning Service that the constructors would not park on the private road. It was suggested that because of the nature of the construction involved that they would have to park on the driveway and that it would impact on local residents' amenity access;
- As part of the s106 agreement the access road to the rear of the site would be resurfaced. It was discussed whether the owner of the access road was included in the legal agreement. The Planning Service was of the view that ownership of the land was not a material planning issue. When the original application was submitted notice was served on all those who had title that the applicant could find in the driveway in question. The Legal Officer reminded Sub-Committee members that they were there to consider the details only. Potential underlying issues relating to the s106 agreement was a separate matter;
- It was noted that a revised CMP had been received on the day of the meeting and that only minor revisions had been made to the CMP and had been prior to publication was shared with the transport and network team. The revised CMP was also available on the Council's Planning website. Any noise breakout on site would be covered by building regulations;
- The Planning Service would seek with any planning application that construction equipment would of a low emission quality;
- Any waste material would be stored on site as indicated on the drawings;
- The CMP had been reviewed by members of the Council's Network Management Team and they were satisfied with its contents. Based on the details that had been submitted the team found the plan satisfactory. The only amendment that was

made to the plan was that stating that there was a private road and that the constructor would show goodwill to ensure that there was no operative parking on site;

- Sub-Committee members were reminded that the Council did not have jurisdiction over the private access road. The CMP had been assessed, linked into the previous approved application and the Planning Service was satisfied with the revised plan and its adherence to the relevant policies;
- The Sub-Committee were reminded that they had to consider whether or not they were satisfied with the level of detail in the application before them;
- It was highlighted that the CMP had been on the planning portal for a number of months and was available to view. The Planning Service had asked for a number of minor amendments and overall the CMP was deemed to be satisfactory.

In light of concerns raised from some of the Sub-Committee members about the CMP and ongoing concerns over local residents' access to the private road, the Chair recommended that the application be deferred. The CMP would be considered at a future meeting and also that the applicant be present at that meeting. The Sub-Committee agreed to defer making a decision on the application.

Decision:

A motion to defer the application was proposed by Councillor Webb and seconded by Councillor Young.

This motion was carried unanimously. The Sub-Committee agreed to DEFER the application to allow for the consideration of the matter at the next Planning Sub-Committee meeting.

7 2022/1971: 10-20 Windus Road, London, N16 6UP

7.1 PROPOSAL: Submission of details pursuant to condition 3 (external materials) attached to planning permission 2016/0466 dated 15/06/2020.

POST SUBMISSION REVISIONS: Revised drawings indicating a soldier course requested.

7.2 The Council's Planning Service's Senior Planning Officer - North Team introduced the planning application as set out in the published papers. During the course of the officer's presentation reference was made to the addendum and the following amendments to the application:

Revised drawings received 30/08/2022

Drawing numbers: PR.101 Rev A; PR.102 Rev A; PR.103 Rev A

Officer comment: These drawings indicate a soldier course above the ground floor.

The Sub-Committee noted that no persons were registered to speak in objection or support of the application.

7.3 The Senior Planning Officer confirmed that the condition had been brought before the Sub-Committee was a standard condition. In the original submission the accompanying drawings had just stated brick, however this could in retrospect could refer to any type of brick. For a building of this scale in the application it was necessary to specify the type of brick.

Vote:

For: Cllr Desmond, Cllr Levy, Cllr Narcross, Cllr Potter, Cllr Race, Cllr Sadek, Cllr Webb and Cllr Young.

Against: None.

Abstention: None.

RESOLVED:

Details were approved.

8 Delegated Decisions

8.1 The decisions document from the previous meeting, held on 27 July 2022, which had incorrectly listed the ward allocations for the planning applications, would be submitted to the next meeting for noting.

8.2 The Planning Sub-Committee noted, subject to one minor amendment, the contents of the Delegated Decisions document for the meeting - one of the applications had been incorrectly listed in the Brownswood ward when it was actually in the Woodberry Down ward.

RESOLVED:

The delegated decisions document, subject to one minor amendment, was noted.

9 Any other business

9.1 None.

10 Future meeting dates

10.1 Sub-Committee members noted the following meeting dates:

2022

28 September
19 October (Pre-Application)
2 November
7 December

2023

11 January
1 February
22 February
3 April
3 May

Sub-Committee members noted that the 19 October 2022 pre-application meeting would start at the late time of 7:00pm and would be held in the Committee Rooms at Hackney Town Hall.

END OF MEETING

Duration of the meeting: 6:30pm – 9.15pm

Chair of the meeting: Councillor Steve Race

Contact:

Gareth Sykes

Governance Officer

Email: gareth.sykes@hackney.gov.uk

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Planning Sub-Committee – 02/11/2022

ADDRESS: 45 Southwold Road, London, E5 9PH	
WARD: Lea Bridge	REPORT AUTHOR: Danny Huber
APPLICATION NUMBER: 2022/1616	VALID DATE: 30/06/2022
DRAWING NUMBERS: HPA/PL/1343/001; 002; 003; Planning Statement June 2022; Design and Access Statement; Covering letter dated 24/06/2022	
APPLICANT: London Borough of Hackney	AGENT: Graham Allison Montagu Evans LLP
PROPOSAL: Conversion of first floor community meeting rooms (class F2 (b)) to a residential unit (class C3) and provision of cycle store to front elevation at ground floor level.	
POST SUBMISSION REVISIONS: None	
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions and Section 106 legal agreement.	
NOTE TO MEMBERS: None.	

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

ANALYSIS INFORMATION

ZONING DESIGNATION

	Yes	No
CPZ	U	
Conservation Area		X
Listed Building (Statutory)		X
Listed Building (Local)		X
Priority Employment Area		X

LAND USE	Use Class	Use Description	Floorspace Sqm
Existing	F2 (b)	Community meeting rooms	54
Proposed	C3	Residential unit	54

CASE OFFICER'S REPORT

1.0 SITE CONTEXT

- 1.1 The application site is located to the northern side of Southwold Road, adjacent to the junction with Dudlington Road.
- 1.2 The site consists of a two-storey end of terrace property, in use as a residential flat on the ground floor with a community meeting room on the first floor. The walls are faced with white render and the roof is hipped with slate tiling. There is a shared entrance for the ground and first floors to the Southwold Road elevation. This core is shared by 4 properties; 2 to the left and 2 to the right of the entrance.
- 1.3 There are no locally or statutorily listed buildings in the surrounding area and the closest conservation area is Lea Bridge located to the south of the site. The surrounding area is characterised by residential buildings in a range of scales and sizes.

2.0 RELEVANT HISTORY

- 2.1 NORTH/433/97/CO3 - Use as a tenant association community meeting room and office. Granted - 15/12/1997

3.0 CONSULTATIONS

- 3.1 Date Statutory Consultation Period Started: 18/07/2022
- 3.2 Date Statutory Consultation Period Ended: 30/08/2022
- 3.3 Site Notice: Yes.
- 3.4 Press Advert: Not required.

3.5 Neighbours

- 3.5.1 Letters of consultation were sent to 44 adjoining owners/occupiers.
- 3.5.2 At the time of writing the report, objections in the form of 1 written letter of objection had been received. This representation is summarised below:
 - object to a cycle hangar taking up parking space
 - object to loss of the community meeting place
- 3.5.3 *Officer Response:* The cycle store proposed will be located adjacent to the host building and will not occupy an existing parking space. The loss of community facilities will be addressed in the report below.
- 3.5.4 The above comments and all material planning considerations are addressed within the assessment section of this report.

3.6 Statutory / Local Group Consultees

3.6.1 None.

4.0 RELEVANT PLANNING POLICIES

4.1 Hackney Local Plan 2033 2020 (LP33)

LP1 - Design Quality and Local Character
LP2 - Development and Amenity
LP8 - Social and Community Infrastructure
LP12 - Meeting Housing Needs and Locations for New Homes
LP13 - Affordable Housing
LP14 - Dwelling Size Mix
LP17 - Housing Design
LP42 - Walking and cycling
LP45 - Parking and Car Free Development
LP54 - Overheating and adapting to climate change
LP55 - Mitigating Climate Change

4.2 London Plan 2021

D4 Delivering Good Design
S1 Developing London's Social Infrastructure
S2 Health and Social Care Facilities
D3 Optimising Site Capacity through the Design-led Approach
D4 Delivering Good Design
D5 Inclusive Design
D6 Housing Quality and Standards
D7 Accessible Housing
H1 Increasing Housing Supply
H2 Small Sites
SI 2 Minimising greenhouse gas emissions
SI 4 Managing heat risk
T5 Cycling
T6 Car parking

4.3 SPD / SPF / Other

Mayor of London
Social Infrastructure (2015)

London Borough of Hackney
Residential Extensions and Alterations SPD (2009)

4.4 National Planning Policies/Guidance

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

4.5 Legislation

Town and Country Planning Act 1990

5.0 PLANNING CONSIDERATIONS

5.1 The main considerations relevant to this application are:

- Principle of Development/Land Use
- Standard of accommodation
- Housing mix
- Affordable housing
- Design
- Neighbouring amenity
- Sustainability

5.2 Each of these considerations is discussed in turn below.

5.3 **Background**

5.3.1 The proposal is to convert the property back to use as a single residential unit together with its own dedicated bicycle store located at ground floor level to the outside of the property. The property would be laid out as a 1 bed 2 person flat, with living room, bedroom, kitchen, bathroom and study. It would comprise 55 sqm (GIA).

5.3.2 The permitted use of the first floor of the property as shown by the planning record ref NORTH/433/97/CO3 is for use as a tenant association community meeting room and office.

5.3.3 The property was last occupied as a community meeting room for Radley and Southwold TRA but they have not been active since the beginning of the pandemic in March 2020. Prior to the 1997 change of use, the site was used as a flat and the layout remains unaltered, it is therefore capable of conversion back to a residential use without any further internal alteration.

5.4 **Principle of Development/Land Use**

Loss of Community Facility

5.4.1 Policy S1 (Development London's Social Infrastructure) of the London Plan requires that development proposals that would result in a loss of social infrastructure should only be permitted where there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community or the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services.

5.4.2 Policy LP8 (Social and Community Infrastructure) of LP33 specifies that proposals involving the loss of existing social and community infrastructure will be permitted where a replacement facility of equivalent or better quality that meets the needs currently met by the existing facility is provided; or it has been demonstrated, as evidenced by at least a year of active marketing, that the facility is no longer required in its current use and it has been demonstrated that it is not suitable and viable for any other forms of social infrastructure for which there is a defined need

in the locality, or for which there is a current or future need identified in the Infrastructure Needs Assessment and Delivery Plan (IDP).

- 5.4.3 Although no marketing evidence was provided to show that the existing facility is no longer required in its current use, the applicant provided lists of nearby alternative community facilities.
- 5.4.4 According to the planning statement submitted, the nearest community hall to 45 Southwold Road is The Mount Community Hall, 21 Mount Pleasant Lane London E5 9DW which is fully accessible and DDA compliant. This is situated 0.4 miles from the community flat. There are also other larger more accessible facilities in the area which are not operated by the Council and these are listed as: Northwold Community Hall, Wigan Community Hall, High Hill Community Hall.
- 5.4.5 Policy LP8 of LP33 requires proposals for social and community infrastructure to meet current or future identified need, be of a high quality and inclusive design providing access for all, provide flexible, affordable and adaptable buildings, provide mixed used development, co-located with other social infrastructure uses and be located in places that are accessible by walking, cycling or public transport for its end users.
- 5.4.6 The existing community rooms, sitting on top of a ground floor residential flat with concrete stairs is considered not to be of a high quality and inclusive design providing access for all, as cited above under policy LP8.
- 5.4.7 Given the presence of nearby community facilities that meet the standards of policy LP8, on balance officers consider the loss of social and community floor space with significant accessibility and size constraints and replacement with residential floor space is considered a positive response and is supported in land use terms.

Proposed Residential Use

- 5.4.8 The principle of providing new housing within the Borough is generally supported at a national, regional and local level subject to assessments of other material considerations. Policy LP12 of the Hackney Local Plan states that the development of small sites to meet housing needs will be supported and that infill housing development and innovative approaches to housing delivery on small sites will be supported, subject to meeting other development plan policies. Point D of the policy notes that self-contained residential units are the priority residential land use in the borough and the type of land use for which there is the greatest need.
- 5.4.9 Given the history of the site with the property previously being in residential use and the need for residential use within the Borough, the proposed use is supported and would accord with the relevant policies of the Local Plan and London Plan.

5.5 Standard of Accommodation

- 5.5.1 The property would be laid out as a 1 bed 2 person flat, with living room, bedroom, kitchen, bathroom and study. It would comprise 54 sqm (GIA). The proposal meets the Greater London Authority Housing SPG requirements for 1B2P (50sqm) units.
- 5.5.2 All rooms would be served with suitable sized windows to ensure receipt of good levels of light and outlook. Furthermore the unit would have a good level of privacy.

5.5.3 Given the above, the proposal is considered to provide an acceptable standard of accommodation.

5.6 *Housing Mix*

5.6.1 Hackney LP33 policy LP14 (Dwelling Size Mix) sets out that the preferred dwelling mix for a market housing development is at least 33% of 3 or more bed units and a higher proportion of 2-bed units than 1-bed units.

5.6.2 The property would be laid out as a 1 bed 2 person flat, with living room, bedroom, kitchen, bathroom and study. The dwelling mix is supported due to the site constraint of being able to provide one unit only. Furthermore this would have been the original layout of the unit.

5.7 *Affordable Housing*

5.7.1 LP13 of Local Plan 2033 (2020) requires that small sites provide 50% of housing on site as affordable housing or a contribution in lieu equivalent to 50% of housing. The dwelling has been proposed as an affordable unit, therefore the contribution to affordable housing is being provided on site and will be secured through a legal agreement.

5.8 *Design*

5.8.1 Policy LP1 of the Hackney Local Plan notes that all development must be of the highest architectural and urban design quality.

5.8.2 There would be no alterations or building works to the exterior of the building except for the provision of a cycle store. The cycle store would be constructed from PVC coated galvanised steel.

5.8.3 The store would be of an appropriate design and materials, at a scale subordinate to the host building. It would have a modest appearance and would preserve the character and appearance of the host building and the surrounding area.

5.8.4 Subject to a recommended condition to provide details of the cycle store including proposed materials, the proposals are supported in design terms.

5.9 *Neighbouring Amenity*

5.9.1 Policy LP2 (Development and Amenity) of LP33 requires development proposals to be designed to ensure there are no significant adverse impacts on the amenity of occupiers and neighbours.

5.9.2 Given the nature of the proposal which would mainly involve internal alterations, it is considered that the development will not result in an unacceptable detrimental impact upon neighbouring occupiers in terms of provision of daylight/sunlight or outlook from the site, and would not result in unacceptable overbearing impact or sense of enclosure.

5.9.3 It is noted that the cycle store is located in proximity to the windows of the downstairs unit, however given the nature of the use of the cycle store and its siting not being directly under the windows, it is not considered to cause harm to the amenity of the occupiers of the ground floor unit. It is also important to note that the front amenity area is shared between the two flats.

5.10 Traffic and Transportation

5.10.1 The site is located within a Controlled Parking Zone, in accordance with LP45 the development would be required to be car free. This would be secured via a S106 legal agreement.

5.10.2 LP42 requires all development to promote sustainable transport by prioritising walking and cycling within the Borough. A 1 bed unit of this size is required to provide 2 cycle spaces. The development includes the provision of a cycle store to the front of the property which would provide space for 3 cycles. This would provide secure and sheltered cycle storage, in accordance with LP42 and is considered to be acceptable.

5.11 Sustainability

5.11.1 Policies LP54 and LP55 require that the development address overheating and consider sustainability measures.

5.11.2 The new development will provide energy efficient housing in accordance with current building regulations Part L. This will include:

- The use of efficient condensing boilers, replacing the existing heating including new radiators to each room controlled by a thermostat.
- Energy efficient lighting and appliances will be used throughout.
- Higher levels of insulation to the walls (infilling the cavity wall) and roof areas (300mm deep mineral wool insulation laid over the existing ceiling joists
- Flow-limiting taps and dual flush WC's, amongst other measures, will help to reduce water usage.

5.11.3 These measures will be sufficient to address these issues given the scale of the development.

6.0 CONCLUSION

6.1 The proposed conversion of first floor community meeting rooms (class F2 (b)) to a residential unit (class C3) and provision of a cycle store at ground floor front is deemed acceptable. The residential unit will provide much needed affordable housing and will have a good standard of accommodation; the proposals will not have a demonstrably adverse impact upon neighbouring amenity, nor on the character and appearance of both the application site and wider surrounding context.

7.0 RECOMMENDATIONS

Recommendation A

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

7.1.1 Commencement within three years

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

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

7.1.2 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.

7.1.3 Materials

Prior to occupation of the residential unit hereby approved full details of the cycle store, including product images and material specification, shall be submitted to and approved by the Local Planning Authority in writing. The cycle store shall be implemented prior to occupation in accordance with the approved details and retained and maintained in perpetuity.

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

Recommendation B

7.2 That the above recommendation be subject to the landowners and their mortgagees entering into a legal agreement in order to secure the following matters to the satisfaction of the Director of Legal and Governance Services:

1) Non Blue Badge holding residents to be restricted from applying for car parking permits within current and future adopted Controlled Parking Zones adjoining the site.

2) The dwelling hereby approved shall be maintained as an affordable unit in perpetuity.

3) Monitoring costs in accordance with the Planning Contributions SPD to be paid prior to completion of the proposed legal agreement.

4) Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed legal agreement.

Recommendation C

7.3 That the Sub-Committee grants delegated authority to the Director of Public Realm and Head of Planning (or in their absence either the Growth Team Manager or DM & Enforcement Manager) to make any minor alterations, additions or deletions to

the recommended conditions 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).

8.0 INFORMATIVES

The following informatives should be added:

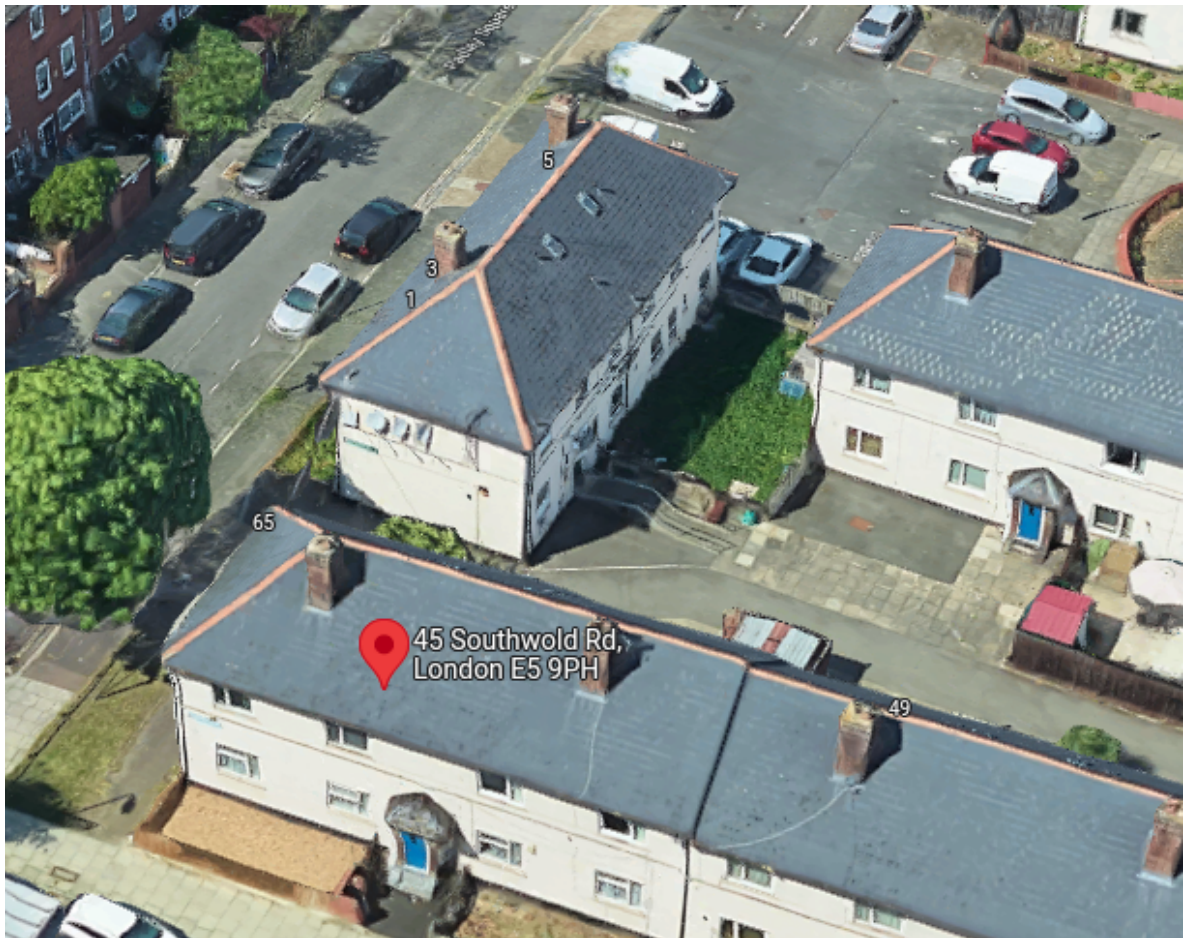
- SI.1 Building Control
- SI.7 Hours of Building Works
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act
- SI.28 Refuse Storage and Disposal Arrangements
- NPPF Applicant/Agent Engagement

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

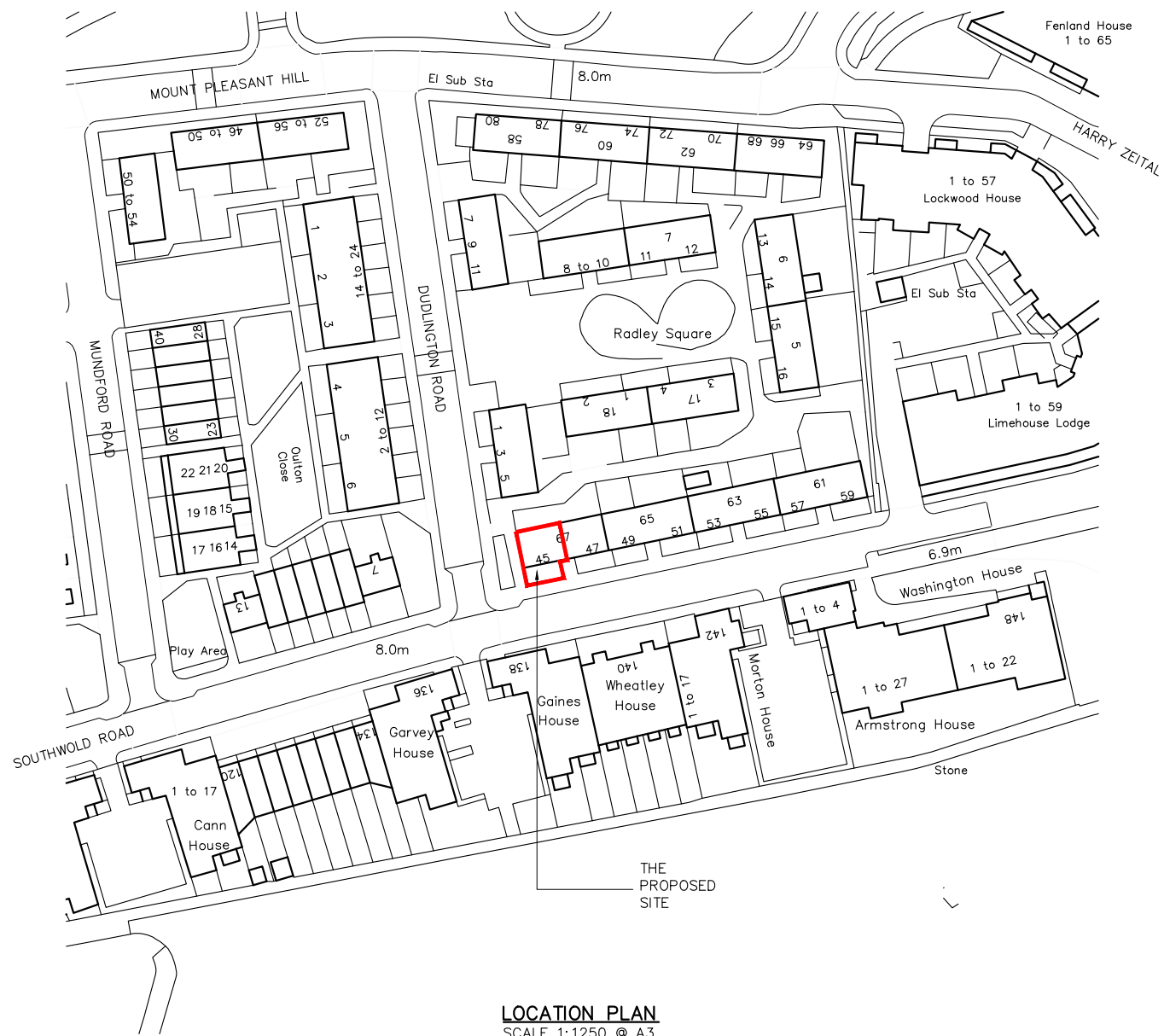
Aled Richards - Strategic Director, Sustainability & Public Realm

No.	Background Papers	Name, Designation & Telephone Extension of Original Copy	Location Contact Officer
1.	<p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>	<p>Danny Huber Planning Officer x1453</p>	<p>1 Hillman Street London E8 1FB</p>

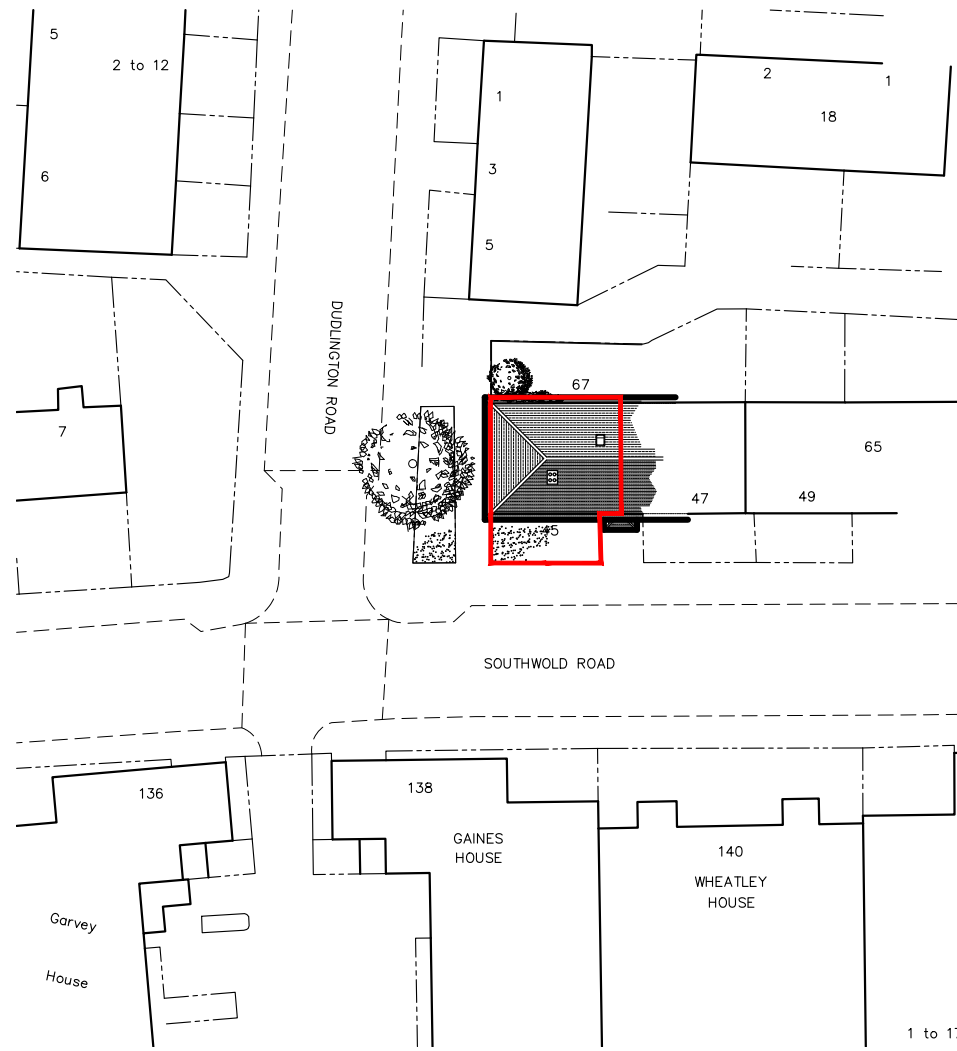
Site Photos







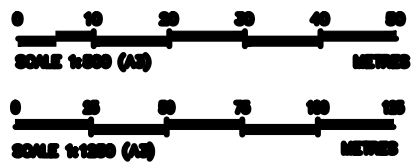
LOCATION PLAN
SCALE 1:1250 @ A3



EXISTING SITE PLAN
SCALE 1:500 @ A3

NOTES

1. ALL DIMENSIONS TO BE CHECKED AND CONFIRMED ON SITE
2. ALL DISCREPANCIES ARE TO BE REPORTED TO PRIOR TO WORK STARTING
3. ALL WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND TO COMPLY WITH RELEVANT BRITISH STANDARDS
4. COPYRIGHT RESERVED.



Revision	By	Chk'd	Auth'd	Date	Description
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Client
HACKNEY COUNCIL
45 SOUTHWOLD ROAD
LONDON E5 9PH

HP ARCHITECTS LTD
Company number: 8686051
7 Halifax Street London SE26 6JA and
4 Wigganhill Rd, Watford, Herts. WD18 0AL

Project
PROPOSED CHANGE OF USE
E(g)(i) TO C3 (RESIDENTIAL)

Drawing
EXISTING LOCATION PLAN AND
SITE PLAN

Drawn by: JPP Date: 30.07.21

Drawing No. HPA/PL/1343/001 Revision /

Drawing Scale: AS SHOWN

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ADDRESS: Portico City Learning Centre, 34 Linscott Road, Hackney, London, E5 0RD	
APPLICATION NUMBER: 2022/1946	
WARD: Lea Bridge	REPORT AUTHOR: Catherine Slade
DOCUMENTS: KPT Design Ltd (Structural Consulting Engineers) Structural Report - Demolition and Excavation ref LP1329 rev 01 dated August 2022	VALID DATE: 05/08/2022
APPLICANT: London Borough of Hackney Property Services	AGENT: ADP Architecture
PROPOSAL: Submission of details pursuant to condition 16 (structural engineer's report - demolition and excavation) attached to listed building consent 2021/1653 dated 04/04/2022	
POST SUBMISSION REVISIONS: None	
RECOMMENDATION SUMMARY: Discharge condition	

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Major application	No
Substantial level of objections received	No
Council's own planning application (in accordance with the Planning Sub-Committee Terms of Reference)	No
<p>*Please note that although this is a condition attached to a Council's own listed building consent (2021/1653)- this is not the reason for referral to Planning Sub-Committee. The current submission is being referred back to Planning Sub-Committee as in determination of the application for listed building consent Members resolved that details submitted in support of an application to discharge this condition should be reported back to the Planning Sub-Committee</p>	

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

ANALYSIS INFORMATION

ZONING DESIGNINATION: (Yes) (No)

CPZ	Zone S (Hackney North)	
Conservation Area		X
Listed Building (Statutory)	Yes, Grade II	
Listed Building (Local)		X
POA/PIA		X

CASE OFFICER'S REPORT

1. SITE AND CONTEXT

- 1.1 The site comprises a roughly triangular parcel of land located at the eastern end of Linscott Road. The site has varied ground levels and contains a Grade II listed building known as The Portico, together with associated car parking and landscaping, including a number of mature trees.
- 1.2 The site is bounded to the north and east by playing fields associated with Clapton Girls Academy, and to the south by the gardens of two storey Victorian dwellings fronting onto Powerscroft Road. The site has an access to Linscott Road along its western boundary, to the north of which is a car park used by Clapton Girls Academy which adjoins the site's west boundary. A three storey block of mid-twentieth century flats and associated amenity space is located adjacent to the site boundary to the south of Linscott Road. Elsewhere on Linscott Road are two and three storey Victorian terraced properties in residential use.

2. CONSERVATION IMPLICATIONS

- 2.1 The Portico building is Grade II listed. The portico was nationally listed by Historic England at Grade II (LEN: 1265630) in 1951, with the following listing description:

“Circa 1823. Formerly the London Orphan Asylum. W.S. Inman, architect. Tetrastyle Doric pedimented portico centre with 5 window links, ground floor with Doric colonnade, to 2 window wings. Centre and links in stucco, wings of amber brick with stucco pilasters at angles, Sash windows with glazing bars or margin lights, those in links in moulded architraves, in wings under gauged brick flat arches. Very tall double doors in eared and

battered architrave.”

- 2.2 The gates and forecourt walls are separately nationally listed by Historic England at Grade II (LEN: 1226885) with the following listing description: “Central double gate and flanking side gates with stuccoed walls between and at sides. Wrought iron gates and overthrow are modern.”
- 2.3 The site is located to the north east of the Clapton Square Conservation Area (although it is not visible in views from the conservation area), the boundary of which runs along part of Powerscroft Road.
- 2.4 The United Reformed Church (Round Chapel) and associated buildings, Salvation Army Mothers’ Hospital (front buildings) and number 143, all located on Lower Clapton Road, are also statutorily listed at Grade II with the exception of the United Reformed Church which is listed at Grade II*.
- 2.5 Parts of Clapton Girls Academy are locally listed, as are The Windsor Castle on Lower Clapton Road and 19-19A Goulton Road.

3. RELEVANT HISTORY

3.1 2021/1653 (LBC)

Change of use of the building from Use Class F.1 (learning and non-residential institutions) to Use Class E(e) (commercial, business and service) for use as a health centre. Partial demolition of existing rear extension (stair core) and replacement with rear stair core extension and erection of a two storey side extension with associated means of access, roof-top plant and landscaping, and alterations including repairs and maintenance to the Grade II listed Portico building, fence and gates.

Granted 04/04/2022

3.2 2021/1651 (FPP)

Change of use of the building from Use Class F.1 (learning and nonresidential institutions) to Use Class E(e) (commercial, business and service) for use as a health centre. Partial demolition of existing rear extension (stair core) and replacement with rear stair core extension and erection of a two storey side extension with associated means of access, roof-top plant and landscaping.

Granted 04/04/2022

3.3 No relevant appeal or enforcement history.

4. CONSULTATION

- 4.1 Site Notice: None. There is no statutory requirement for a site notice for applications to discharge conditions, and there is no local requirement (as set out in the London Borough of Hackney Statement of Community Involvement 2014).

4.2 Press Advert: None. There is no statutory requirement for a press advertisement for applications to discharge conditions, and there is no local requirement (as set out in the London Borough of Hackney Statement of Community Involvement 2014).

4.3 Neighbour Consultation

4.3.1 Neighbour consultation has not been undertaken as there is no statutory notification requirement for applications to discharge conditions, and there is no local requirement (as set out in the London Borough of Hackney Statement of Community Involvement 2014). No neighbour comments have been received.

4.4 Other Council Departments

4.4.1 No responses have been received from other Council departments.

5. POLICIES

5.1 The following adopted Development Plan policies are of relevance to the determination of the application:

5.2 Hackney Local Plan (2020)

LP3 Designated heritage assets

5.3 London Plan (2021)

HC1 Heritage conservation and growth

5.4 National Planning Policies

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

6. COMMENT

6.1 In the determination of listed building consent 2021/1653 (associated with planning application 2021/1651) by the Planning Sub-Committee, it was requested that condition 16 (structural engineer's report - demolition and excavation) be brought back before the Planning Sub-Committee for consideration. Condition 16 of listed building consent 2021/1653 dated 04/04/2022 states:

Before the start of the relevant part of the works, proposals for any structural works shall be submitted to and, following reporting to Planning Sub-Committee, approved in writing by the Local Planning Authority and

shall be carried out accordingly. The required detail is the submission of a detailed report and method statement by a suitably qualified and experienced chartered structural engineer, addressing the following areas:

- (i) Detailing the engineer's qualifications, relevant experience and supervisory role; and*
- (ii) Explaining how the existing structure stands; and*
- (iii) Detailing the method by which the existing structure is to be supported and protected during the works so as to ensure the structural stability and integrity of all the elements which are to be retained (the temporary works); and*
- (iv) Confirming how damage to the building or surrounding buildings and structures will be avoided and how the safety and stability of the historic building fabric will be ensured; and*
- (v) Detailing the structural interventions to ensure that the building will stand in the future, including details (for example and not limited to) of any new foundation design, underpinning, steelwork and other strengthening and their locations and methods of fixing and installation, with sketches as necessary (the permanent works).*

All excavation and structural works shall be carried out strictly in accordance with the details so approved. All excavation and structural works shall be carried out by hand.

No other excavation or structural works are authorised by this consent without prior approval of the details.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

- 6.2 In support of the submission, a Structural Report - Demolition and Excavation undertaken by a structural consulting engineer has been provided. This includes the information required by the condition, including details of the additional exploratory works undertaken on site and the resultant findings, concluding that excavation can safely continue to the base of the existing footings (exposed during the investigative works) subject to amendment of the courtyard plan to ensure that existing foundations are not undermined.
- 6.3 The details have been reviewed by the Local Planning Authority's Conservation, Urban Design and Sustainability Team, and found to be acceptable.

7. CONCLUSION

- 7.1 The details submitted are considered sufficient and acceptable to discharge the condition. As such, it is recommended that condition 16

(structural engineer's report - demolition and excavation) of listed building consent 2021/1653 dated 04/04/2021 be discharged.

RECOMMENDATION

RECOMMENDATION A:

That condition 16 (structural engineer's report - demolition and excavation) of listed building consent 2021/1653 dated 04/04/2021 be discharged.

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

ALED RICHARDS – DIRECTOR, PUBLIC REALM

NO	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Submission documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website.	Catherine Slade Planning Officer Ext. 8056	2 Hillman Street, Hackney, E8 1FB
2.	Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies		
3.	Other background papers referred to in this report are available for inspection upon request to the officer named in this section.		

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PORTICO GP SURGERY
Linscott Road,
Hackney, London
E5 0RD

STRUCTURAL REPORT – DEMOLITION
AND EXCAVATION

Document Prepared For:

Neilcott Construction Group,
Excel House, Cray Avenue,
Orpington, Kent BR5 3ST

August 2022

Job Number – LP1329

Revision 01

Document Record

Document Title	Document Revision	Issued Date	Engineer	Checked
LP1329-PGP-RP-S-002	01	Aug 2022	TP	TP

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Portico GP Surgery, Linscott Road



Figure 1 – Existing Site

1.0 Introduction

This report outlines structural proposals for constructing the new scheme in proximity to the existing Historical Colonnade and Crypt. As part of the planning conditions for a Listed Building Consent it has been requested that a Structural engineer's report for demolition and excavation should be provided – condition 16. The following information will be included in the report,

- Detailing the engineer's qualifications, relevant experience and supervisory role
- Explaining how the existing structure stands
- Detailing the method by which the existing structure is to be supported and protected during the works to ensure the structural stability and integrity of all the elements which are to be retained (the temporary works)
- Confirming how damage to the building or surrounding buildings and structures will be avoided and how the safety and stability of the historic building fabric will be ensured.
- Detailing the structural interventions to ensure that the building will stand in the future, including details (for example and not limited to) of any new foundation design, underpinning, steelwork and other strengthening and their locations and methods of fixing and installation, with sketches as necessary (the permanent works). All excavation and structural works shall be carried out strictly in accordance with the details so approved. All excavation and structural works shall be carried out by hand. No other excavation or structural works are authorised by this consent without prior approval of the details.

2.0 Engineer's Qualifications, Relevant Experience and Advisory Role

The works in proximity to the existing crypt/colonnade will be reviewed and supervised by Teodor Perfanov. Teodor is a chartered engineer with the Institution of Civil Engineers (ICE) and has a vast experience with existing buildings and refurbishments all around London. He has been involved in projects involving temporary propping of existing facades, refurbishment of listed buildings taking special care of the existing structure without changing the concept of it and providing temporary works for basements including underpinning and propping/shoring. The site will be visited during the critical stages highlighted within this report and the work reviewed.

3.0 Existing Buildings and Site

3.1 The Site

The site of the development occupies the site of Clapton Portico, which is located at the end of Linscott Road in Hackney London, E5 0RD. The main part of the current work will be adjacent to the South colonnade/crypt. Access to the site is through Linscott road and the front parking area.

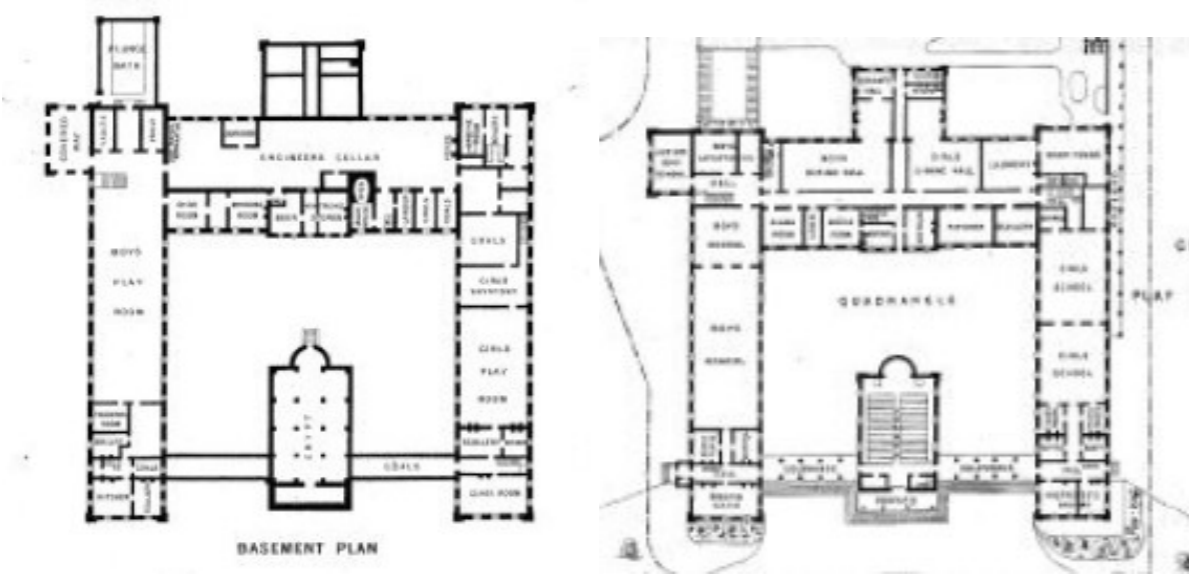
3.2 Existing Structure

The original London Orphanage Asylum built in 1825 in the Greek Doric style. The Portico formed the main entrance to a large courtyard building. The original building comprised of the existing portico with a chapel directly behind and colonnades on either side. The chapel was the same height as the colonnades and three two-storey buildings surrounding the chapel and the colonnades. Reviewing the historical records, it appears that the portico and the chapel had below ground crypt, the colonnades had basements used to store coal and the two-storey buildings had basements used as cellars and playrooms.

In 1975 the majority of the building was demolished leaving the Portico and the colonnade wings as they remain today. It is a grade 2 listed historic structure. Currently the site is sloped away from the Portico towards the east and the west with the colonnades occupying the elevated position. The site has been re-graded in the past and appears to consist of the backfilled remains of the existing buildings.



Figure 2 – Original Portico Building



Figures 3 and 4 – Basement and Ground Floor of the Original Building

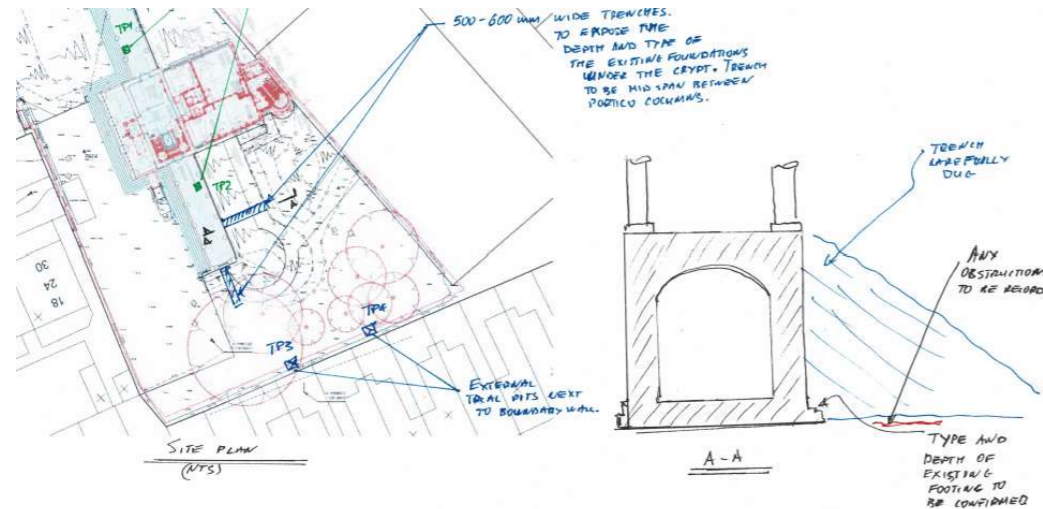


Figure 5 – Exposure Works Requested



Figures 6 and 7 – Exposure Works Findings

In 2006 listed buildings were restored and the rear extension was added to central portico structure. Some structural modifications to the original brick structure in the basement were also made to provide new lift and access stair.

The existing Portico and Colonnade including the basement/crypts underneath them are the only remaining parts of the existing structure. Load bearing masonry is forming the structural skeleton of the existing buildings. Considering the historical evidence, the foundations are at Basement level, and we would expect them to be typical for the period. We consider that the Listed buildings appear to be in reasonable structurally sound condition considering their age.

As part of the planning process a report has been produced by AKS Wards highlighting the existing conditions of the retained buildings. As part of the report remedial works have been specified to the external cladding and masonry. The remedial works specified should be assessed by masonry specialist and any work should be undertaken by a qualified masonry specialist.

4.0 New Building and Construction Methodology.

4.1 Additional Exploratory Works on Site and Findings

After review of the historical information for the building it was evident that in most of the areas a basement level has been present at some point during the previous developments of the site. The Portico, the colonnade and the two-storey buildings to the side of them have originally been constructed with basement/cellar levels. During the period when the Salvation Army has used the building additions were added behind the colonnade which appear to be at basement level as well.

With the external levels currently sloping away from the colonnade/portico the main consideration prior to excavation commencement in the area is whether the soil provides lateral support to the masonry structure forming the crypt. In order to confirm the assumption that the fill has been added later and the existing construction, KPT Design requested exposure works on site. A strip of the fill has been removed as per the provided sketch and the area reviewed on site. The following was observed on site:

- The regrading of the site has been done with made ground and most of it is containing debris from the removed buildings on site.
- Newer structure has been constructed in the internal courtyard at Basement level at some point. New masonry wall has been added next to the crypt walls and new concrete slab.
- The thickness of the original crypt wall has not been confirmed, but we assume that it projects around 150 mm further than the edge of the round/rectangular columns forming the colonnade.
- The strip on the south side of the crypt was not done due to site constraints at the time. Considering that the original building in the area was part of the original construction the wall forming the crypt was shared between the basement levels and we do not expect new structure in the area.

Based on the site findings and the reviewed information we consider that the excavation can continue in safe manner to the bottom of the existing footings. KPT Design should be informed immediately if anything different is found on site. With the additional information received the proposals in the new courtyard has been amended to avoid undermining the existing structure and to limit any potential damage. This is achievable as the new structure is located further back from the crypt. To the south side special consideration is given to constructing the new building.

4.2 Structural Proposals for the Areas next to the Original Structure

The two critical areas around the original listed colonnade and crypt are the areas to the west and the south.

For the area to the west of the crypt our proposal is that the courtyard size is emended to ensure that the existing foundations are not undermined, and that the structural integrity is not compromised. The existing back fill can be removed as the original structure is not reliant on it for lateral stability. Please refer to Figure 08 for the proposals

In the area to the south the proposed building is much closer to the existing crypt walls. The original crypt wall should be undermined to level min 100 mm below the new formation level of the reinforced concrete elements. The augured piles are located min 1m away from the structure to ensure that they can be safely installed. The existing structure will be propped at slab level prior to any excavation for the new structural/civil elements. We would suggest that formwork should be used on each during the concrete pouts with the one next to the crypt potentially being sacrificial. The gap between the crypt and the new RC wall should be carefully unfilled with lean mix concrete

In both areas the structure is designed to take any potential forces from the crypt, but the load paths or the original structural scheme of the listed building has not been changed.

5.0 Damage to the Existing Building

We consider that should the recommendations within the report are following no damage is expected to the existing buildings. Once the construction starts on site all existing elements should be exposed without undermining the foundations so KPT design can visit site and review the overall condition, levels and existing construction. If there are any discrepancies from the assumptions within this report KPT Design will amend the design to ensure that no consequences will be happening to the listed due to the new works on site.

The site will be attended at the critical stages of the construction in the areas close to the existing building to ensure that the details provided are followed.

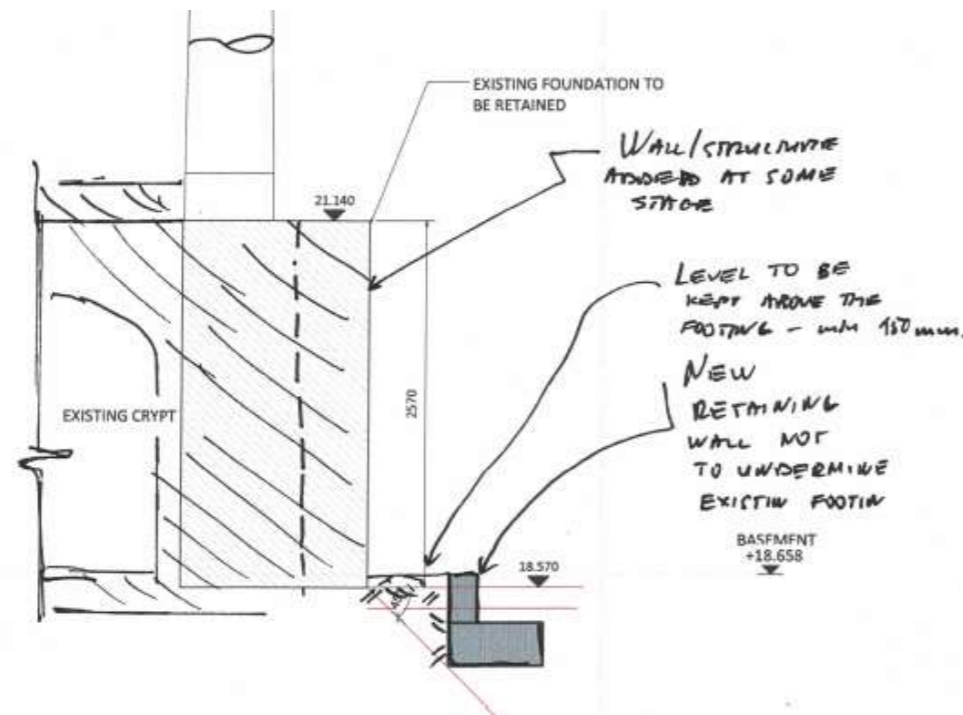


Figure 8 – Proposed Work in the Area to the West of the Colonnade

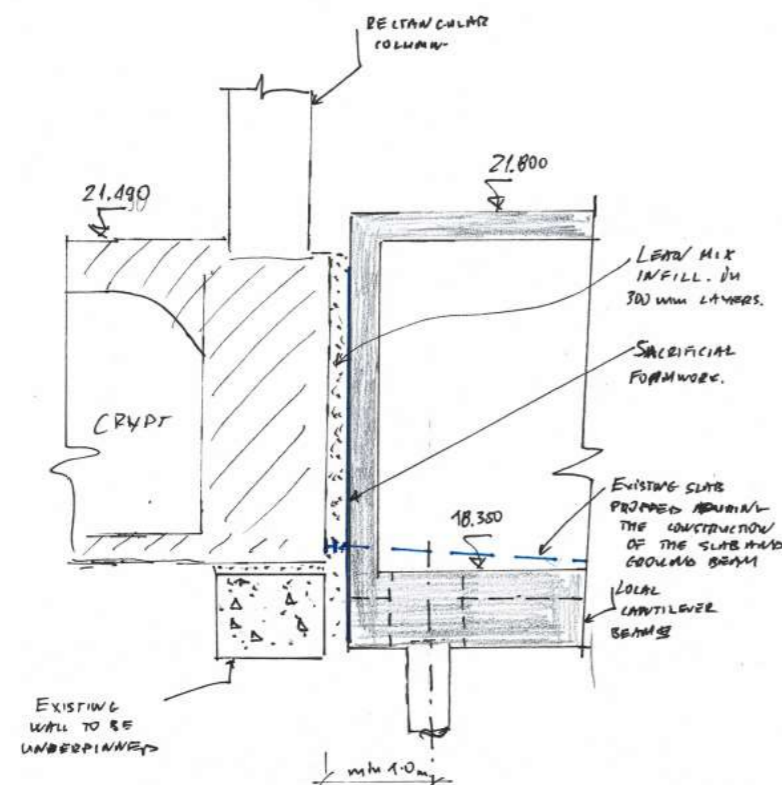


Figure 9 – Proposed Work in the Area to the South of the Colonnade

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Reference Number	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2021/0895	Land adjacent to 3 Laura Terrace, Brownswood Road, London, N4 2SS	Discharge of Condition	Submission of details pursuant to condition 3 (materials) attached to planning permission 2019/1105 dated 11/07/2019.	Alix Hauser	Brownswood Ward	Delegated	Grant	05/09/2022
2022/1971	10 - 20 Windus Road, Hackney, London, N16 6UP	Discharge of Condition	Submission of details pursuant to condition 3 (external materials) attached to planning permission 2016/0466 dated 15/06/2020	Gerard Livett	Cazenove Ward	Planning Sub-Committee	Grant	09/09/2022
2022/1814	50 Darenth Road, London, N16 6EJ	Prior Notification - Larger Home Extension	Prior Approval for a Larger Homes Extension for the erection of two single storey ground floor rear extensions each measuring up to 6.0m deep, 3.0m eaves height and 3.0m maximum height. (Re-consultation due to amended description)	Alishba Emanuel	Cazenove Ward	Delegated	Grant	02/09/2022
2022/1801	42 Braydon Road, Hackney, London, N16 6QB	Householder Planning	Erection of a single storey side extension.	Raymond Okot	Cazenove Ward	Delegated	Refuse	13/09/2022
2022/1788	93 Kyverdale Road, Hackney, London, N16 6PP	Prior Notification - Larger Home Extension	Prior notification of a larger side/rear extension	Thomas Russell	Cazenove Ward	Delegated	Grant	14/09/2022
2022/1760	93 Kyverdale Road, Hackney, London, N16 6PP	Householder Planning	Loft conversion with rear dormer; Installation of 2 front rooflights	Thomas Russell	Cazenove Ward	Delegated	Granted - Extra Conditions	09/09/2022
2022/1696	Annexed, Rear Of 2 To 28 Belfast Road, Hackney, London, N16 6UH	Discharge of Condition	Submission of details pursuant to condition 11 (construction logistics plan) attached to planning permission 2021/1178 dated 11/03/2022	Catherine Slade	Cazenove Ward	Delegated	Grant	01/09/2022
2022/1651	93 Kyverdale Road, Hackney, London, N16 6PP	Householder Planning	Excavation of basement; Installation of front lightwell and access stairs; Erection of single storey rear extension	Thomas Russell	Cazenove Ward	Delegated	Refuse	30/08/2022
2022/1417	12 Stamford Hill, Hackney, London, N16 6XZ	Discharge of Condition	Submission of details pursuant to condition 3 (SUDS) of planning permission 2022/0014 granted 05/05/2022 for the retention of a modified; Ground floor single storey rear extension.	Erin Glancy	Cazenove Ward	Delegated	Grant	02/09/2022
2022/0866	10 - 20 Windus Road, Hackney, London, N16 6UP	Discharge of Condition	Submission of details pursuant to conditions 4 (Balustrade details), 5 (Fenestration and parapet details), 10 (Demolition & Construction Management Plan), 11 (Surface water drainage) and 15 (Contamination) attached to planning permission 2016/0466 dated 14/06/2020	Gerard Livett	Cazenove Ward	Delegated	Grant	30/08/2022
2022/0515	26 Fountayne Road, Hackney, London, N16 7DX	Full Planning Permission	Replacement of all front elevation existing windows with double glazed timber painted sliding sash windows to match the existing.	Jonathan Bainbridge	Cazenove Ward	Delegated	Grant	05/09/2022
2022/0424	Flat A, 121 Osbaldeston Road, Hackney, London, N16 6ND	Full Planning Permission	Erection of outbuilding in rear garden	Catherine Nichol	Cazenove Ward	Delegated	Granted - Standard Conditions	16/09/2022
2022/0258	47 Fountayne Road, Hackney, London, N16 7ED	Discharge of Condition	Submission of details pursuant to conditions 4 (SuDS), 6 (Landscaping) & 7 (Windows) attached to planning permission 2021/1912 dated 04/10/2020.	Alix Hauser	Cazenove Ward	Delegated	Grant	02/09/2022
2022/1873	241 - 243 Stoke Newington Church Street, Hackney, London, N16 9HP	Discharge of Condition	Submission of details pursuant to condition 4 (Structural variation) attached to planning permission 2021/2649 dated 09/12/2021.	James Clark	Clissold Ward	Delegated	Grant	02/09/2022
2022/1833	Flat A, 72 Milton Grove, Hackney, London, N16 8QY	Discharge of Condition	Discharge of condition 3 (flooding) of planning approval 2022/0704 dated 14/06/2022.	Jonathan Bainbridge	Clissold Ward	Delegated	Grant	30/08/2022
2022/1811	21 Darville Road, Hackney, London, N16 7PT	Householder Planning	Erection of single storey rear and side extension.	Raymond Okot	Clissold Ward	Delegated	Granted - Standard Conditions	15/09/2022
2022/1769	63 Allen Road, Hackney, London, N16 8RY	Full Planning Permission	Erection of a mansard roof extension to provide an additional habitable room.	Erin Glancy	Clissold Ward	Delegated	Granted - Extra Conditions	08/09/2022
2022/1720	88 Winston Road, Hackney, London, N16 9LR	Discharge of Condition	Approval of details pursuant to conditions 4 (Sustainable Urban Drainage System) attached to planning permission ref 2022/0927 dated 20/06/2022.	Monika Vistartaite	Clissold Ward	Delegated	Grant	05/09/2022
2022/1698	Flat A, 34 Green Lanes, Hackney, London, N16 9NH	Full Planning Permission	Erection of mansard roof extension.	Thomas Russell	Clissold Ward	Delegated	Refuse	05/09/2022
2022/1575	Basement And Ground Floor Flat, 33 Allen Road, Hackney, London, N16 8RX	Full Planning Permission	Erection of lower ground-floor extension; Creation of terrace above proposed extension; Installation of replacement windows at lower-ground and ground-floor levels	Thomas Russell	Clissold Ward	Delegated	Granted - Extra Conditions	13/09/2022

Reference Number	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/1394	48 Matthias Road, Hackney, London, N16	Advertisement Consent	Display of 3 x box fascias with internally illuminated lettering, 3 x non-illuminated box fascias, 2 x projecting signs with internally illuminated lettering, 1 x externally applied vinyls.	Raymond Okot	Clissold Ward	Delegated	Grant	14/09/2022
2022/1339	Ground Floor Retail Unit, Walrond House Matthias Road, Hackney, London, N16 8BF	Full Planning Permission	Installation of external louvres, following removal of the existing shopfront.	Monika Vistartaite	Clissold Ward	Delegated	Granted - Extra Conditions	07/09/2022
2022/1168	73 Lordship Road, Hackney, London, N16 0QX	Discharge of Condition	Submission of partial details pursuant to condition 13 (material samples - stone cladding only) attached to planning permission 2020/3679	Nick Bovaird	Clissold Ward	Delegated	Grant	13/09/2022
2022/1819	18 Parkholme Road, Hackney, London, E8 3AG	Householder Planning	Installation of Air-source heat pump to rear garden	Gerard Livett	Dalston Ward	Delegated	Granted - Extra Conditions	13/09/2022
2022/1666	Flat A, 9 Cecilia Road, London, E8 2EP	Full Planning Permission	Erection of a single storey rear extension at lower ground level, rear elevational alterations, front boundary treatment alterations	Danny Huber	Dalston Ward	Delegated	Granted - Standard Conditions	08/09/2022
2022/1556	Flat A, 26 St Marks Rise, Hackney, London, E8 2NL	Works to a Tree in Conservation Area Notification	T1 - Twin Stem Sycamore 70 DBH - Crown reduce height 3-4 Metres - Reduce laterals by 3 Metre - Crown thin 20% - Deadwood - Crown lift 4-5 metres.	Eugene McGee	Dalston Ward	Delegated	No Objection	17/09/2022
2022/1501	Flat A, 6 Colvestone Crescent, Hackney, London, E8 2LH	Full Planning Permission	Erection of rear dormer roof extension; new roof lights to front roof slope; erection of single storey lower ground floor rear extension; addition of railings on top of brick wall ; r eplacement of windows & doors to front & rear elevation. Conversion of two flats into a single dwellinghouse.	Micheal Garvey	Dalston Ward	Delegated	Granted - Extra Conditions	30/08/2022
2022/1357	18 Parkholme Road, Hackney, London, E8 3AG	Discharge of Condition	Submission of details pursuant to conditions 5 (Hard and soft Landscaping; Green Roofs) and 7 (paint removal) attached to planning permission 2021/3390 dated 24/02/2022	Gerard Livett	Dalston Ward	Delegated	Grant	15/09/2022
2022/0536	11 Alvington Crescent, Hackney, London, E8 2NN	Full Planning Permission	Replacement of all existing windows with double glazed timber painted sliding sash windows to match the existing.	Jonathan Bainbridge	Dalston Ward	Delegated	Grant	05/09/2022
2022/0532	26 St Marks Rise, Hackney, London, E8 2NL	Full Planning Permission	Replacement of all existing windows with double glazed timber painted sliding sash windows to match the existing	Jonathan Bainbridge	Dalston Ward	Delegated	Grant	05/09/2022
2022/0479	29 Colvestone Crescent, Hackney, London, E8 2LG	Full Planning Permission	Replacement of all existing windows with double glazed timber painted sliding sash windows to match the existing.	Jonathan Bainbridge	Dalston Ward	Delegated	Grant	20/09/2022
2022/1522	43 Northchurch Road, Hackney, London, N1 4EE	Listed Building Consent	Demolition of existing conservatory and erection of new single storey rear extension, demolition of existing outhouse shed and erection of new single storey home office in garden, alteration to rear window apertures, renovation/ refurbishment of existing windows and french doors, alteration of existing rear outrigger wall to allow for new parapet to neighbouring level, addition of satellite dish to rear outrigger roof and refurbishment to lower ground floor front door (relates to FULL application 2022/1503).	Erin Glancy	De Beauvoir Ward	Delegated	Grant	01/09/2022
2022/1776	66 Southgate Road, Hackney, London, N1 3JF	Certificate of Lawful Development Existing/Proposed	Erection of single storey ground floor rear extension	Alishba Emanuel	De Beauvoir Ward	Delegated	Refuse	14/09/2022
2022/1699	37 Northchurch Road, Hackney, London, N1 4EE	Discharge of Condition	Submission of details pursuant to condition 3 (materials) and 4 (details of windows, green roof and vents) attached to planning permission 2022/1011 dated 13/06/2022.	Catherine Nichol	De Beauvoir Ward	Delegated	Grant	02/09/2022
2022/1527	73 De Beauvoir Road, Hackney, London, N1 5AU	Works to a Tree in Conservation Area Notification	Eucalyptus Tree (T1): Reduce by 2-3 metres as encroaching on neighbours Sycamore Tree (T2): Reduce to previous points of reduction	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	17/09/2022
2022/1503	43 Northchurch Road, Hackney, London, N1 4EE	Householder Planning	Demolition of existing conservatory and erection of new single storey rear extension, demolition of existing outhouse shed and erection of new single storey home office in garden, alteration to rear window apertures, renovation/ refurbishment of existing windows and french doors, alteration of existing rear outrigger wall to allow for new parapet to neighbouring level, addition of satellite dish to rear outrigger roof and refurbishment to lower ground floor front door (relates to Listed Building Consent 2022/1522).	Erin Glancy	De Beauvoir Ward	Delegated	Grant	01/09/2022

Reference Number	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/1472	Flat 1, Dorset Court Hertford Road, Hackney, London, N1 4SD	Full Planning Permission	Replacement of existing windows and doors with larger units on the front and rear elevation.	Catherine Nichol	De Beauvoir Ward	Delegated	Granted - Standard Conditions	20/09/2022
2022/1470	Flat A, 25 Buckingham Road, Hackney, London, N1 4DG	Discharge of Condition	Submission of details pursuant to condition 3 (submission of materials) attached to planning permission 2021/1165 dated 06/08/2021.	Danny Huber	De Beauvoir Ward	Delegated	Grant	31/08/2022
2022/1106	58 Englefield Road, Hackney, London, N1 4HA	Householder Planning	Erection of a mansard-style roof extension with extension of chimneys	Danny Huber	De Beauvoir Ward	Delegated	Refuse	02/09/2022
2022/0161	134 Tottenham Road, London, N1 4DY	Householder Planning	Replacement of the front and rear windows with double glazed timber windows, replacement of front and side doors	Catherine Nichol	De Beauvoir Ward	Delegated	Granted - Standard Conditions	08/09/2022
2021/2758	22d Stamford Road, Hackney, London, N1 4JS	Full Planning Permission	Replacement of existing single glazed timber windows with new double glazed timber windows to front, rear and side elevations. Replacement of existing front entrance doors with new doors.	Micheal Garvey	De Beauvoir Ward	Delegated	Granted - Standard Conditions	31/08/2022
2020/3650	27-31 Downham Road, London, N1 5AA	Removal/Variation of Condition(s)	Variation of condition 2 (development in accordance with approved plans) attached to planning permission ref 2016/2731 dated 22/09/2016 for "External alterations to ground floor front elevation, replacement and installation of new openings on west elevation and installation of solar panels, boiler flue and fan to the roof". The effects of the variation would comprise change to the waste storage, gas and electrical meter cupboard doors.	Danny Huber	De Beauvoir Ward	Delegated	Granted - Standard Conditions	01/09/2022
2022/1688	8 Kenmure Road, Hackney, London, E8 1JU	Removal/Variation of Condition(s)	Variation of condition 2 (approved plans) attached to planning permission ref 2019/4778 dated 17/02/2020 for the erection of a single storey rear extension, ground floor external alterations to existing two storey rear wing, and the erection of bin and cycle store at existing front lightwell. The variation would involve larger rear dormer windows to rear roof slope; timber slats to rear dormer; new roof terrace with balustrade to first floor and replace window with French doors to first floor; replace window at second floor with new window.	Thomas Russell	Hackney Central Ward	Delegated	Refuse	07/09/2022
2022/1549	230 Graham Road, London, E8 1BP	Full Planning Permission	Installation of ventilation flue to the rear.	Alix Hauser	Hackney Central Ward	Delegated	Grant	20/09/2022
2022/1537	Flat 26, Academy Apartments, 236 Dalston Lane, London, E8 1LX	Full Planning Permission	Insertion of a window and installation of parapet railing at third floor level	Danny Huber	Hackney Central Ward	Delegated	Granted - Standard Conditions	31/08/2022
2022/1144	140 Sandringham Road, Hackney, London, E8 2HJ	Discharge of Condition	Submission of details pursuant to condition 5 (Flood Resilience), 6 (SUDS), 8 (materials), 9a and b(materials) attached to planning permission ref 2020/0484 dated 06/04/2022 .	Danny Huber	Hackney Central Ward	Delegated	Grant	16/09/2022
2022/0863	131 Richmond Road, Hackney, London, E8 3NJ	Listed Building Consent	Alterations to second floor: New walls, new doors to bedrooms and bathroom; reconfigure bathroom and relocate ladder from bedroom to hallway.	Micheal Garvey	Hackney Central Ward	Delegated	Granted - Extra Conditions	15/09/2022
2022/0494	45 Montague Road, Hackney, London, E8 2HN	Full Planning Permission	Replacement of all existing windows with double glazed timber painted sliding sash windows to match the existing	Jonathan Bainbridge	Hackney Central Ward	Delegated	Grant	20/09/2022
2022/1896	58 Walsingham Road, Hackney, London, E5 8NF	Householder Planning	Construction of a single storey rear extension together with the removal of the chimney, installation of a rooflight in the outrigger roof, the removal of guttering and alterations to the rear fenestration.	James Clark	Hackney Downs Ward	Delegated	Grant	20/09/2022
2022/1805	27 Jenner Road, Hackney, London, N16 7SB	Full Planning Permission	Erection of mansard roof extension	Micheal Garvey	Hackney Downs Ward	Delegated	Granted - Extra Conditions	14/09/2022
2022/1695	Clapton Table, 159 Lower Clapton Road, Hackney, London, E5 8EQ	Full Planning Permission	Installation of folding canopy and sliding glass panels to cover the external front seating area; installation of entrance door to replace existing	Thomas Russell	Hackney Downs Ward	Delegated	Granted - Extra Conditions	05/09/2022
2022/1528	Flat C, 56 Ickburgh Road, Hackney, London, E5 8AD	Discharge of Condition	Submission of details pursuant to condition 4 (Flood resilient and resistant construction details) attached to planning permission ref 2021/3137 dated 21/01/2022.	Danny Huber	Hackney Downs Ward	Delegated	Grant	12/09/2022

Reference Number	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/1493	Flat 2, 115 Rendlesham Road, Hackney, London, E5 8PA	Discharge of Condition	Discharge of condition 3 (materials) of planning permission 2019/3250 dated 30/10/2019	Jonathan Bainbridge	Hackney Downs Ward	Delegated	Grant	15/09/2022
2022/1435	56 Maury Road, Hackney, London, N16 7BT	Householder Planning	Erection of single storey side infill extension	Thomas Russell	Hackney Downs Ward	Delegated	Granted - Standard Conditions	13/09/2022
2022/1293	22 Tiger Way, Hackney, London, E5 8LB	Non-Material Amendment	Non-material amendment to permission 2016/0307 dated 31/08/2016. The change would raise a horizontally laid louvre at the northern boundary at third floor level and replace it with a turret design incorporating vertical louvres.	Nick Bovaird	Hackney Downs Ward	Delegated	Grant	13/09/2022
2022/1251	First Floor And Mezzanine Flat, 33 Alconbury Road, Hackney, London, E5 8RG	Full Planning Permission	Erection of a rear dormer with two rooflights on the front slope	Jonathan Bainbridge	Hackney Downs Ward	Delegated	Grant	07/09/2022
2022/1018	207 Evering Road, London, E5 8AL	Full Planning Permission	Reduction in size of rear dormer and partial reinstatement of the hipped roof to the rear.	Alix Hauser	Hackney Downs Ward	Delegated	Grant	02/09/2022
2022/0506	41 Brooke Road, Hackney, London, N16 7RA	Full Planning Permission	Replacement of existing single glazed timber framed windows with double glazed timber framed windows.	Jonathan Bainbridge	Hackney Downs Ward	Delegated	Grant	05/09/2022
2020/3076	34 Powell Road, Hackney, London, E5 8DJ	Full Planning Permission	Conversion of single dwellinghouse to provide 3 self-contained flats, comprising 1 x 3 bed and 2 x 2 bed with associated waste/recycling and cycle storage.	James Clark	Hackney Downs Ward	Delegated	Grant	20/09/2022
2022/1766	Flat 4, 2 Prince Edward Road, Hackney, London, E9 5NN	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development (Existing) for the use of the premises as a Self-contained Dwelling (C3)	Erin Glancy	Hackney Wick Ward	Delegated	Grant	09/09/2022
2022/1747	Flat 3, 2 Prince Edward Road, Hackney, London, E9 5NN	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development (Existing) for the use of the premises as a Self-contained Dwelling (C3).	Erin Glancy	Hackney Wick Ward	Delegated	Grant	13/09/2022
2022/1533	37 Cassland Road, Hackney, London, E9 7AL	Works to a Tree in Conservation Area Notification	Walnut (T1) - Reduce crown back to previous cuts (approx 1.5m reduction) to allow more light into the bottom of the garden	Eugene McGee	Hackney Wick Ward	Delegated	No Objection	17/09/2022
2022/1349	18 Cadogan Terrace, Hackney, London, E9 5EG	Full Planning Permission	Erection of a mansard roof extension	Jonathan Bainbridge	Hackney Wick Ward	Delegated	Grant	14/09/2022
2022/1702	Davis House, 83a Geffrye Street, Hackney, London, E2 8JA	Discharge of Condition	Submission of details pursuant to condition 3 (Materials) and 6 (Cycle Storage) attached to planning permission 2021/1215 dated 02/09/2021.	Thomas Russell	Haggerston Ward	Delegated	Grant	05/09/2022
2022/1329	Orme House and Longman House, Haggerston Road, Hackney, London, E8 4JL	Discharge of Condition	Discharge of conditions 3 (canopy design) and 4 (swift nesting boxes) of planning permission 2022/0118 dated 16/03/2022.	Jonathan Bainbridge	Haggerston Ward	Delegated	Grant	12/09/2022
2021/3681	Development Site 97 To 137 Odd Hackney Road, Hackney E2 8ET	Removal/Variation of Condition(s)	Variation of Condition 12 attached to permission 2020/0506 dated 03/09/2020 to extend the permitted opening hours of the commercial premises at 3A Rosewood Building	Nick Bovaird	Haggerston Ward	Delegated	Granted - Extra Conditions	13/09/2022
2022/1804	Brooksby House, Homerton Hospital Homerton Row, Hackney, London, E9 6SR	Full Planning Permission	Installation of two number external boiler flues above existing plant room to Brooksby House.	Erin Glancy	Homerton Ward	Delegated	Grant	13/09/2022
2022/1692	314 Mare Street, Hackney, London, E8 1HA	Advertisement Consent	Installation of one externally illuminated fascia sign and one non-illuminated projecting sign.	Catherine Nichol	Homerton Ward	Delegated	Grant	31/08/2022
2022/1676	Basement And Ground Floor, 314 Mare Street, Hackney, London, E8 1HA	Advertisement Consent	Installation of one externally illuminated fascia sign and one non-illuminated projecting sign.	Catherine Nichol	Homerton Ward	Delegated	Grant	31/08/2022
2022/1652	2 - 4 Lower Clapton Road and 32 St John's Church Road E5 0PA	Discharge of Condition	Submission of details pursuant to condition 7 (BREEAM Post Construction) attached to planning permission 2021/1579	Nick Bovaird	Homerton Ward	Delegated	Grant	13/09/2022
2022/0731	22 Clarence Road, Hackney, London, E5 8HB	Certificate of Lawful Development Existing/Proposed	Retention of 1x2 bed at basement and ground floor and 1x3 bed flat at first and second floor	Micheal Garvey	Homerton Ward	Delegated	Grant	15/09/2022
2020/1219	5-29 Sun Street, 1-17 Crown Place 8-16 Earl Street and 54 Wilson Street London EC2M 2PS (ONE CROWN PLACE)	Discharge of Condition	Submission of partial details pursuant to condition 5 parts 2, 3 and 6 (Details to be approved) of planning permission 2015/0877 dated 04/12/2015 as amended by 2018/0135 dated 12/03/2018	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	13/09/2022

Reference Number	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/1959	23 - 28 Penn Street, London, N1 5DL	Non-Material Amendment	Non-material amendment to planning permission ref 2021/1789 dated 30/05/2022 comprising of a reconfiguration of the internal layout, insertion of rooflight in flat roof and update to obscure glazed window in north elevation.	Alishba Emanuel	Hoxton East and Shoreditch Ward	Delegated	Grant	13/09/2022
2022/1853	1-10 Purcell Street, Hackney, London, N1 6RD	Non-Material Amendment	Non-material amendment to planning permission 2021/3009 dated 10/02/2022 comprising to change window type W6 and W7 design, to omit the mid-rail and window to the far right-hand-side to be changed from side hung to top hung. Original application referred to VEKA Matrix 70. Extent of variation is to replace with Profile 22 which has the same profile thickness and colour as Matrix 70.	Erin Glancy	Hoxton East and Shoreditch Ward	Delegated	Grant	16/09/2022
2022/1852	11 - 20 Purcell Street, Hackney, London, N1 6RD	Non-Material Amendment	Non-material amendment to planning permission 2021/2853 granted 10/11/2021 for the replace existing timber windows and doors with uPVC double glazed windows and doors, colour Rosewood. Extent of variation is for change window type W6 and W7 design, to omit the mid-rail and window to the far right-hand-side to be changed from side hung to top hung. original application referred to VEKA Matrix 70. This will be replaced with Profile 22 which has the same profile thickness and colour as Matrix 70.	Erin Glancy	Hoxton East and Shoreditch Ward	Delegated	Grant	31/08/2022
2022/1543	Quick House, 65 Clifton Street, Hackney, London, EC2A 4JE	Discharge of Condition	Submission of details pursuant to condition 32 (Facade Wall) of planning permission 2019/0462 granted on 30/06/2020	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	13/09/2022
2022/1497	196 Shoreditch High Street, Hackney, London, E1 6LG	Full Planning Permission	Use of land under the Shoreditch High Street railway bridge adjacent to the Shoreditch High Street footway to provide three street trader pitches for provision of sales kiosks (including details of one proposed kiosk) and an associated area for customer seating.	Gerard Livett	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	09/09/2022
2022/1411	Front Building, 148 - 150 Curtain Road, Hackney, London, EC2A 3AT	Full Planning Permission	Replacement of the existing steel front gates to timber gates with inset door.	Monika Vistartaite	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	05/09/2022
2022/1399	Front Building, 148 - 150 Curtain Road, Hackney, London, EC2A 3AT	Full Planning Permission	Alterations to the ground-floor shopfront.	Monika Vistartaite	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	05/09/2022
2022/1230	1 Motley Avenue, Hackney, London, EC2A 4SU	Full Planning Permission	Change of use of the ground and first floors from office (Class E) to create a single-family dwelling (C3) with alterations to the rear of the ground floor to form amenity space.	Catherine Nichol	Hoxton East and Shoreditch Ward	Delegated	Refuse	13/09/2022
2022/1072	24 Curtain Road, Hackney, London, EC2A 3NG	Listed Building Consent	Remedial works and repair of crack on flank wall.	Gerard Livett	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	03/09/2022
2022/1034	Sans Pere Cafe, 84 - 88 Great Eastern Street, Hackney, London, EC2A 3JL	Discharge of Condition	Submission of partial details pursuant to condition 29 (Remedial action plan) attached to planning permission 2018/4549 dated 29/03/2019	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	01/09/2022
2022/0203	5-29 Sun Street, 1-17 Crown Place 8-16 Earl Street and 54 Wilson Street London EC2M 2PS (ONE CROWN PLACE)	Discharge of Condition	Submission of details pursuant to condition 3 (materials) attached to planning permission 2015/0877 dated 04/12/2015 (as amended by NMA 2019/4493).	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	13/09/2022

Reference Number	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2021/1406	Colville Estate London N1 5DB	Removal/Variation of Condition(s)	Minor Material Amendment (pursuant to S73 of the Town and Country Planning Act 1990) to: planning permission 2011/0734 dated 30/03/2012 for demolition of the existing buildings comprising of 412 dwellings and development of a residential led mixed use scheme of replacement buildings comprising of up to 884 dwellings with business and retail floorspace; reserved matters approval 2012/2584 for details of Access, Appearance, Landscaping, Layout and Scale for buildings between 1 and 8-storeys in height, comprising of 209 new residential units together with a new community centre, energy centre, and retail floorspace, dated 8/11/2012. Amendments comprise: Variation of conditions 1 (development in accordance with approved plans), 5 (maximum floorspace limit), 6 (maximum floorspace in each development zone) , 7 (maximum type of floorspace), 44 (residential internal noise levels), and 55.1 (plant noise from the energy centre), in order to facilitate enlargement of building envelopes in some instances closer to neighbouring existing buildings such as Atrium Apartments); revised reserved matters for blocks C2 and E to incorporate design changes to facades, plan layout, incorporation of sprinkler systems, change to unit size mix; change to the energy strategy to incorporate Air Source Heat Pumps within the energy centre; discharge conditions 27 (drainage), 28 (energy centre details), 32 (landscaping), 34 (daylight / sunlight assessment), and 46 (ecology report).	Robert Brew	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	12/09/2022
2020/3586	7 - 117 Timberyard Drysdale Street, London, N1 6ND	Discharge of Condition	Submission of details pursuant to condition 4 (Demolition and Construction Management Plan) of planning permission 2018/4663 dated 06/09/2019	Alix Hauser	Hoxton East and Shoreditch Ward	Delegated	Grant	07/09/2022
2022/1863	Land On Buckland Street, Hackney, London, N1 6TR	Discharge of Condition	Submission of details pursuant to condition 20 (Sustainable drainage system) attached to planning permission 2020/1576 dated 11/03/2021	Alix Hauser	Hoxton West Ward	Delegated	Grant	13/09/2022
2022/1858	Land On Wimbourne Street, London, N1 7HB	Discharge of Condition	Submission of details pursuant to condition 30 (drainage) attached to planning permission 2020/1667 dated 11/03/2021.	Alix Hauser	Hoxton West Ward	Delegated	Grant	13/09/2022
2022/1810	Land On Wimbourne Street, London, N1 7HB	Discharge of Condition	Submission of details pursuant to condition 7 (Demolition Management Plan) attached to planning permission 2020/1667 dated 11/03/2021.	Alix Hauser	Hoxton West Ward	Delegated	Grant	13/09/2022
2022/1534	49 Taplow Street, Hackney, London, N1 7TS	Works to a Tree in Conservation Area Notification	T1 - Poplar, fell, dead tree.	Eugene McGee	Hoxton West Ward	Delegated	No Objection	17/09/2022
2022/1518	Flat 311, Union Wharf, 23 Wenlock Road, Hackney, London, N1 7ST	Full Planning Permission	Conversion of two existing units into a single residential dwelling; internal alterations.	Raymond Okot	Hoxton West Ward	Delegated	Granted - Standard Conditions	08/09/2022
2022/1235	125 Shepherdess Walk, Hackney, London, N1 7QA	Listed Building Consent	Relocation of kitchen from basement to ground floor together with associated internal alteration, removal of chimney breasts at basement and ground floor levels, enlargement and replacement of rear doors at basement level. Removal of existing vaults at the front and reconstruction to form shower room and storage and associated works to front amenity area.	Alishba Emanuel	Hoxton West Ward	Delegated	Refuse	06/09/2022
2022/1171	125 Shepherdess Walk, Hackney, London, N1 7QA	Householder Planning	Enlargement and replacement of rear doors at basement level. Removal of existing vaults at the front and reconstruction to form shower room and storage and associated works to front amenity area.	Alishba Emanuel	Hoxton West Ward	Delegated	Refuse	06/09/2022
2022/0833	45-49 Croypley Street Hackney London	Full Planning Permission	Replacement of existing windows in front and rear elevations together with the replacement of front and rear doors.	Monika Vistartaite	Hoxton West Ward	Delegated	Granted - Extra Conditions	09/09/2022
2022/0297	Flat 8, 45 Pitfield Street, Hackney, London, N1 6DA	Full Planning Permission	Roof extension to existing five storey building to create an additional storey to facilitate x2 bedrooms including ensuites to Flat B, 45 Pitfield Street.	Erin Glancy	Hoxton West Ward	Delegated	Refuse	08/09/2022
2021/3342	17-33 Westland Place, Hackney, London, Hackney, N1 7LP	Discharge of Condition	Submission of details pursuant to condition 13 (Refuse strategy) of planning permission 2019/1733 dated 14/02/2020	Louise Prew	Hoxton West Ward	Delegated	Grant	13/09/2022
2022/1876	143 Elderfield Road, Hackney, London, E5 0AY	Certificate of Lawful Development Existing/Proposed	Existing use of the basement as a self-contained flat	Raymond Okot	Kings Park Ward	Delegated	Refuse	20/09/2022

Reference Number	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/1828	49 Adley Street, Hackney, London, E5 0DZ	Householder Planning	Loft conversion with the erection of a side/rear dormer; Installation of two front rooflights	Thomas Russell	Kings Park Ward	Delegated	Refuse	20/09/2022
2022/1799	Garages Rear of 85 to 125 Redwald Road, Hackney, London, E5 0JQ	Discharge of Condition	Submission of details pursuant to condition 30 (Secure by Design Certification) of planning permission 2018/1124 dated 05/11/2018.	Nick Bovaird	Kings Park Ward	Delegated	Grant	13/09/2022
2022/1694	St Pauls Church Chelmer Road, Hackney, London, E9 6AY	Listed Building Consent	Erection of two single-storey timber-clad outbuildings to the north of the Church; provision of landscaping (Note for consultation: Planning application 2022/1673 also received)	Gerard Livett	Kings Park Ward	Delegated	Granted - Extra Conditions	20/09/2022
2022/1674	84 Glyn Road, Hackney, London, E5 0JD	Householder Planning	Erection of single storey ground floor side infill extension and external alterations	Micheal Garvey	Kings Park Ward	Delegated	Granted - Extra Conditions	31/08/2022
2022/1673	St Pauls Church Chelmer Road, Hackney, London, E9 6AY	Full Planning Permission	Erection of two single-storey timber-clad outbuildings to the north of the Church; provision of landscaping (Note for consultation: Listed Building Consent application 2022/1694 also received).	Gerard Livett	Kings Park Ward	Delegated	Granted - Extra Conditions	20/09/2022
2022/1952	Flat 3, 50 Dunlace Road, Hackney, London, E5 0NE	Non-Material Amendment	Non-material amendment to planning permission 2022/0872 granted 17/06/2022 for the erection of roof extension to create an additional storey at third floor level including raising of party walls to provide additional floorspace to second floor flat. Extent of variation to create an external amenity space to the front of the roof extension to provide space to accommodate a heat pump.	Alix Hauser	Lea Bridge Ward	Delegated	Refuse	06/09/2022
2022/1829	6 Hilsea Street, Hackney, London, E5 0SG	Householder Planning	Erection of single storey rear side infill extension	Gerard Livett	Lea Bridge Ward	Delegated	Granted - Standard Conditions	14/09/2022
2022/1768	Flat B, 28 Millfields Road, Hackney, London, E5 0SB	Householder Planning	Erection of a roof extension with 1x rooflight and installation of 2x rooflights on the roof of existing loft conversion.	Alishba Emanuel	Lea Bridge Ward	Delegated	Refuse	12/09/2022
2022/1739	35 Clifden Road, London, E5 0LL	Householder Planning	Erection of a mansard-style roof extension	Danny Huber	Lea Bridge Ward	Delegated	Granted - Standard Conditions	07/09/2022
2022/1719	99 Powerscroft Road, London, E5 0PT	Householder Planning	Replacement of windows, doors and roof in two-storey rear extension and other elevational alterations to the rear of the building.	Alix Hauser	Lea Bridge Ward	Delegated	Grant	06/09/2022
2022/1701	117 Elderfield Road, Hackney, London, E5 0LE	Full Planning Permission	Erection of mansard design roof extension	Micheal Garvey	Lea Bridge Ward	Delegated	Granted - Standard Conditions	02/09/2022
2022/1690	Portico City Learning Centre, 34 Linscott Road, Hackney, London, E5 0RD	Discharge of Condition	Submission of details pursuant to condition 8 (construction logistics plan) attached to planning permission 2021/1651 dated 04/04/2022	Catherine Slade	Lea Bridge Ward	Delegated	Grant	31/08/2022
2022/1172	39 Mildenhall Road, Hackney, London, E5 0RT	Householder Planning	Erection of a single-storey rear infill extension and alterations to the front elevation, including enlargement of front-lightwell and basement windows.	Monika Vistartaite	Lea Bridge Ward	Delegated	Granted - Extra Conditions	30/08/2022
2022/0451	73 Millfields Road, Hackney, London, E5 0AB	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear roof extensions above main roof slope and rear outrigger including the installation of 2 front rooflights	Raymond Okot	Lea Bridge Ward	Delegated	Grant	06/09/2022
2022/1875	95 Lavender Grove, Hackney, London, E8 3LR	Discharge of Condition	Discharge of conditions 4 & 5 (SUDS) of planning permission 2022/0211 dated 24/03/2022	Jonathan Bainbridge	London Fields Ward	Delegated	Grant	12/09/2022
2022/1757	Unit 5 Glebe Road, Hackney, London, E8 4BD	Discharge of Condition	Discharge of condition 18 (details of plant room) of planning application 2019/4231 dated 20/07/2020	Jonathan Bainbridge	London Fields Ward	Delegated	Grant	06/09/2022
2022/1707	27 Albion Square, London, E8 4ES	Discharge of Condition	Submission of details pursuant to condition 3 (SUDS) attached to planning permission ref 2022/0398 dated 22/04/2022	Danny Huber	London Fields Ward	Delegated	Grant	05/09/2022
2022/1536	263 Mare Street, London, E8 3NS	Discharge of Condition	Submission of details pursuant to condition 4 (Delivery & Servicing Management Plan) attached to planning permission 2021/1853 dated 30/09/2021.	Alix Hauser	London Fields Ward	Delegated	Grant	31/08/2022
2022/1489	178 Richmond Road, Hackney, London, E8 3HN	Householder Planning	Alterations to existing rear extension, including new patio doors to rear garden; replacing existing glazing on the terrace; new external doors and windows to existing terrace; installation of new rooflights to main roof, and associated internal refurbishment works.	Thomas Russell	London Fields Ward	Delegated	Granted - Extra Conditions	09/09/2022

Reference Number	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/1481	18 Malvern Road, Hackney, London, E8 3LP	Works to a Tree in Conservation Area Notification	T1 -Sophora japonica - pagoda tree- (poss gleditsia sunburst) - reduce reshape by 30% approximately 2 - 3 m from branch ends - reduce away from neighbours guttering by 1 m	Eugene McGee	London Fields Ward	Delegated	No Objection	17/09/2022
2022/1446	4 Westgate Street, Hackney, London, E8 3RN	Full Planning Permission	Erection of Mansard roof; Alterations to fenestrations and shopfront	Thomas Russell	London Fields Ward	Delegated	Granted - Extra Conditions	06/09/2022
2022/1001	141 Middleton Road, Hackney, London, E8 4LL	Works to a Tree in Conservation Area Notification	Cherry trees in rear garden of no.139 Middleton road (Trees 1&2 on diagram): Reduce crown to previous reduction points of agreeable to the tree owners, otherwise cut back overhanging branches to boundary.. Sycamore tree in rear garden of No.141 Middleton Road (Tree 3 on diagram) Reduce crown by one third. Magnolia tree in the rear garden of No. 141 Middleton Road (Tree 4 on diagram) Reduce with one third	Leif Mortensen	London Fields Ward	Delegated	No Objection	17/09/2022
2022/0007	Flat C, 158 Richmond Road, London, E8 3HN	Full Planning Permission	Erection of rear roof dormer extension; erection of a side dormer extension; insertion of 2 x rooflights to the front roof slope; reinstatement of window at first floor rear; replacement of existing front and rear windows at first floor level.	Danny Huber	London Fields Ward	Delegated	Granted - Standard Conditions	31/08/2022
2022/1767	Hand Of Glory, 240 Amhurst Road, Hackney, London, E8 2BS	Listed Building Consent	Repairs to existing windows, and replacement of five windows with new double glazed windows, removal of external bars and repairs to draught proofing	Micheal Garvey	Shacklewell Ward	Delegated	Granted - Standard Conditions	09/09/2022
2022/1660	Hand Of Glory, 240 Amhurst Road, Hackney, London, E8 2BS	Full Planning Permission	Repairs to existing windows, and replacement of five windows with new double glazed windows, removal of external bars and repairs to draught proofing	Micheal Garvey	Shacklewell Ward	Delegated	Granted - Extra Conditions	09/09/2022
2022/1965	3 Olinda Road, London, N16 6TR	Prior Notification - Larger Home Extension	Prior approval for a larger homes extension for the construction of a ground floor rear extension with a depth of 5.4m, eaves height of 3m and maximum height of 3m	Danny Huber	Springfield Ward	Delegated	Grant	17/09/2022
2022/1840	4 Shushan Close, London, N16 5FB	Removal/Variation of Condition(s)	Variation of condition 2 (submitted plans) and removal of condition 4 (SUDS) attached to planning permission ref 2020/3711 dated 19/01/2021 for the erection of a single storey extension to ground floor flat with an opening rooflight. The variation will result alterations to the windows, doors and Sukkah roof of the extension and would include provision of a water butt.	Danny Huber	Springfield Ward	Delegated	Granted - Standard Conditions	20/09/2022
2022/1793	56 Moundfield Road, Hackney, London, N16 6TB	Prior approval - Enlargement of a Dwellinghouse	Prior approval for the construction of a single storey roof extension.	Raymond Okot	Springfield Ward	Delegated	Grant	13/09/2022
2022/1773	149 Mount Pleasant Lane, Hackney, London, E5 9JG	Householder Planning	Erection of rear dormer extension.	Erin Glancy	Springfield Ward	Delegated	Granted - Standard Conditions	09/09/2022
2022/1744	14 Hurstdene Gardens, Hackney, London, N15 6NA	Householder Planning	Erection of a ground floor rear extension following demolition of existing outbuildings.	Catherine Nichol	Springfield Ward	Delegated	Granted - Standard Conditions	07/09/2022
2022/1734	14 Hurstdene Gardens, Hackney, London, N15 6NA	Householder Planning	Erection of a front and rear dormer converting the loft space to habitable accommodation and a three storey rear extension of the outrigger.	Monika Vistartaite	Springfield Ward	Delegated	Granted - Extra Conditions	07/09/2022
2022/1722	136 Olinda Road, Hackney, London, N16 6TP	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate to confirm planning permission 2020/0217 (allowed under appeal APP/U5360/D/20/3251483) has commenced in accordance with condition 1 (time limit for commencement).	Alix Hauser	Springfield Ward	Delegated	Grant	06/09/2022
2022/1648	Flat A, 48 Northfield Road, Hackney, London, N16 5RN	Discharge of Condition	Submission of details pursuant to condition 4 (SuDs) of planning permission 2022/0672 granted 23/05/2022 for the demolition of rear addition and erection of single storey rear extension.	Jonathan Bainbridge	Springfield Ward	Delegated	Grant	01/09/2022
2022/1398	48-52 Warwick Grove, Hackney, London, E5 9HU	Full Planning Permission	The erection of an additional storey on the existing houses including hip-to-gable and rear dormers	Raymond Okot	Springfield Ward	Delegated	Granted - Standard Conditions	06/09/2022
2022/1342	Rookwood Court Castlewood Road, Hackney, London, N16 6DR	Discharge of Condition	Submission of details pursuant to condition 3 (Detailed drawings) attached to planning permission 2021/3496 dated 31/03/2022	Gerard Livett	Springfield Ward	Delegated	Grant	06/09/2022

Reference Number	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2021/1035	6 Hawkwood Mount, Hackney, London, E5 9EQ	Discharge of Condition	Submission of details for discharge of conditions 5(SUDS) and 6 (Groundwater and Flood Resilience) of planning permission 2017/3015 dated 31/07/2018.	Lorraine Murphy	Springfield Ward	Delegated	Grant	20/09/2022
2020/3007	104 - 106 Moundfield Road, Hackney, London, N16 6TB	Full Planning Permission	Erection of a single storey ground floor rear extension in order to facilitate the conversion of 2 flats into a single family dwellinghouse.	Raymond Okot	Springfield Ward	Delegated	Granted - Standard Conditions	12/09/2022
2022/1786	170 Lordship Road, Hackney, London, N16 5HB	Householder Planning	Erection of single-storey rear extension to replace existing; Erection of single-storey side extension; Loft conversion with alteration to roof hip and the erection of two rear dormers; Installation of one front and two side rooflights; Alterations to fenestrations	Thomas Russell	Stamford Hill West Ward	Delegated	Refuse	13/09/2022
2022/1685	7a-7b Heathland Road, Hackney, London, N16 5PD	Full Planning Permission	Erection of single-storey side and front extensions at ground floor level to No. 7b and single-storey rear extension at first floor level to No. 7a; erection of additional storey (part) to both properties	Gerard Livett	Stamford Hill West Ward	Delegated	Refuse	07/09/2022
2022/1684	33-35 West Bank, Hackney, London, N16 5DF	Full Planning Permission	Erection of lower ground floor rear extensions at no. 33 and 34 West Bank Road; Erection of ground floor rear extensions at no. 33, 34 and 35 West Bank Road.	Catherine Nichol	Stamford Hill West Ward	Delegated	Granted - Standard Conditions	31/08/2022
2022/1649	25 St Andrews Grove, Hackney, London, N16 5NF	Householder Planning	Erection of a single storey ground floor rear and side extensions.	Jonathan Bainbridge	Stamford Hill West Ward	Delegated	Grant	07/09/2022
2022/1953	76 Lordship Road, Hackney, London, N16 0QP	Non-Material Amendment	Non-material amendment to planning permission ref 2021/3354 dated 08/02/2022 comprising alterations to the materiality of the development from brick to timber cladding.	Thomas Russell	Stoke Newington Ward	Delegated	Refuse	07/09/2022
2022/1816	37 Grayling Road, Hackney, London, N16 0BL	Householder Planning	Construction of a single storey wrap-around, rear extension together with the erection of a rear roof extension, a rear outbuilding, the creation of cycle/ refuse storage area in front garden, extension of the existing basement, the installation of replacement windows and alterations to front facade materials.	James Clark	Stoke Newington Ward	Delegated	Grant	16/09/2022
2022/1802	192-194 Stoke Newington High Street, London, N16 7JD	Full Planning Permission	Replacement of existing timber sliding sash windows with uPvc double glazed sliding sash windows.	Alishba Emanuel	Stoke Newington Ward	Delegated	Refuse	15/09/2022
2022/1772	Flat B, 93 Farleigh Road, London, N16 7TD	Householder Planning	Creation of rear roof terrace and replacement of rear window with doors.	Alishba Emanuel	Stoke Newington Ward	Delegated	Refuse	12/09/2022
2022/1752	Flat A, 42 Brighton Road, Hackney, London, N16 8EG	Full Planning Permission	Erection of a ground-floor rear/side infill extension with a flat roof.	Monika Vistartaite	Stoke Newington Ward	Delegated	Granted - Extra Conditions	08/09/2022
2022/1729	49-51 Leswin Road, Hackney, London, N16 7NX	Full Planning Permission	Erection of two-storey rear extension over first and second floor levels and a single-storey roof extension at second floor level to provide ancillary space for place of worship with associated upgrading works to existing building.	Alix Hauser	Stoke Newington Ward	Delegated	Grant	20/09/2022
2022/1726	19 Manse Road, Hackney, London, N16 7QH	Householder Planning	Erection of new rear ground floor side and rear infill extension and ground floor rear extension.	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	07/09/2022
2022/1704	68 Nevill Road, Hackney, London, N16 0SX	Householder Planning	First floor rear extension of original outrigger over a ground floor extension.	Erin Glancy	Stoke Newington Ward	Delegated	Refuse	01/09/2022
2022/1507	84 Yoakley Road, Hackney, London, N16 0BB	Householder Planning	Erection of a replacement ground floor rear wraparound single-storey extension and replacement of original (white) timber sash windows with new double glazed (white) sash windows. Two new side windows are proposed on the first-floor western elevation along with new aluminium doors to the side of the new extension.	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	31/08/2022
2022/1271	1 - 3 Victorian Grove, Hackney, London, N16 8EN	Full Planning Permission	Replacement of double glazed windows with double glazed aluminium windows.	Raymond Okot	Stoke Newington Ward	Delegated	Granted - Standard Conditions	02/09/2022
2022/0924	50 Stoke Newington Church Street, Hackney, London, N16 0NB	Full Planning Permission	Shopfront alterations	Alishba Emanuel	Stoke Newington Ward	Delegated	Granted - Standard Conditions	02/09/2022

Reference Number	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/0517	46 Brooke Road, Hackney, London, N16 7LR	Full Planning Permission	The proposed works include the replacement of all existing windows throughout the property with double glazed timber painted sliding sash windows.	Alishba Emanuel	Stoke Newington Ward	Delegated	Granted - Standard Conditions	01/09/2022
2022/0030	Flat B, 13 Martaban Road, Hackney, London, N16 5SJ	Full Planning Permission	The erection of a mansard roof extension together with associated works including raising of party wall and the insertion of 2 rooflights, and the formation of a roof terrace over the rear outrigger.	Alishba Emanuel	Stoke Newington Ward	Delegated	Refuse	02/09/2022
2021/2010	144 - 150 Stoke Newington Road, London, N16 7XA	Full Planning Permission	Erection of a single storey enclosure to house a new substation	Danny Huber	Stoke Newington Ward	Delegated	Granted - Standard Conditions	20/09/2022
2022/1891	5 Northiam Street, Hackney, London, E9 7HX	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development for the erection of a rear dormer and the insertion of two front roof lights.	Jonathan Bainbridge	Victoria Ward	Delegated	Grant	13/09/2022
2022/1665	9 Bluebell Close, Hackney, London, E9 7ST	Full Planning Permission	Replacement of single-glazed timber windows and doors on front and rear elevations with double-glazed uPVC windows.	Jonathan Bainbridge	Victoria Ward	Delegated	Grant	06/09/2022
2022/1661	2 Bluebell Close, Hackney, London, E9 7ST	Full Planning Permission	Replacement of single-glazed timber windows and doors on front and rear elevations with double-glazed uPVC windows.	Jonathan Bainbridge	Victoria Ward	Delegated	Grant	06/09/2022
2022/1546	27 Fremont Street, Hackney, London, E9 7NQ	Works to a Tree in Conservation Area Notification	T1 - Acer pseudoplatanus - front property - reduce reshape by 30% - 2 -3 m from branch ends	Eugene McGee	Victoria Ward	Delegated	No Objection	17/09/2022
2021/0722	35 Shore Road, Hackney, London, E9 7TA	Discharge of Condition	Submission of details pursuant to condition 6 (air quality) attached to planning permission 2018/1119 dated 22/05/2020.	Catherine Slade	Victoria Ward	Delegated	Grant	13/09/2022
2022/1740	Basement Flat, 32 Denver Road, Hackney, London, N16 5JH	Full Planning Permission	Erection of single storey outbuilding in rear garden	Micheal Garvey	Woodberry Down Ward	Delegated	Granted - Extra Conditions	12/09/2022
2022/1682	Flat A, 15 Denver Road, Hackney, London, N16 5JL	Householder Planning	Single storey rear extension	Thomas Russell	Woodberry Down Ward	Delegated	Refuse	01/09/2022
2021/3500	62 Woodberry Grove, Hackney, London, N4 1SN	Full Planning Permission	Conversion of dwellinghouse into three self-contained residential units	Gerard Livett	Woodberry Down Ward	Delegated	Granted - Extra Conditions	16/09/2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/1287	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
2022/1146	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
2022/0980	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
2022/0777	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
2021/3602	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
2020/3927	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
2022/1243	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
2022/1201	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
2022/1199	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
2022/1154	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
2022/1150	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
2022/0848	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
2022/0147	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
2022/1257	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
2022/1250	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
2022/1163	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
2022/1079	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
2022/0605	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
2022/0599	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

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/0491	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
2022/0404	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
2022/1229	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
2022/1181	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
2022/1135	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
2022/1111	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
2022/1003	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
2022/0918	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
2022/0501	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
2022/0175	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
2022/0159	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
2021/3444	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
2021/0858	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
2022/1453	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
2022/1164	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
2022/1137	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

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2022/1136	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
2022/1104	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
2022/1103	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
2022/1064	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
2022/1051	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
2022/0908	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
2022/1359	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
2022/1105	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
2022/1102	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
2022/1096	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
2022/1087	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
2022/0504	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
2021/2860	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
2022/1224	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
2022/1192	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
2022/1157	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
2022/1153	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
2022/1134	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
2022/1116	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

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/1016	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
2022/0856	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
2022/1166	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
2022/1138	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
2022/0926	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
2022/0899	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
2022/0015	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
2022/1277	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
2022/1115	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
2022/1095	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
2022/1120	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
2022/0892	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
2022/0707	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
2021/3552	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
2021/3014	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
2021/2923	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
2022/1160	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
2022/1148	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

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/1046	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
2022/0883	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
2021/2448	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
2022/1554	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
2022/1254	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
2022/1232	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
2021/0476	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
2022/1272	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
2022/1100	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
2022/1099	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
2022/1085	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
2022/1074	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
2022/0998	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
2022/0987	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
2022/0601	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
2022/0172	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
2021/2779	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
2022/1233	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
2022/1215	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
2022/1131	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

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/1017	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
2022/0999	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
2022/0347	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
2022/1388	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
2022/1252	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
2022/1244	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
2022/1237	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
2022/1220	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
2022/1212	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
2022/1156	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
2022/1065	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
2022/0959	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
2022/0876	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
2022/0682	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
2022/0440	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
2022/0139	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
2022/0138	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
2022/0137	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
2022/0133	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

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/0132	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
2022/0128	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
2022/0127	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
2021/1758	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
2022/1317	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
2022/1282	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
2022/1266	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
2022/1147	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
2022/1128	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
2022/1125	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
2022/1114	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
2022/0900	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
2022/0726	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
2022/1219	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
2022/1209	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
2022/1126	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
2022/1109	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
2022/1094	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
2022/1044	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

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/0760	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
2022/0742	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
2022/0617	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
2022/0231	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
2022/1273	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
2022/1265	26 King Edwards Road, Hackney,	Works to a Tree in Conservation Area Notification	Rear Garden : T2 - Medium Forsythia - Crown reduce height and sides by 0.5metre 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
2022/0671	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
2022/0010	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
2021/3610	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
2021/0631	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
2022/1347	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
2022/1231	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
2022/1118	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

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2021/3606	Woodberry Down Phase 3, Seven Sisters Road Hackney, London, N4 2SB	Discharge of Condition	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 facade cleaning equipment attached to planning permission 2019/2514 dated 9th December 2020. THE SUBMISSION DOES NOT INCLUDE (v) Details of screening and/or enclosure of roof top plant, including drawings to a scale of 1:20 or 1:50 as appropriate.	Catherine Slade	Woodberry Down Ward	Planning Sub-Committee	Grant	09-07-2022
2021/3598	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

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