



PLANNING SUB - COMMITTEE

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

The live stream can be viewed here:

<https://youtu.be/r7gMR5XOerI>

Back up live stream:

<https://youtu.be/vvUzdRB0kbc>

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 Sub-Committee 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 29 November 2022
www.hackney.gov.uk

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

Planning Sub-Committee

Wednesday 7 December 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 11 - 15)

The Planning Sub-Committee to approve the minutes of the previous meeting held on 2 November 2022.

5 2022/1480: 49 - 51 East Road, London N1 6AH (Pages 17 - 56)

6 Delegated decisions (Pages 59 - 77)

7 Future meeting dates

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

2023

11 January
1 February
22 February
3 April*
3 May

*Please note that this meeting date is a Monday.

Public Attendance

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

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

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

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

Rights of Press and Public to Report on Meetings

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

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

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

to being visually recorded. Those visually recording a meeting are asked to respect the wishes of those who do not wish to be filmed or photographed. Failure to respect the wishes of those who do not want to be filmed and photographed may result in the Chair instructing you to cease reporting or recording and you may potentially be excluded from the meeting if you fail to comply;

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

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

Advice to Members on Declaring Interests

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

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

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

Disclosable Pecuniary Interests (DPIs)

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

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

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

- Not seek to improperly influence decision-making on that matter;
- Make a verbal declaration of the existence and nature of the DPI at or before the consideration of the item of business or as soon as the interest becomes apparent; and
- Leave the room whilst the matter is under consideration

You must not:

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

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

Other Registrable Interests

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

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

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

Disclosure of Other Interests

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

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

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

Introduction

The majority of planning applications for extensions to a home, new shop fronts, advertisements and similar minor developments are decided by Planning Officers.

The Planning Sub-Committee generally makes the decisions on larger planning applications that:

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

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

The Planning Sub-Committee

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

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

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

The meetings are necessarily formal because the Chair and members want to listen to everyone and have the chance to ask questions so that they can fully understand the issues. Those speaking, either for or against a planning application, are generally given five minutes to explain their concerns/why they believe the application has merit. If there is more than one person for or against a planning application the five minutes is to be divided between all the persons wishing to speak or a spokesperson is to be nominated to speak on behalf of those persons. The Chair will help groups speaking on the same item to coordinate their presentations

How the Meeting Works

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

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

- Apologies received,
- Members declare any interests in an item on the agenda,
- Minutes of previous Planning Sub-committees are considered/approved,
- The Planning Sub-committee will consider any proposal/questions referred to the Sub-committee by the Council's monitoring officer,
- The Chair asks the Planning Officer to introduce their report/recommendation

- to the Planning Sub-Committee. The Planning
- Officer will also inform Planning Subcommittee members of any relevant additional information received after the report was published,
 - Registered objectors are given the opportunity to speak for up to five minutes,
 - Registered supporters and the applicant are given the opportunity to speak for up to five minutes,
 - Councillors who have registered to speak to object or in support are given the opportunity to speak for up to five minutes. The registered objectors or supporters, as the case may be, will be given the opportunity to speak for a further five minutes in such circumstances to ensure equal time is given to all parties,
 - Where the applicant is a Councillor they must leave the meeting after the Planning Sub-committee members have asked them any questions of clarification/discussions

Regarding an agenda item that have been completed so that members can consider and vote on the recommendation relating to the Councillor's planning application.

- Planning Sub-committee members can ask questions of objectors and supporters or their agents and ask Council officers for further clarification before considering a Planning Officer's recommendation, Where Planning Sub-committee members have concerns regarding a planning application that cannot be addressed to their satisfaction when considering the application, the members can resolve to defer determining the planning application until such time as their concerns can be addressed.
- The recommendation, including any supplementary planning conditions /obligations or recommendations proposed during the consideration of an item by the Planning Sub-Committee members, is put to a vote. Where an equal number of votes is cast for and against a recommendation, the Chair has a casting vote.

Decisions

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

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

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

Speaking at the Meeting

If you have submitted a written representation to the Council in respect of a planning application you, your nominated agent or any local Councillor can register to speak at the meeting at which the application is considered by the Planning SubCommittee. 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.

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DRAFT MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY 2 NOVEMBER 2022

THIS MEETING WAS LIVE STREAMED AND CAN BE VIEWED HERE:

<https://youtu.be/bVSm5hiNKX8>

Councillors Present:

Cllr Steve Race in the Chair

Cllr Michael Desmond

Cllr Clare Joseph

Cllr Michael Levy

Cllr Clare Potter

Cllr Ali Sadek

Cllr Jessia Webb (Vice-Chair)

Cllr Sarah Young

Apologies:

Cllr Jon Narcross and Cllr Laudat-Scott

Officers in Attendance:

Rob Brew, Major Applications Team Leader

Graham Callam, Growth Team Manager

Seonaid Carr, Development Management Team Leader

Danny Huber, Planning Officer

Luciana Grave, Conservation, Urban Design and Sustainability Manager

Mario Kahraman, ICT Support

Catherine Slade, Major Projects Principal Planning Officer

Vicky Simon, Conservation, Urban Design and Sustainability 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 Cllr Narcross and Cllr Laudat-Scott.

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 7 September 2022, were agreed as an accurate record of those meetings' proceedings.

RESOLVED:

The minutes of the previous meetings, held on 7 September 2022, were agreed as an accurate record of those meetings' proceedings.

5 2022/1616: 45 Southwold Road, London, E5 9PH

5.1 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

5.2 The Planning Officers introduced the application as published. During the course of the officer's presentation was made to the published the addendum and the following amendments were made to the application report:

Insert the following paragraphs:

3.7 Internal Consultees

3.7.1 Waste Management: The required waste storage appears to be available and officers do not object to the plans from a waste management viewpoint.

3.7.2 Traffic and Transportation: The scheme is car free and cycle parking is provided. Officers would not expect a Blue Badge space to be provided owing to the scale of the development. No objection.

No persons were registered to speak in either objection or support of the application. Representatives from the applicant side were present to answer questions from the Sub-Committee.

5.3 During the discussion phase of the meeting a number of points were raised including the following:

- The Radley and Southwold Tenants and Residents' Association (TRA), whose former community meeting room was being converted, remained registered, and that they had indicated to Hackney Council that they would like to start up again (they had not met since March 2020). It was noted that there was another alternative community facility within 182 metres of the proposed site. The Radley and Southwold TRA had been contacted and informed of the details and the reasons behind the planning application;

- Hackney Council would ensure that the proposed residential unit was affordable and would go through the necessary letting policy with it being allocated to those in the borough most in need;
- The Section 106 legal agreement was not securing any financial contribution in relation to the application. It was securing the unit as car free and as an affordable housing unit in perpetuity;
- It was confirmed that Radley and Southwold TRA would be able to use the other nearby community space for free;
- The London Plan had set out a minimum space standard for a two bed residential unit but the proposed unit was below that standard. Therefore it could only be used as one bedroom two person accommodation;
- A cycle locker was proposed to hold three bicycles which was compliant with London Plan guidelines.

Vote:

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

Against: None.

Abstention: None.

RESOLVED:

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

6 2022/1946: Portico City Learning Centre, 34 Linscott Road, Hackney, London, E5

6.1 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.

6.2 The Major Projects Principal Planning Officer introduced the application as published. During the course of the officer's presentation reference was made to the published the addendum and the following amendments were made to the application report:

An addendum to the structural report has been received, which is appended to this addendum report. It describes additional investigative works undertaken and associated underpinning and bricking up of subterranean arches to secure the stability of the southern colonnade. It has been reviewed by the Conservation, Urban Design and Sustainability Team and the additional works proposed to stabilise the building found to be reasonable and necessary.

The approved drawing numbers should therefore be revised to read as follows:

KPT Design Structural Report - Demolition and Excavation ref LP1329 rev 01 dated August 2022 and KPT Design Addendum to KPT Design Demolition and Excavation ref LP1329

No persons were registered to speak in either objection or support of the application. Representatives from the applicant side were present to answer questions from the Sub-Committee.

6.2 During the discussion phase of the meeting a number of points were raised including the following:

- Structural engineers would monitor the progress of the work on site and Hackney Council would also hold monthly on-site meetings with the contractor;
- The type and level of usage of the proposed community health centre was not pertinent to the application under consideration before the Sub-Committee at the meeting.

Vote:

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

Against: None.

Abstention: None.

RESOLVED:

The condition was discharged.

7 Delegated Decisions

7.1 The Sub-Committee noted the delegated decisions documents. There were two sets of documents for noting:

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

*A reformatted version, resubmitted at the behest of the committee at the previous 7 September 2022 Planning Sub-Committee meeting.

RESOLVED:

The delegated decisions documents were noted.

9 Any other business

9.1 None.

10 Future meeting dates

10.1 Sub-Committee members noted the following meeting dates:

2022

14 November (Pre-Application)

7 December

2023

11 January
1 February
22 February
3 April
3 May

END OF MEETING

Duration of the meeting: 6:30pm – 6:56pm

Chair of the meeting: Councillor Steve Race.

Contact:

Gareth Sykes

Governance Officer

Email: gareth.sykes@hackney.gov.uk

DRAFT

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| | |
|--|---|
| ADDRESS: 49 - 51 East Road, London, N1 6AH | |
| WARD: Hoxton West | |
| APPLICATION NUMBER: 2022/1480 (Full Application) | REPORT AUTHOR: Catherine Nichol |
| DRAWING NUMBERS: <u>Location Plans:</u> 107-ANO-XX-00-DR-AX-00001 Rev PL1 (Location Plan) 107-ANO-XX-00-DR-AX-00000 Rev PL1 107-ANO-XX-00-DR-AX-10000 Rev PL1 107-ANO-XX-00-DR-AX-10001 Rev PL1 <u>Existing Plans:</u> 107-ANO-XX-B1-DR-AX-01010 Rev PL1 107-ANO-XX-00-DR-AX-01000 Rev PL1 107-ANO-XX-01-DR-AX-01001 Rev PL1 107-ANO-XX-02-DR-AX-01002 Rev PL1 107-ANO-XX-03-DR-AX-01003 Rev PL1 107-ANO-XX-RF-DR-AX-01004 Rev PL1 107-ANO-XX-XX-DR-AX-07001 Rev PL1 107-ANO-XX-XX-DR-AX-07002 Rev PL1 107-ANO-XX-XX-DR-AX-07003 Rev PL1 107-ANO-XX-XX-DR-AX-07004 Rev PL1 107-ANO-XX-XX-DR-AX-07005 Rev PL1 107-ANO-XX-XX-DR-AX-06001 Rev PL1 107-ANO-XX-XX-DR-AX-06002 Rev PL1 107-ANO-XX-XX-DR-AX-06003 Rev PL1 107-ANO-XX-XX-DR-AX-06004 Rev PL1 107-ANO-XX-XX-DR-AX-06005 Rev PL1 <u>Proposed Plans:</u> 107-ANO-XX-B1-DR-AX-11999 Rev PL1 107-ANO-XX-00-DR-AX-11000 Rev PL1 107-ANO-XX-01-DR-AX-11001 Rev PL1 107-ANO-XX-02-DR-AX-11002 Rev PL1 107-ANO-XX-03-DR-AX-11003 Rev PL1 107-ANO-XX-04-DR-AX-11004 Rev PL1 107-ANO-XX-05-DR-AX-11005 Rev PL1 107-ANO-XX-06-DR-AX-11006 Rev PL1 107-ANO-XX-RF-DR-AX-11007 Rev PL1 107-ANO-XX-XX-DR-AX-16001 Rev PL1 107-ANO-XX-XX-DR-AX-16002 Rev PL1 107-ANO-XX-XX-DR-AX-16003 Rev PL1 107-ANO-XX-XX-DR-AX-16004 Rev PL1 | VALID DATE: 14-06-2022 |

| | |
|---|---|
| <p>107-ANO-XX-XX-DR-AX-16005 Rev PL1</p> <p>107-ANO-XX-XX-DR-AX-17001 PL1 107-ANO-XX-XX-DR-AX-17002 PL1 107-ANO-XX-XX-DR-AX-17003 PL1 107-ANO-XX-XX-DR-AX-17004 PL1 107-ANO-XX-XX-DR-AX-17005 PL1</p> <p>107-ANO-XX-RF-DR-AX-27011 PL1</p> <p><u>Supporting documents</u> Existing and Proposed Area Schedule; Covering Letter; Design and Access Statement (Part 1 and Part 2); Planning Statement by Hatton Planning dated 9 June 2022; Noise Impact Assessment by Sustainable Acoustics dated 10 June 2022; BREEAM Stage 2/3 Pre-assessment (New Build) by EB7 dated 2 February 2022; BREEAM Stage 2/3 Pre-assessment (Refurbishment) by EB7 dated 2 February 2022; Sunlight and Daylight Assessment by Point 2 dated June 2022; Air Quality Assessment by phlorum dated June 2022; Biodiversity Net Gain Assessment by Phlorum Limited dated 31 May 2022; Preliminary Ecological Appraisal and Bat Building Survey by Phlorum Limited dated June 2022; Delivery and Servicing Plan by iceni dated June 2022; Framework Construction Management Plan by iceni dated June 2022; Framework Travel Plan by iceni dated June 2022; Transport Statement by iceni dated November 2022; Fire Statement by Jensen Hughes dated 21 October 2022; Energy and Sustainability Report by EB7 dated 22 November 2022 Carbon Assessment for Kinrise (6 June 2022) Affordable Workspace Statement TM52 Thermal Comfort Analysis by EB7 dated November 2022</p> | |
| <p>AGENT: Hatton Planning 87 Warwick Street, Leamington Spa, CV32 4RJ</p> | <p>APPLICANT: Kinrise 7 Portland Rise, London, W1F 8JQ</p> |
| <p>PROPOSAL:</p> | |

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|---|
| Erection of a 3 storey roof extension to create office accommodation (Use class E), partial rear infill to provide improved vertical circulation, creation of terraces at second, fourth, fifth, and sixth levels, replacement of plant and alterations to the windows and doors at ground floor level, and alterations of the existing building. |
| POST SUBMISSION REVISIONS: Submission of additional information with regard to transport, sustainability and fire strategy. No re-consultation on this information has been carried out, as revised plans feature amendments which are very small in nature. |
| RECOMMENDATION SUMMARY: Grant planning permission subject to conditions and completion of a Legal Agreement |
| NOTE TO MEMBERS: This application is presented to the Planning Sub-Committee as it constitutes a major development. |

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

ANALYSIS INFORMATION

| ZONING DESIGNATION: | (Yes) | (No) |
|-----------------------------|---------------|------|
| CPZ | Yes (Zone A) | - |
| Conservation Area | - | No |
| Listed Building (Statutory) | - | No |
| Listed Building (Local) | - | No |
| Priority Employment Area | Yes (Wenlock) | - |
| Central Activity Zone | Yes | - |

| LAND USE: | Use Class | Use Description | GIA Floorspace Sqm |
|--------------------|-----------|-----------------|--------------------|
| Existing | Class E | Office | 3782 |
| Proposed Extension | Class E | Office | 2177 |
| Total | Class E | Office | 5959 |

| PARKING DETAILS: | Parking Spaces (General) | Parking Spaces (Disabled) | Bicycle storage |
|------------------|--------------------------|---------------------------|-----------------|
| Existing | 0 | 0 | 14 |
| Proposed | 0 | 1 | 68 |

CASE OFFICER'S REPORT

1.0 SITE CONTEXT

1.1 The site is located on the western side of East Road, less than two hundred metres north of its junction with City Road.

1.2 The surrounding buildings include the following:

- The site forms a courtyard with two buildings to the north; a four storey building that abuts the application site to the north along East Road, this is occupied by the City College, with commercial units on the ground floor.
- The building opposite the courtyard, north of the application site, is a four storey building '6-8 Vestry Street' which has a commercial use at ground floor and three residential units at upper levels.
- The building that abuts the applications site to the west is 6 story building '34-38 Vestry Street' which is in use as an office building.
- To the north-west of the site, opposite Vestry Street, is a four storey building providing residential units, '25-29 Provost Street'. This is located on the corner of Provost Street and Vestry Street.
- To the east of the site, on the opposite side of East Road, is a four story residential building 'Ian Bowater Court'.
- To the south of the site, opposite Silsbury Street, is the previous 'Dial a cab' building which is under construction for a 23 storey building containing office and hotel use, as approved under 2019/3936.
- To the south-west, the five storey building is 'Zeus House', with residential uses on the upper 3 floors.
- The building south-east of the site, on the opposite side of East Road, is a fourteen storey, red brick, student-housing building.

- 1.3 The site is located within the Central Activities Zone and the Wenlock Priority Office Area.
- 1.4 The existing building is located on the corner of Silbury Street and East Road, with existing ground floor access from both. The building consists of a four storey, plus basement, office building. The site also has existing access from Vestry Street, via an existing arch beneath 2-4 Vestry Street. This access leads into a shared courtyard space with the City College. There is existing vehicle access through this courtyard from Vestry Street to East Road, City College has a right of access across part of the site.
- 1.5 To the north of the site, the surrounding buildings are commercial and mixed use buildings, generally of between 4 to 6 storeys in height. The surroundings show a wide variety of plot sizes and periods.
- 1.6 To the south of the site, the buildings include a cluster of tall mixed buildings at the elbow of City Road and junction with East Street which includes 145 City Road (39 Storeys), the Montcalm Hotel (21 storeys) and Eagle House (27 storeys) and 39-47 East Road, which is under construction (23 storeys). The use of these buildings includes residential, hotel, student accommodation, offices and retail/cafe/restaurants.
- 1.7 The site has a Public Transport Accessibility Level (PTAL) of 6b, representing the highest level. The nearest underground station is Old Street to the west and multiple bus stops are located in the vicinity.

2.0 Conservation Implications

- 2.1 The site is not located within a conservation area. The Underwood Conservation Area sits to the west, 100m approximately away from the site.

3. History

- 3.1 **2008/1913** - Replacement of 4 existing air conditioning units with an air handling unit and 10 condensing units at roof level. **Granted 17/12/2008.**
- 3.2 **2009/1222** - Advertisement Consent for installation of a non-illuminated signage and projecting sign. **Granted 27/07/2009.**
- 3.3 **2008/1471** - Alterations including the relocation of the entrance door. **Granted 29/07/2008.**

Adjacent Sites History

39 - 47 East Road, Hackney, London, N1 6AH

- 3.4 **2019/3936** - Demolition of the existing office building and construction of a 23 storey building plus double basement accommodating offices (within the B1 Use Class) and a hotel (within the C1 Use Class) with associated refuse, servicing, cycle parking facilities and other ancillary works. **Granted 07/12/2020.**

53-55 East Road

- 3.5 **2017/0232** - Erection of a two storey roof extension to create 9 self-contained dwellings (use class C3) comprising 4 x 1 bed, 4 x 2 bed and 1 x 3bed dwellings, internal alterations to facilitate access and associated refuse and recycling facilities and cycle parking. **Granted 07/09/2017. Not Implemented.**

75-83 East Road, Hackney, London, N1 6AH

- 3.6 **2020/39329** - Erection of a two storey roof extension to create 6x residential units (C3), partial change of 3x office units (class E(g)(i)) at basement and ground floor level for ancillary residential use including bin and bike stores and the installation of a new lift. Alterations to existing residential access. Creation of a roof terrace. Granted 20/01/2022.

34-38 Provost Street London N1 7NG

- 3.7 **2017/4783** - Erection of a 2-storey roof extension to create office accommodation (Use Class B1) at fourth and fifth floors and associated works including installation of replacement plant, shopfronts and doors. **Granted 06/04/2018. Construction completed.**

Enforcement History

- 3.8 None.

4.0 Consultation

- 4.1 Date Statutory Consultation Period Started: 27 June 2022.

- 4.2 Date Statutory Consultation Period Ended: 25 July 2022.

- 4.3 Site Notices: Yes (1 July 2022)

- 4.4 Press Advert: Yes (1 July 2022)

4.5 Neighbours

Letters of consultation were sent to 96 adjoining owners/occupiers. At the time of writing the report (25/11/2022), no correspondence had been received.

4.6 Statutory / Local Group Consultees

- 4.6.1 The Hackney Society Planning Group (HSPG):

We note the consented schemes either side of the application property, and feel a two storey extension here would be more appropriate than the proposed 3 storeys, considering both the context and the scale of the host building. A three storey extension would be seen as overdevelopment and overly dominant to the host building.

4.7 Council Departments

- 4.7.1 Transportation: No objection to the development in principle, subject to a variety of transport related legal agreement clauses and conditions.
- 4.7.2 Waste: No objection. The new commercial units would be serviced by a bin store in the basement areas, with collections made on Vestry Street via a goods lift. Compaction would be used to reduce the number of bins required. The arrangement looks appropriate, although the occupiers would be responsible for ensuring that their chosen commercial waste provider collected at time frequencies to ensure the bins did not become overfull in the event of issues with the compaction planned.
- 4.7.3 Pollution Noise: No objection. The report (Noise Impact Assessment (Report No: 22-0016-0 R01) dated 10th June 2022 produced by J Smith of Sustainable Acoustics) confirms that the internal noise criteria within the proposed open-plan offices (with all windows closed) will meet the requirements of BS 8233:2014. It is noted that approved document O places a requirement to incorporate a ventilation strategy to mitigate overheating of the building either naturally or mechanically. Whilst it has not been confirmed if natural or mechanical ventilation will be used, further noise mitigation measures will need to be included if natural ventilation is solely used. There is no objection in principle to this proposed commercial development, subject to conditions.
- 4.7.4 Pollution Air: No objection.

5.0 POLICIES

5.1 Local Plan 2033

- LP1 Design Quality and Local Character
- LP2 Development and Amenity
- LP3 Designated heritage assets
- LP4 Non-Designated heritage assets
- LP26 Employment Land and Floorspace
- LP27 Protecting and Promoting Office Floorspace in the Borough
- LP28 Protecting and Promoting Industrial Land and Floorspace in the Borough
- LP29 Affordable Workspace and Low Cost Employment Floorspace
- LP31 Local Jobs, Skills and Training
- LP41 Liveable Neighbourhoods
- LP42 Walking and Cycling
- LP43 Transport and Development
- LP44 Public Transport and Infrastructure
- LP45 Parking and Car Free Development
- LP46 Protection and Enhancement of Green Infrastructure
- LP47 Biodiversity and Sites of Importance of Nature Conservation
- LP48 New Open Space
- LP53 Water and Flooding
- LP54 Overheating

- LP55 Mitigating Climate Change
- LP56 Decentralised Energy Networks (DEN)
- LP57 Waste
- LP58 Improving the Environment - Pollution

5.2 London Plan (2021)

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience
- SD4 The Central Activities Zone (CAZ)
- SD5 Offices, other strategic functions and residential development in the CAZ
- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D8 Public realm
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D14 Noise
- E1 Offices
- E2 Providing suitable business space
- E3 Affordable Workspace
- E8 Sector growth opportunities and clusters
- E11 Skills and opportunities for all
- HC1 Heritage conservation and growth
- G5 Urban greening
- G6 Biodiversity and access to nature
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- SI 3 Energy infrastructure
- SI 4 Managing heat risk
- SI 6 Digital connectivity infrastructure
- SI 7 Reducing waste and supporting the circular economy
- SI 8 Waste capacity and net waste self-sufficiency
- SI 12 Flood risk management
- T1 Strategic approach to transport
- T2 Healthy Streets
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.2 Office Parking
- T6.5 Non-residential disabled persons parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the Plan and Planning Obligations
- M1 Monitoring

5.3 Supplementary Planning Guidance / Documents (SPG):

Sustainable Design and Construction SPD (2016)
S106 Planning Contributions SPD (2020)
Public Realm SPD (2012)
Transport Strategy 2015-2025
City Fringe Opportunity Area Planning Framework (2015)

5.4 National Planning Policies/Guidance

National Planning Policy Framework (NPPF)
Planning Practice Guidance

5.5 Legislation

Town and Country Planning Act 1990 (as amended)

6.0 PLANNING CONSIDERATIONS

6.0.1 Planning permission is sought for the erection of a 3 storey roof extension to create office accommodation (Use class E), partial rear infill to provide improved vertical circulation, creation of terraces at second, fourth, fifth, and sixth levels, replacement of plant and alterations to the windows and doors at ground floor level, and alterations of the existing building.

6.0.2 The main considerations relevant to this application are:

- Land use
- Design
- Residential amenity of neighbouring properties
- Green infrastructure and biodiversity
- Transport and servicing
- Sustainability and energy
- Drainage and flood risk
- Other planning matters
- Consideration of Consultee Responses
- Community Infrastructure Levy

Each of these considerations is discussed in turn below.

6.1 Principle of the development of the site and land uses;

Principle of development and land uses

6.1.1 The current building is in office use and is considered to fall within Use Class E (g). The development proposes approximately 2177 square metres (GIA) of new office floorspace.

6.1.2 The site is located within the Central Activities Zone (CAZ) and the Wenlock Priority Office Area (POA). As such, the proposal for a wholly office, employment-led scheme comprised solely of office (Use Class E(g)) floorspace would accord with Policies

LP26 (Employment Land and Floorspace), LP27 (Protecting and Promoting Office Floorspace in the Borough) and LP29 (Affordable Workspace and Low Cost Employment Floorspace) of the Hackney Local Plan 2033 (LP33).

- 6.1.3 In addition, an employment led scheme would be in accordance with policy SD5 (Offices, other strategic functions and residential development in the CAZ) of the London Plan. The site is within the core area of the City Fringe Opportunity Area, and a commercial development would assist in achieving the ambitions for this area outlined in the City Fringe Opportunity Area Planning Framework, which supports policy SD1 (Opportunity Areas) of the London Plan.
- 6.1.4 Planning conditions restricting the building to uses within Use Class Eg(i) are recommended to ensure any effects from a change of use can be properly assessed in a planning application.
- 6.1.5 A contribution towards employment and training will be secured via a s106 legal agreement, which will provide employment support to residents, through training, employment and local procurement, in accordance with policy LP31 of the LP33.
- 6.1.6 In light of the above, the proposed three story extension to provide office space is considered acceptable in land use terms.

Affordable Workspace

- 6.1.7 As a proposal for Wenlock POA, Local Plan 33 Policy LP29 states the Council will seek at least 10% of the new employment floorspace within major commercial and mixed use schemes to be affordable workspace, subject to the viability of the scheme. In this instance the whole 10% would be included in the new floorspace of the roof extension. In Wenlock POA, the requirement is that the space be rented at no more than 60% of market rate. As per the policy target, the proposal is that 218m² would be Affordable Workspace, which represents 10% of the new floorspace at 60% of market rate, in perpetuity.
- 6.1.8 An affordable workspace agreement has been reviewed by officers that looks at three scenarios for delivering the affordable workspace; the final strategy would be adopted prior to the occupation of the building. As such it is recommended that the affordable workspace be secured in perpetuity by way of section 106 agreement, including a requirement to submit an affordable workspace statement for approval and ongoing monitoring of rental levels and terms.

6.2 Design

Background

- 6.2.1 The proposals have been discussed at length at the pre-application stage. Further discussions regarding the staircase and roof balustrades have been undertaken during the course of this application. Amended roof plans have been provided which remove the permanent black metal railing for the perimeter of the roof edge, and instead provide a collapsible safety railing set in from the roof edge.

6.2.2 London Plan policy D3 says that development should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

6.2.3 Policy LP1 states that all new development must be of the highest architectural and urban design quality. Key elements of the policy include that development should respond to local character and context and be compatible with the existing townscape including urban grain and plot division.

6.2.4 The proposed roof extension to the existing building is considered acceptable in principle.

Form and massing

6.2.5 The proposed form, scale and massing is considered to be acceptable and is the maximum appropriate height for the host building in order to ensure some subservience to the host building is retained. The proposed rooftop extension has an appropriate architectural language for the surrounding area and reads clearly as one intervention at rooftop level, retaining the features of the warehouse at lower levels. The setback of each additional level ensures it remains subservient to the host building, in particular when viewed from street level.

6.2.6 The proposed height would result in 25.8m /Ground plus 6 storeys to green roof and 29.7m to top of rear stair core, which would be viewed within the townscape hierarchy of East Road. The building would tie into the lower level massing of the recently consented proposal at Dial-a-Cab house (currently under construction). As such, the three storey upward extension on the corner of East Road and Silbury Street would be acceptable in townscape merits.

6.2.7 Concerns were raised regarding the design of the vertical extension of the front stair core; the extension will extend up from only half of the host's stair core creating an unusual and prominent massing with a prominent side elevation when viewed in long views looking south down East Road. Officers note that this development would be viewed against the prominent tall buildings.

6.2.8 Furthermore, the applicant confirmed that this stair core had been designed to comply with fire safety standards. The stair core follows the existing internal configuration for the fire escape of the existing office building. Officers have considered the design as submitted and note that the existing stair core currently punctuates the horizontal parapet line of the host building giving vertical emphasis to an otherwise horizontal parapet. The extension will add extra emphasis to this vertical element. This is considered acceptable as it will contrast from the stepped massing of the main extension and the simplified facade treatment ensures it will differentiate from the adjacent office spaces. It is likely that the adjacent building would follow a similar pattern of development given the warehouse buildings have matching stair cores.

6.2.9 The proposed plant enclosure has been carefully considered in both its location and massing, being incorporated within the main bulk at roof level. It is proposed to be made of the same material and architectural quality as the main extension. Detailed

plans of this plant enclosure have not been provided and a condition is recommended to secure details of this prior to construction.

- 6.2.10 To the rear, substantial areas of the brick and glazed frontage will be infilled to create a new core, it is noted that the original external brickwork will be retained internally. The bulk to the rear of the proposal is considered acceptable in design terms given it has been designed as a lightweight addition and sits comfortably at lower levels within an existing void. Furthermore this would be completely concealed from public views given it is located within the courtyard to the rear.

Architecture and materials

- 6.2.11 The proposed architecture has undergone extensive consideration to be of a high quality and with careful thought given to the articulation of facades, which helps to ensure a subservient intervention at roof level.
- 6.2.12 The proposed terracotta colour and tone is considered acceptable in design terms. Specifically, the facade will be clad in GRC with a terracotta finish and terracotta finish metalwork
- 6.2.13 Revised drawings were submitted in response to comments regarding the balustrades at roof level. At roof level, safety balustrades have been set back and designed to only be visible when in use which is acceptable. Officers note that this assists in reducing the visual impact of the stair core.
- 6.2.14 Opening sash windows on the existing scheme will be replaced to match which is acceptable. The new extension incorporates juliette balcony windows, side hung windows and large format opening windows. On the East Road frontage the original entrance will be reinstated and lined with material from the extension. The ground floor windows will be replaced with crittal style windows. The proposed alterations to the existing building would help to tie in elements of the proposed roof extension. The resulting design is a subservient roof level extension which would be appropriate within the surrounding context.

Public realm and landscaping

- 6.2.15 The internal courtyard will be subject to considerable work but there is no plan for the proposed finished condition of the paving. A condition is recommended to require these final details to be provided prior to construction.
- 6.2.16 External amenity space is provided at 2nd, 4th, 5th and 6th floor level. At 6th floor the largest proposed space will overlook Silbury Street. Landscaping has been recommended and could include trees and shrub planting. Green roofs are also proposed to be incorporated into the flat roof at different levels.
- 6.2.17 A condition is recommended to ensure bat boxes, swift nests and a detailed biodiversity and landscaping plan and urban greening factor analysis is submitted prior to construction. This would ensure the applicant demonstrates how the proposal contributes planting and bat boxes to the health of Hackney's biodiversity and ecology.

Conclusions

- 6.2.18 It is noted that the Hackney Society Planning Group (HSPG) have objected: ‘We note the consented schemes either side of the application property, and feel a two storey extension here would be more appropriate than the proposed 3 storeys, considering both the context and the scale of the host building. A three storey extension would be seen as overdevelopment and overly dominant to the host building.’ This issue has been carefully considered. The view of officers is that the proposed height of the roof extension is appropriate against the southern tall buildings and provides a buffer between the 23 storey high mixed use building, and the northern modest warehouse buildings. As discussed above, the extension remains subsidiary to the host buildings; it is further considered that the positive design of the extension and the choice of materiality is such that the setting of the listed buildings is neutrally affected. The pitched roof form of the proposals is such that the nearest plane of the proposed extension leans away from the listed buildings. Although there is some impact to setting, since there is an increase in height near the listed buildings, this is not considered, in this instance, to be harmful.
- 6.2.19 The proposals are of a high design quality and, subject to conditions, the roof extension would comply with the Local Plan policies LP1 Design Quality and policies D1 and D3 of the London Plan 2021.

6.3 Conservation Areas (Designated Heritage Assets)

Underwood Conservation Area

- 6.3.1 The closest conservation area is the Underwood Street CA designated in 1991, located 100m west of the application site. The proposals do not impact the setting of the existing conservation area due to the separation distance and presence of intervening buildings. As such, no harm has been identified.

Statutory Listings (Designated Heritage Assets)

- 6.3.2 3 Posts at head of steps leading down to Provost Street (on Silbury Street). Grade II: Three cast iron gun posts from the early to mid 19th century. They are situated at the top of the steps that lead down to Provost Street, a few metres from the site boundary. As part of 2019/3936, the posts will be incorporated in the same location within the proposed public realm improvements scheme. As such, no harm from this application has been identified.
- 6.3.3 London College of Furniture (Hoffman Square Chart Street) Grade II: This building is located approximately 200 metres east of the site. The proposed building will be visible from the western elevation of the building. The proposals terminate the view successfully and the building is seen in the context of the taller Atlas building. As such, no harm has been identified.

Statutory Listings (Non-Designated Heritage Assets)

- 6.3.4 Regmar House, East Road: Regmar House is a post war building with a distinctive curved corner. It is located approximately 100 metres north of the site. The proposals will be visible within the setting of this building. However, this is in the context of the

wider tall building cluster. As such, no harm has been identified.

Conclusion

- 6.3.5 No harm is caused to designated heritage assets (the Conservation Area) or the setting of designated heritage assets (the nearby listed buildings). The policy tests in National Planning Policy Framework Paragraphs 201 and 202 are therefore not engaged and the Council considers that it has discharged its duties under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.3.6 The proposed development conforms with The London Plan Policy HC1 Heritage conservation and growth Part C: “Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings”.
- 6.4 Quality of Commercial Accommodation**
- 6.4.1 LP33 policy LP27 relates to new office (Class E(g) formally B1a) floorspace and requires such floorspace to be well designed, high quality with floor space that is flexible / adaptable to accommodate a range of unit sizes and types with good natural light, suitable for sub-division and configuration for new uses and activities, including for occupation by small or independent commercial enterprises.
- 6.4.2 The proposed development provides a variety of office accommodation within the proposed extension and the existing building. These provide flexible, open plan arrangements. The proposed floor to ceiling heights of the proposed roof extension are considered acceptable, being 3m for the three new upper levels at 4th, 5th and 6th.
- 6.4.3 The proposed roof extension would provide open plan office space that would be readily adaptable to the needs of different types of occupiers. The new office space would be provided with ample natural light from large windows on the north, east and south elevations of the building.
- 6.4.4 The existing office space does not need planning permission for internal alterations, although officers confirm that as proposed the spaces are open plan and provided with ample natural light. The basement office spaces do not benefit from natural light, and are proposed as ancillary space to the ground floor units. The basement would be reconfigured so that plant, refuse and cycling spaces are provided here including end of use facilities. Access to the office space on the upper floors of the building is from a shared ground floor lobby. This is considered to be an acceptable provision of natural light and the overall design and layout of the office floorspace is considered to be of a high quality and likely to appeal to potential office and affordable workspace occupiers.
- 6.4.5 Local Plan policy LP48 requires 4sqm of outdoor space per employee, which equates to 462.6sqm, the proposal provides a total of 311sqm of open space including roof terraces and a shared courtyard. Given the constraints of the site, the provision of communal outdoor space is particularly challenging. As such, this provision is not met and a payment in lieu is required under the policy, to provide or improve additional space elsewhere.

6.4.6 The payment in lieu of outdoor amenity is to be captured within the s106 legal agreement and is considered acceptable.

6.5 Transport and Servicing

6.5.1 The site is located on East Road, which is within a 10 minute walk to Old Street Station. Silbury Street and East Road bound the site to the south and east respectively. The site is located within walking distances to the Shoreditch area and therefore benefits from numerous amenities and services. The site has a PTAL rating of 6a, meaning that it is considered highly accessible by public transport (on a scale of 1-6b, where 6b is the most accessible).

6.5.2 Cyclists also have excellent access to and from the site, with the use of local cycle routes and cycle parking facilities. Cycle Superhighway 1, which links the City of London with Tottenham to the north, is located approximately 350m to the east of the Site on Pitfield Street. Therefore, cyclists travelling from the north or south to the Site can travel via Cycle Superhighway 1 and use Chart Street to travel west to the Site. Quietway 13 (Q13) is also located approximately 550m from the Site, crossing Great Eastern Street.

6.5.3 The Site is also well served by London Cycle Hire docking stations, with nearby docking stations located within a 10 minute walk. East Road is located within Hackney Controlled Parking Zone (CPZ) 'A – Wenlock', which is operational from Monday to Friday 08:30-18:30. The site benefits from multiple car clubs within a 10 minute walk from the site. The nearest permit holder parking bays are within 50m.

6.5.4 Also of relevance is the emerging context at the neighbouring development to the south, The Atlas Buildings, which will bring forward a high quality public realm scheme (informally known as the East Road Boulevard scheme [Phase 1]). This will result in the reduction of one carriageway lane along East Road. The aim is to reduce the vehicle-dominant nature of East Road, create a pedestrian-friendly environment by widening the footways and planting new trees, and improve crossing facilities whilst safely accommodating loading and servicing.

Access

6.5.5 The proposed development will be accessible to pedestrians and cyclists from East Road, Vestry Street and Silbury Street, providing level access for all users at ground floor level. The main building entrance is located on Silbury Street with the ground floor office provided with separate access from East Road. Separate level access to on-site cycle parking is provided from Vestry Street, with level access provided via a cycle lift to the cycle stores at basement level from the lobby at round floor.

Trip generation, car and cycle parking

6.5.6 A detailed trip generation assessment has been submitted as part of the Transport Statement (TS). The analysis has been provided based on estimates from the Trip Rate Information Computer System (TRICS). This provides comparable transport data from similar land uses to estimate a total number of trips.

- 6.5.7 The analysis is focused on transport movements during peak hours. The increase at AM peak hour has been estimated at 69 two-way trips, and the PM peak hour an estimated increase of 64 two-way trips.
- 6.5.8 The trip generation section predicts a relatively small increase in trips to and from the application site during the peak hours. Owing to the site being car free and having excellent public transport connections, the majority of trips are predicted to be made via sustainable transport modes including walking, cycling and public transport.
- 6.5.9 Council's Transport officer has raised concern with the method of estimating trip generation, as the data has not considered the total trips across the day. The data may also underestimate the recent decrease in public transport patronage that can be attributed to the Covid-19 pandemic. As such, a travel plan will be secured via a s106 legal agreement.
- 6.5.10 The application site is proposed to be car-free in accordance with LP45, this will be secured via a s106 legal agreement.
- 6.5.11 In line with policy T6.5 of the London Plan, one blue badge car parking space is required. Given the site constraints, it is not possible for the applicant to provide one. As such, a payment in lieu will be secured via a s106 legal agreement, which will provide highways with the means to provide a blue badge space within the vicinity of the site. A condition is also recommended to ensure that a parking and design management plan is submitted and approved in writing prior to occupation, to ensure the design and management of the blue badge is in accordance with Transport for London guidance on parking management and parking design.

Deliveries and Servicing

- 6.5.12 The application has proposed an amendment to the double yellow lines in the vicinity of the application site to facilitate delivery and servicing vehicle movements. Alterations are proposed to the on street vehicle parking bays. These proposals will be evaluated as part of the ongoing discussions about the S278 works.
- 6.5.13 A full delivery and servicing plan should be submitted prior to occupancy. This should evaluate ways in which deliveries can be reduced and consolidated to reduce their impact on the transport network. Other, alternative modes of sustainable transport and last mile delivery are preferable such as delivery via Cargobike.
- 6.5.14 A final delivery and servicing plan (DSP) is recommended to be conditioned to be approved by the Local Authority prior to occupation of the proposed site.

Cycle Parking

- 6.5.15 Local plan LP33 policies LP42, LP43, LP44 and LP45 highlight the importance of new developments making sufficient provisions to facilitate and encourage movements by sustainable transport means. Provision of adequate cycle parking is deemed necessary to make this development acceptable in transport terms.
- 6.5.16 The proposed cycle parking has been revised to remove wall hung stands. The proposal is split into two, long-stay parking is located within the basement and

short-stay parks are located at ground floor within the courtyard. A total of 50 long stay office cycle parking spaces with 18 short-stay office spaces. Supporting facilities such as changing rooms and showers for staff are also proposed. A range of cycle parking spaces will be provided including larger spaces for trikes at ground floor level, accessible cycle parking spaces in the basement, with a mix of single and two tier cycle spaces as follows:

Basement

- 19 two-tier racks to provide 38 spaces
- 6 single Sheffield racks to provide 6 spaces
- 3 Sheffield stands to provide 6 spaces

Ground Floor

- 10 single sheffield racks to provide 10 spaces
- 2 Sheffield stands to provide 4 spaces
- 2 Trike stands to provide 4 spaces

- 6.5.17 The revised proposal is still dependent on two-tier cycle parking and officers do have concerns with the scheme. A condition is recommended which secures the above mentioned number of cycle spaces, including details of layout, foundation, stand type and spacing.

Refuse Strategy

- 6.5.18 The Council's Waste Officer has reviewed the waste strategy provided with the proposal and raises no objection to it, or to the location or capacity of waste storage provided. The proposal is considered to provide suitable waste and collection servicing arrangements.

Public Realm and Highway Improvement Works

- 6.5.19 In accordance with the requirements of Local Plan policies LP41, LP42, LP43, LP44 and LP45, all developments are expected to be integrated into the surrounding public realm and/or provide contributions to urban realm improvements within the site vicinity.
- 6.5.20 A Highways Works contribution will be secured as part of the s106 legal agreement. The proposal is to provide new access doors onto the Silbury Street frontage and reconstruct the footway fronting the site.

Construction Logistics

- 6.5.21 Due to the scale and nature of the proposed development, a final Construction Management Plan (CMP) for the various stages of construction will be required to mitigate negative impact on the surrounding highways network, a condition is recommended to secure this.

- 6.5.22 The applicant is expected to work collaboratively with other developers in the local area. It will be crucial to carefully manage any conflict with other construction and highway works schemes in the area at the time of commencement. To effectively monitor the final CLP a monitoring fee will be secured via the s106 legal agreement

Travel Plan

- 6.5.23 A Framework Travel Plan (TP) outlining measures to manage travel demand has been submitted alongside the Transport Assessment. A full travel plan for the scheme to establish a long-term management strategy that encourages sustainable and active travel and SMART targets is required by the proposed legal agreement. The full travel plan would be carried out in accordance with TfL's best practice guidance.
- 6.5.24 To effectively monitor the final the Travel Plan for at least 5 years in consultation with Council Officers and an appointed Travel Plan Coordinator (TPC), a monitoring fee will be secured via the s106 legal agreement

Summary

- 6.5.25 Subject to conditions and clauses within the s106 legal agreement, the development is considered policy compliant with respect to cycle parking, servicing arrangements and the scope of highway works. The proposal improves site legibility, promotes the use of sustainable transport modes and will not give rise to any adverse impacts to the surrounding highway network.
- 6.5.26 Conditions requiring the provision of cycle parking, demolition, construction and servicing and delivery management plans have been recommended, along with legal agreement clauses restricting parking permits, a blue badge space, compliance and adoption of a travel plan and Highway Works.
- 6.5.27 In light of the above, it is considered that the proposed development is acceptable in terms of transport considerations.

6.6 Impact on Nearby Residential Amenity

- 6.6.1 London Plan policy D6 states that the design of development should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context including minimising overshadowing. Policy LP2 of LP33 states that all new development must be appropriate to its location and should be designed to ensure that there are no significant adverse impacts on the amenity of neighbours.
- 6.6.2 The assessment of the daylight, sunlight and overshadowing impact of the proposal on nearby sensitive receptors is informed by a Daylight and Sunlight Review submitted in support of the application. The methodology adopted for the assessment of daylight, sunlight and overshadowing is set out in the 2011 Building Research Establishment (BRE) Guidance. In accordance with BRE guidelines and with best practice, the assessments undertaken were considered primarily residential properties.
- 6.6.3 Officers note that new BRE guidance was updated in June 2022, which supersedes the 2011 edition. However, the main aim is the same: to help ensure good conditions

in the local environment considered broadly, with enough sunlight and daylight on or between the buildings for good interior and exterior conditions. The updated guidance still uses the same methods of measurement, and the sunlight and daylight report as submitted is considered adequate for the assessment of neighbouring amenity in relation to sunlight and daylight.

Sunlight and Daylight

- 6.6.4 As outlined in the supporting text for policy LP2, BRE guidance needs to be applied with regard to the site context. Sunlight and daylight target criteria as found in the BRE guidance have been developed with lower density suburban situations in mind. In denser inner urban contexts, sunlight and daylight levels may struggle to meet these target criteria in both existing and proposed situations. The target criteria cannot therefore be strictly applied for dwellings in denser inner urban locations as a matter of course.
- 6.6.5 When assessing daylight to existing properties, the primary methods of measurement are vertical sky component (VSC); and No Sky Line (NSL).
- 6.6.6 The BRE 2013 Report sets out two guidelines for vertical sky component:
1. If the vertical sky component at the centre of the existing window exceeds 27% with the new development in place, then enough sky light should still be reaching the existing window
 2. If the vertical sky component within the new development is both less than 27% and less than 0.8 times its former value, then the reduction in daylight will appear noticeable to the occupants and more of the room will appear more dimly lit
- 6.6.7 The BRE 2013 Report also gives guidance on the distribution of light in existing buildings, based on the areas of the working plane which can receive direct skylight before and after. If this area is reduced to less than 0.8 times its value before, then the distribution of light in the room is likely to be adversely affected, and more of the room will appear poorly lit. This is referred to as the No Sky Line (NSL) analysis.
- 6.6.8 For sunlight, the primary method of measurement is annual probable sunlight hours (APSH) to windows of main habitable rooms of neighbouring properties that face within 90° of due south. If a point at the centre of a window can receive more than one quarter of APSH, including at least 5% of APSH in the winter months, then the room should still receive enough sunlight. If these percentages are not met and the reduction in APSH is more than 20% of its former value, then the loss of sunlight will be noticeable.
- 6.6.9 It is important to note that the BRE guidelines are generally based on a suburban rather than inner urban model and acknowledge that a higher degree of obstruction may be unavoidable in densely developed or historic areas. As such, some flexibility against BRE standards is appropriate, as suggested in paragraph 1.6 of the BRE 2013 guidance.
- 6.6.10 Based on the methodology set out in BRE guidance, the following residential properties have been identified for daylight/sunlight assessment

- 6-8 Vestry Street
- Ian Bower Court
- 20 East Road
- Zeus House
- 25-29 Provost Street

6-8 Vestry Street

- 6.6.11 Located to the north-west of the site, this former warehouse block is arranged over 4 floors with commercial at ground floor and three residential units at the upper levels. It is not possible to locate the floorplans of these three residential units and the layouts have been assumed from external observation and site visits. A total of nine windows serving nine habitable rooms are material for assessment.
- 6.6.12 This property is situated immediately to the north of the site and has windows a short distance from its boundary with the application site. In considering such situations, BRE guidance makes reference to “bad neighbour” buildings, when any redevelopment of the adjacent site would result in substantial reductions in daylight/sunlight due to the close proximity of windows to the site’s boundary. In light of this guidance, some flexibility in relation to transgressions against the BRE tests is considered appropriate. It should also be noted that the form of the proposed development has been arrived at in an attempt to minimise daylight/sunlight impacts as much as possible on this property, with stepped volumes rising away from the northern boundary in response to daylight/sunlight considerations.
- 6.6.13 Of the nine windows assessed for VSC, four are considered to have modest alterations of between 32.53% and 39.2%. Most of the impacts occur as a result of self-obstruction from balconies which limit the amount of skylight these receptors can enjoy. Given the inner urban nature of the surrounding context and the tight grain of streets in the area, this level of retained daylight is considered to be broadly acceptable. Overall, the impact of the proposal upon the daylight of this building is considered to be within acceptable limits.
- 6.6.14 In regards to sunlight, two of the nine windows assessed for sunlight experience a minor reduction in Annual Probable Sunlight Hours (APSH) at 13% and 14%. This position is not unusual in a built up urban area where the low lying sun during winter is obscured by tall buildings associated with an urban centre. Furthermore, these windows serve an internal courtyard with an unusually open aspect to the south. Given the inner urban context, the impact of the proposal upon the sunlight levels experienced at this building is considered to be within acceptable limits.

Ian Bowater Court

- 6.6.15 Situated to the east of the site on the north corner of East Road and Chart Street, this residential block has a front elevation overlooking the site. It is noted that the separation distance is 36m as measured from google maps. Some plans for this property have been located from estate agency websites and incorporated into the model. Twenty-four windows serving 16 bedrooms and 8 kitchens are material for assessment.

- 6.6.16 All of the windows assessed for VSC and the rooms assessed for NSL meet BRE guidance at this building.
- 6.6.17 Of the twenty four windows assessed for sunlight, all rooms assessed for NSL meet BRE guidance at this building.

20 East Road

- 6.6.18 Given that this building is not in residential use, it should not be considered as sensitive to daylight/sunlight impacts as a residential use, as per BRE guidance. However, the building's use as student accommodation means that there would be a reasonable expectation of natural light so the daylight/sunlight impacts of the proposed development have been assessed.
- 6.6.19 Located to the south-east of the site, on the south corner of East Road and Chart Street, this student accommodation block faces the site. It is noted that the separation distance is 20m as measured from google maps. Some plans and elevations for this property have been retrieved from the local authority planning portal and incorporated into our model. A total of eighty-one windows serving seventy rooms have been assessed.
- 6.6.20 Of the eighty-one windows assessed for VSC, fourteen windows are considered to have minor reductions. The majority of windows in this building would retain VSCs within the mid to high teens or higher which is a relatively good level of daylight in this area. While the reduction in sunlight at this building will be noticeable, given the site's orientation and the densely developed nature of the surrounding context, the overall sunlight impacts are considered to be within acceptable limits. This is within the context of a relatively high degree of compliance at this building in relation to daylight.
- 6.6.21 In terms of sunlight, the building only has one window which is orientated within 90 degrees of due south that would be affected by the development. There would therefore not be an unacceptable impact upon sunlight to this building.

Zeus House

- 6.6.22 Located to the south-west, the rear and flank elevations overlook the site. The floorplans of this property have been incorporated into the model. A total of twenty-six windows serving four living/dining rooms, a kitchen, two living/kitchen/dining rooms and eleven bedrooms have been assessed.
- 6.6.23 Three windows would have a reduction in VSC which is considered moderate reductions measuring 32% - 44%. Two of these windows would serve living rooms which have more than one BRE complaint window. The final window serves a bedroom which is considered less sensitive to a loss of daylight in BRE guidance. Given the inner urban context, the impact of the proposal upon the daylight levels experienced at this building is considered to be within acceptable limits.
- 6.6.24 In terms of sunlight, the building does have any windows which face within 90 degrees of due south that would be affected by the development. There would therefore not be an unacceptable impact upon sunlight to this building.

25-29 Provost Street

- 6.6.25 Situated to the west of the development site, this block has a front elevation overlooking the site. It is noted that the separation distance is 34m as measured from google maps. A total of thirty-one windows serving eighteen assumed habitable rooms are material for assessment.
- 6.6.26 All of the windows assessed for VSC and the rooms assessed for NSL meet BRE guidance at this building.

Overshadowing

- 6.6.27 For shadow assessment, BRE guidance recommends that a garden or amenity area with a requirement for sunlight should have at least 50% of its area receiving 2 hours of sunlight on 21 March. There are no nearby amenity spaces that have been identified.

Outlook/Sense of Enclosure

- 6.6.28 As discussed above, the proposed development will be located in close proximity to residential windows on the upper floors of 6-8 Vestry Street. The roof extension has been designed to be stepped back in columns from this boundary which would reduce the impact, furthermore the bulk of the 7th floor extension is located on the eastern side of the site, leaving the bulk of the roof extension in front 6-8 Vestry, as a two storey extension.
- 6.6.29 The proximity of the windows at 6-8 Vestry Street to the site boundary is also such that some degree of an increased sense of enclosure would be difficult to avoid should the application site be comprehensively redeveloped. Given the extent of the impact, and when considering the number of units affected against the wider public benefits of the scheme, the increased sense of enclosure that would arise at this building is considered to be within acceptable limits. The location of other nearby residential windows in relation to the development and the existing character of the area are such that there is not considered to be an increased sense of enclosure to other residential uses in the area arising from the development.
- 6.6.30 As such, it is considered that though the bulk of the proposed building will reduce outlook somewhat at neighbouring properties, this would not be beyond the level to be expected for this location. The impact of the development on neighbouring residents' outlook and sense of enclosure is considered acceptable.

Privacy and Overlooking

- 6.6.31 The Council has no specific policy guidance on acceptable separation distances for outlook. This is due to the differing established grain and density of the borough, the potential to limit the variety of urban space and unnecessarily restrict density.
- 6.6.32 Generally, the proposed development would be of a layout and design that provides adequate distances between windows in the proposed development and windows in surrounding properties. These distances would be reflective of the dense urban grain.

In each case the development would be separated from the adjoining neighbours by a street or public realm, which would create a fairly conventional pattern of development.

- 6.6.33 The residential windows at 6-8 Vestry Street would be most affected by the development in terms of privacy. The office windows on the northern elevation of the proposed roof terraces would be located at some 6m from residential windows at their nearest point at first floor level, reducing to some 8.5m fourth floor level.
- 6.6.34 As discussed in the daylight/sunlight assessment above, the residential windows on the southern elevation of 6-8 Vestry Street are located a short distance from the site's boundary and, as such, close proximity to these windows would be difficult to avoid in the event of the development of the application site. It is also noted that the proposed use of the existing building and proposed roof extension is office where overlooking impacts are not considered to be as significant as residential uses.
- 6.6.35 In order to ensure that the privacy of the occupants of this property is protected, it is recommended that a condition be attached requiring the submission of a Privacy Mitigation Strategy for the northern elevation of the infill and roof terraces to include details of, privacy screens on roof terraces, obscured glazing or other methods of safeguarding privacy.
- 6.6.36 Other residential windows located in the vicinity of the site, such as those at the Zeus House, are considered to be located at such a distance and angle that there would not be an unacceptable impact upon privacy, particularly given the nature of the proposed use and the roof extension finishing above the height of adjacent buildings.

Amenity during construction

- 6.6.37 A draft Construction Management Plan has been submitted in order to propose indicative measures to mitigate the impacts of construction upon neighbouring occupiers. This document has been assessed and is considered acceptable to demonstrate that the temporary environmental impacts arising from the construction of the proposed development can be effectively mitigated. This is subject to a condition requiring the submission of a full Demolition and Construction Management Plan prior to the commencement of development. Regard has been had for the cumulative effects of another large scale construction site in the area, given the number of adjacent sites which have been redeveloped at scale in recent years. However, given the temporary nature of the impact and the long term benefits that would arise from the proposal, this impact is not considered to be reasonable ground to refuse the application.

Noise

- 6.6.38 London Plan policy D14 seeks to manage the amount of noise arising to and from a development, in line with surrounding environs.
- 6.6.39 The office accommodation proposed in this development is deemed to reflect the existing surrounding context. The Council's Pollution Noise team have reviewed the proposal and raise no objection, subject to a condition limiting plant noise. Further conditions are proposed in respect of construction management and Delivery/Service, which will limit noise and disturbance to surrounding occupiers. A

considerate contractor's clause is included within the legal agreement to further protect adjoining residents.

- 6.6.40 The proposal includes a terraced area at fourth floor level of the proposed new build. While this is only one metre deep it does run for the width of the building and would have some limited potential to create noise opposite the residential units of Leonard Street. As such, a condition is proposed that limits the use of the balcony to the hours between 08:00 and 21:00.

Amenity Conclusions

- 6.6.41 The proposed development is considered acceptable in terms of its impact on light provision, overlooking, noise and disturbance. It is considered to be of an overall massing, layout and positioning which would not give rise to an unacceptable detrimental impact in terms of sense of enclosure or overbearing impact. Where impacts arise these would be negated by the proposed conditions. Otherwise the proposed development is not considered to give rise to any issue which would have an unacceptable impact upon the amenity of adjoining occupiers or users of the area. As such the proposal is considered acceptable in terms of its amenity impact.

6.7 Energy and Sustainability

- 6.7.1 London Plan policy SI 2 and LP33 policy LP55 state major development proposals should be net zero-carbon. Developments should minimise carbon emissions onsite and when evidence is made that it is not possible to reduce CO2 emissions on-site by the specified levels, carbon off-setting payments will be required and secured via legal agreement.
- 6.7.2 In accordance with LP55 Part H, Development including the re-use or extension of existing buildings should achieve the maximum feasible reductions in carbon emissions and support in achieving the strategic carbon reductions target in the London Plan, while protecting the heritage and character of the buildings. Development should consider synergies with new build elements on sites and developments should seek to achieve the zero-carbon target across the site. The applicant has submitted an energy statement which provides detail on the feasibility of carbon reductions.
- 6.7.3 Furthermore, LP55 requires reducing carbon emissions, non-domestic development should aim to achieve 15% through energy efficiency measures alone (i.e. the be lean state of the energy hierarchy). Non-domestic developments should aim to generate at least 10% of their energy needs from renewable sources onsite or in the local area. The proposed improvements to the energy savings at the 'be lean' and 'be green' stage of the energy hierarchy to the minimum targets include Air Source Heat Pumps and PV panels. The submitted energy report indicates the proposal of 72 PV panels with an area 113.6m². The use of air source heat pumps is also proposed. Together, these would provide a 38% reduction in emissions from energy generating and renewable technologies. A condition confirming the installation of the PV recommended. In addition, a green roof is proposed to the roof extension and a condition is recommended to secure final details and its future maintenance.
- 6.7.4 The development provides in excess of 1000sqm of non-residential floorspace and as

such is required to meet BREEAM 'Excellent' rating in line with Local Plan policy LP55. The submitted BREEAM reports confirm that the building would be rated 'Outstanding', which complies with this policy. In order to ensure all reasonable measures have been taken to ensure the sustainability of the commercial uses within the development, a post-construction condition is recommended requiring the submitting of a BREEAM certificate to show that a minimum of 'Excellent' rating has been achieved.

- 6.7.5 In light of the above assessments, the applicant confirmed that they could not provide zero-carbon and an offsetting payment was proposed. The applicant's original energy statement proposed a carbon offsetting payment of £138,139.50 and the revised statement proposes a payment of £81,510.00. Officers are in discussion regarding the final offsetting figure, which relies on calculations that the applicant has not submitted. The final payment will be secured via a s106 legal agreement.
- 6.7.6 London Plan SI 4 and LP33 Policy LP54 requires development to regulate temperatures to avoid overheating and mitigate the Urban Heat Island (UHI) effect, and encourages biodiversity benefits. The applicant has submitted an overheating assessment, which confirms that both the existing and roof extension will fail to meet the criteria of the GLA's guidance. The mitigation explored is not detailed and how this is being mitigated and delivered is not clear. A condition is recommended to ensure the applicant provides a full assessment of overheating and provides suitable mitigation to comply with London Plan SI 4 and LP33 Policy LP54, prior to any works beginning on site.
- 6.7.7 Further conditions are recommended, in line with the findings of the submitted energy strategy, that will ensure the sustainability of the new building. These are in respect of Air Permeability Testing, Plant Noise, Air Source Heat Pump (VRF) unit location and Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP) Materials.

6.8 Flood Risk Impact

- 6.8.1 The application site is shown to have an increased potential for elevated groundwater.
- 6.8.2 In line with the submitted Basement Impact Assessment and Drainage Strategy report, conditions are recommended to require a groundwater site investigation report and details of Sustainable Urban Drainage prior to the commencement of any development
- 6.8.3 Thames Water have also reviewed the proposal and have noted that the development is located within 15 metres of a strategic sewer. As such, a piling method statement is recommended by condition. Thames Water have also requested a number of additional informatives, which are also recommended.
- 6.8.4 Subject to the above conditions, the proposal is deemed to be in line with the requirements of local and regional policy with regard to the sustainability of the proposal.

6.9 Trees, Landscaping and Biodiversity

- 6.9.1 Policy G1 of the London Plan (2021) and policy LP46 of LP33 (2020) require that all development should enhance the network of green infrastructure.
- 6.9.2 Policy LP47 of LP33 (2020) requires that all development should protect and where possible enhance biodiversity leading to a net gain and should maximise opportunities to create new or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features.
- 6.9.3 The proposal is limited in the improvements it can make to biodiversity improvements given the rooftop location. The submitted Preliminary Ecological Appraisal and Bat Building Survey (PEA) has found the site to be of low ecological value. A number of mitigation measures and enhancements are suggested to improve biodiversity at the site, including a requirement to provide nesting/ roosting bricks for small birds (including swifts) and bats. It is recommended that a condition be imposed requiring the recommendations in the PEA to be implemented. Subject to such a condition, the proposed development is considered acceptable in terms of biodiversity.
- 6.9.4 A green roof is proposed across the whole of the new building. A condition has been added to ensure that this is a biodiverse living roof in the manner suggested by policy.
- 6.9.5 As such, there would be a net-gain in biodiversity at the site and it is considered that the proposal increases the Urban Greening Factor to the maximum extent possible within the constraints of the site and existing built form.
- 6.9.6 In light of the above, the proposed development is considered to be acceptable in terms of proposed landscaping, biodiversity and impact on trees.

6.10 Other Planning Matters

Fire Statement

- 6.10.1 In accordance with London Plan Policy D12, the applicants have submitted a fire statement in line with the requirements of the policy. The Borough's Building Control team have reviewed the submitted Fire Safety Strategy and raised no concerns at this stage. A final Fire Statement will be approved by an inspectorate at a later date as part of the building control process.

Equalities Considerations

- 6.10.2 The Equality Act 2010 requires public authorities, when discharging their functions, to have due regard to the need to (a) eliminate unlawful discrimination, harassment and victimisation and other conduct; (b) advance equality of opportunity between people who share a protected characteristic and those who do not; and (c) Foster good relations between people who share a protected characteristic and persons who do not share it. The protected characteristics under the Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.10.3 Having regard to the duty set out in the S149 Equality Act 2010, the development proposals do not raise specific equality issues other than where discussed in this report.

6.11 Consideration of Consultee Responses

- 6.11.1 The response to issues raised by consultees has been outlined in the main body of the report.

6.12 Planning contributions and Community Infrastructure Levy (CIL)

- 6.12.1 The Mayor of London has introduced a CIL to assist with the funding of Crossrail. In the case of developments within the London Borough of Hackney, Office development in the Central Zone of Mayoral CIL2 is chargeable at a rate of £60 per square metre of development. Hackney Zone A City Fringe CIL is applicable to this development, at a rate of £50 per square meter of office floorspace.

- 6.12.2 The proposal involves the erection of roof extension with a net additional floorspace of 2177m². The development is liable for both Local CIL and Mayoral CIL2. The Hackney and Mayoral CIL liability for the development is calculated as follows:

6.12.3 LBH CIL

$$2177\text{m}^2 \times \text{£}50 = \text{£}108,850.00$$

6.12.4 Mayoral CIL2

$$2177\text{m}^2 \times \text{£}60 = \text{£}130,620.00$$

- 6.12.5 Further recommended heads of terms for the legal agreement covering Affordable Workspace, Employment and Skills Plan, Local Labour, Apprenticeship, Procurement Plan, Employment and Training (construction and operational), Open Space Contribution, Travel Plan, Contribution towards Highways Works, Provision of disabled car parking, Carbon Offset contribution, Considerate Contractors and Car Free are set out in recommendation B.

7.0 CONCLUSION

- 7.1 The proposed roof extension would provide additional office floorspace, and is considered acceptable in land use planning terms and in accordance with policy objectives within the Local Plan 2033, London Plan and National Planning Policy Framework. The development introduces high quality employment floorspace to a site within a Priority Office Area.
- 7.2 The proposed new building is considered of high architectural quality and sits comfortably within this dense urban area. The scale of the building is considered appropriate, relating well to the existing massing East Road both north and south.
- 7.4 The proposal is considered acceptable in planning terms in all other respects, including the impact on amenity of adjoining residents and its impact on the local highways network.
- 7.5 The proposal is, on balance, therefore deemed to comply with pertinent policies in the Local Plan 2033 (2020), the London Plan (2021) and the National Planning Policy

Framework (2019), and the granting of permission therefore is recommended subject to conditions and completion of the legal agreement.

8.0 RECOMMENDATIONS

8.1 Recommendation A

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

1. Commencement within three years

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

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

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.

3. Design details to be approved

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- A. 1:20 detailed drawings of key junctions, including windows and their reveals, sections through the facade, the parapets and the plant enclosure.
- B. Construction details for the main structure details, it is recommended to use CLT for structure.
- C. Full details of proposed windows and doors, including a 1:20 scale elevation drawing of each window type showing the glazing pattern and 1:5 scale vertical and horizontal cross section drawings showing the upper and lower stiles, the meeting rails, the dimensions of the glazing, the profile and dimensions of the glazing bars and spacers (if any). Plan of elevations showing in red all windows to be removed.
- D. A detailed plan of the courtyard paving.
- E. Details of the proposed plant room on the roof, including dimensions, materials and elevations.

All approved details shall be carried out in accordance with the approved plans and shall be maintained and retained in situ.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the adjacent listed building and conservation area and to ensure an acceptable standard of accommodation for future occupants.

4. Design samples to be approved

Prior to commencement of works hereby approved, and notwithstanding the details shown on the documents hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- A. Two site mock-ups of the proposed elevations facade types, with red line drawing provided to show location in facade of mock-up;
- B. Material samples of all externally appearing features submitted for approval;
- C. Provision of a detailed materials sheet showing the location of materials, their manufacturer and product reference and precedent photographs.

All approved details shall be carried out in accordance with the approved plans and shall be maintained and retained in situ.

REASON: To ensure a high standard of design.

5. BREEAM

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority within 12 weeks of the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

1. A BREEAM post-construction assessment (or any assessment scheme that may replace it) confirming an 'Excellent' rating (or another scheme target of equivalent or better environmental performance) has been achieved.

REASON: To ensure the development meets the sustainability requirements of the London Plan.

6. Future Proofing Connections

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

1. Full detailed specification and layout of the main plant room confirming the location of the connection points to connect the development to a future district heating network

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

7. Overheating

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

1. An assessment of the risk of overheating should be undertaken with dynamic simulation for a defined system capacity, and following methodology indicated in the Energy Assessment Guidance Greater London Authority guidance on preparing the energy assessments (2018), based on CIBSE TM52:2013 and adopting weather files as indicated in CIBSE TM49:2014, or any other methodology that may replace it. The assessment shall include strategies proposed to mitigate any overheating identified.

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

8. Details of Green Roof

Prior to commencement of works hereby approved, and notwithstanding the details shown on the documents hereby approved, details of the green roof, including cross sectional drawings of the proposed green roof system confirming that the green roof is specified with a substrate base of at least 80mm ranging to 150mm, not including the proposed vegetative mat, shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To enhance the biodiversity and ecology of the development and contribution to green infrastructure.

9. Use as offices only

The units shown as office units on the drawings hereby approved shall be used only as offices within the meaning of Class E subsection g(i) of the Town and Country Planning (Use Classes) Order 1987 (UCO) or of any relevant provision in amending or replacement legislation and the units shall be used for no other purpose which for the avoidance of doubt shall include no other purpose within Class E of the UCO or any relevant provisions in any amending or replacement legislation.

REASON: To protect against an unacceptable loss of office space from the site, in line with the aims of local and regional planning policy.

10. Landscaping and Biodiversity

Prior to commencement of the landscaping works, a detailed hard and soft landscaping scheme illustrated on detailed drawings, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: all trees and other planting showing location, species, type of stock, numbers of trees/plants, and areas to be seeded, turfed or left as a natural/biodiverse zone. All landscaping shall be carried out in accordance with the details thus approved, within a period of twelve months from the date on which the development of either phase of the development commences and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To enhance the character, appearance and ecology of the development and contribution to green infrastructure.

11. Air Permeability Testing

Prior to occupation of the new building hereby approved, a full air permeability test report confirming the development has achieved a maximum air permeability of 4 m³/hr/m² at 50pa shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of addressing climate change and to protect local air quality and contribute towards local, regional and national commitments to a net-zero carbon emission future.

12. VRF Unit Location

Full details, including the location, of the condenser units from the Variable Refrigerant Flow (VRF) systems, air handling units (or any other fixed plant adopted), shall be submitted to and approved by the Local Planning Authority, in writing, before the commencement of the relevant part of the development. The expected performance thereby approved will be achieved throughout the lifetime of the development.

Reason: In the interest of addressing climate change and contributing towards local, regional and national commitments to a net-zero carbon emission future.

13. Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP) Materials

Prior to commencement of the relevant part of the work, the applicant shall submit, and have approved in writing by the Local Planning Authority, full details and/or specifications confirming that the insulation and refrigerant materials have a low or zero Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP).

Reason: In the interest of addressing climate change and minimising Greenhouse Gas Emissions.

14. Use of Roof Terraces

The use of the external roof terraces shall be limited to the hours between 08:00 and 21:00 Mon-Sun and Bank Holidays.

REASON: In order to safeguard residential amenity.

15. No new pipes and plumbing

No new plumbing, pipes, soil stacks, flues, vents grilles, security alarms or ductwork shall be fixed on the external faces of the buildings unless as otherwise shown on the drawings hereby approved.

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

16. Delivery and Servicing Plan

The development hereby approved shall not be occupied until a detailed Delivery Service Plan (DSP) specifying delivery and servicing arrangements shall be submitted and agreed by the Local Planning Authority. Delivery and Servicing to the site shall only be carried out in accordance with the details thus approved.

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

17. Cycle Parking

Notwithstanding the details shown on the approved plans, full details of cycle parking for 50 basement spaces and 16 ground floor spaces, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development. Details should include the layouts, foundations, stand-types and spacing. The approved details shall be maintained and retained in situ.

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

18. Obstruction of footways

No doors or gates shall be erected in a way that enables them to be opened over or across the adjoining footways, carriageways and rights of way.

REASON: In the interests of public safety and to prevent obstruction of the public highway.

19. Roof plant

No roof plant (including all external enclosures, machinery and other installations) other than any shown on the drawings hereby approved shall be placed upon or attached to the roof unless otherwise agreed in writing by the Local Planning Authority.

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

20. Plant Noise

Noise arising from the use of the proposed plant units or any associated equipment shall at all times remain at least 5dB(A) below background levels when measured at any nearby noise sensitive location.

REASON: To ensure that occupiers of the neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from fixed plant and machinery.

21. PV Panels

Prior to occupation of the new building hereby approved, a certification by an accredited PV installer confirming that the PV panels with capacity of 13.9 kWp, has been installed on the roof of the development shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development is adequately sustainable and contributing towards local, regional and national commitments to a net-zero carbon emission future.

22. Ecology Management Plan

The enhancements recommended in the approved Ecology Report, including the provision of nesting boxes/bricks for small birds/bats, shall be implemented in full prior to the occupation of the development and retained at the development thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to improve the ecology and biodiversity of the site.

23. Secured by Design

Prior to occupation of the building hereby approved, details of measures to minimise the risk of crime to meet the specific security needs of the application site/development (as informed by the principles of Secured by Design), shall be submitted to and approved in writing by the Local Planning Authority. Once approved the development shall be carried out in accordance with the approved details and thereafter maintained as such.

REASON: To ensure satisfactory living and working standards and safeguard against potential crime and anti-social behaviour.

24. NOx Emissions

The NOx emissions standards set out in the GLA's 'Sustainable Design and Construction SPG' will be maintained on-site.

REASON: To ensure the acceptability of the scheme with respect to NOx pollution.

25. Demolition and Construction Management Plan

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

- a) A demolition and construction method statement covering all phases of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition and construction phase);
- b) A Dust Management Plan to control dust emissions during demolition and construction;
- c) Details of compliance with 'chapter 7 of the Cleaner Construction Machinery for London: A Low Emission Zone for Non-Road Mobile Machinery' in relation to Only Non Road Mobile Machinery or used at the development site during the demolition and construction process along with details that all NRMM are entered on the Non Road Mobile Machinery online register at <https://nrmm.london/user-nrmm/register> before being operated. Where Non-Road Mobile Machinery, which does not comply with 'chapter 7 of the Cleaner Construction Machinery for London: A Low Emission Zone for Non-Road Mobile Machinery', is present on site all development work will stop until it has been removed from site.
- d) A demolition and construction waste management plan setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to, details of dust mitigation measures during site clearance and construction works (including any works of demolition of existing buildings or breaking out or crushing of concrete), the location of any mobile plant machinery, details of measures to be employed to mitigate against noise and

vibration arising out of the construction process demonstrating best practical means.

- e) Details of the location where deliveries will be undertaken; the size and number of lorries expected to access the site daily; the access arrangements (including turning provision if applicable); construction traffic routing; details of parking suspensions (if required) for the duration of construction.
- f) A liaison strategy between the applicant and the adjacent school in relation to the construction programme and means of mitigating the environmental impacts of construction.

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

26. Privacy Mitigation Strategy

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- Details of obscured glazing, privacy screens and/or planting to mitigate overlooking of nearby uses from the windows and roof terraces on the north elevation at ground to fourth floor level.

Once approved the development shall be carried out in accordance with the approved details and thereafter maintained as such.

REASON: To protect the amenity of neighbouring residents

27. Car Park Design and Management Plan

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

1. A Car Park Design and Management Plan which identifies potential spaces on Curtain Road that could be converted to blue badge spaces

REASON: In order to ensure that there is an adequate provision of disabled persons car parking spaces.

8.2 Recommendation B

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)..

Highways and Transportation

- Car Free Agreement – to restrict new business users of the development from obtaining parking permits to park in the surrounding CPZ bays.
- Provision of a Travel Plan and Travel Plan monitoring fee at £5,555.
- A contribution towards Highways Works
- A contribution of £8750 towards Construction Logistics and Community Safety (CLOCS) and Construction Logistics Plan (CLP) monitoring
- Submission and approval of a Car Park Design and Management Plan which identifies a space in the local area to be converted to a blue badge space prior to occupation;
- A payment in lieu of a blue badge which will provide highways with the means to provide a blue badge space within the vicinity of the site.
- £10,000 towards the provision of on-street Electric Vehicle Charge Point

Hackney Works Contribution

- A Ways into Work contribution of £46,127.70 payable prior to the implementation of the development covering the construction (£9796.50) and end use (£36,331.20) phases of the development.

Employment, Skills and Construction

- Employment and Skills Plan to be submitted and approved prior to implementation;
- Active programme for recruiting and retaining apprentices and as a minimum take on at least one apprentice per £2 million of construction contract value and provide the Council with written information documenting that programme within seven days of a written request from the Council; Commitment to the Council's local labour and construction initiatives (30% on site employment and 25% local labour for first five years of operational phase) in compliance with an Employment and Skills Plan.
- Quarterly Labour returns through 5 year period
- A support fee of £1,500 per apprentice placement in order to cover; pre-employment, recruitment process, post-employment mentoring and support; and
- If the length of the build/project does not allow for an apprenticeship placement, and it can be demonstrated that all reasonable endeavours have been undertaken to deliver the apprenticeship, a £7,000 fee per apprentice will be payable to allow for the creation of alternative training opportunities elsewhere in the borough.
- Considerate Constructor Scheme – the applicant to carry out all works in keeping with the National Considerate Constructor Scheme.

Affordable Workspace

- The Affordable Workspace shown on the approved plans to be provided with a discount of 40% in perpetuity.
- Submission and approval of Affordable Workspace Statement along with measures to monitor the provision of the workspace moving forward.

Carbon Offset Payment

- A Carbon Offset Payment.

Costs

- Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Unilateral Undertaking, payable prior to completion of the deed.
- Monitoring costs payable on or prior to completion of the Legal Agreement.

9.0 INFORMATIVES

The following informatives should be added:

- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act
- SI.28 Refuse Storage and Disposal Arrangements
- SI.34 Landscaping
- SI.45 The Construction (Design & Management) Regulations 1994
- SI.48 Soundproofing

NSI For the avoidance of doubt, the references in the conditions in respect of the 'new building' refer to the three storey roof extension (level 4, 5 and 6) (Use Class Eg(i)) on the corner of East Road and Silbury Street.

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

NSI With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

NSI A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

NSI The best practical means available in accordance with British Standard Code of Practice BS5228 shall be employed at all times to minimise the emission of noise from the site.

NSI Construction activities audible at the facade of the nearest noise sensitive premises shall only be carried out between the specified hours: Monday to Friday 08:00-18:00 hours; Saturdays 08:00-13:00 hours; at no time on Sundays and Public Holidays unless otherwise

agreed in prior consent to the Local Authority under the provisions of Section 61 of the Control of Pollution Act 1974.

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

NSI Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

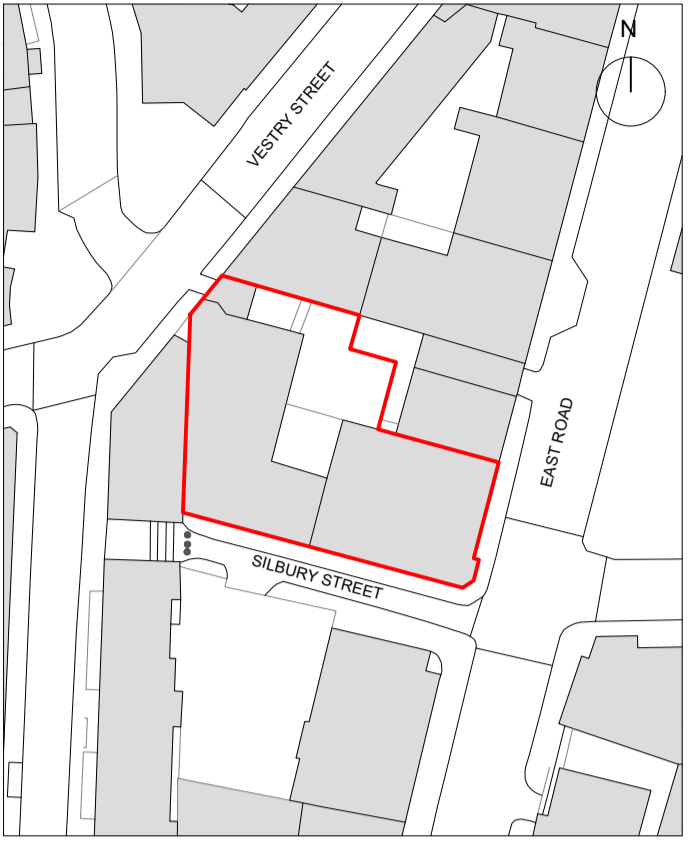
Signed..... **Date**.....

ALED RICHARDS

Director, **Strategic Director, Sustainability & Public Realm**

| NO. | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|-----|---|---|---------------------------------|
| 1. | <p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website.</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> | Catherine Nichol x 2905 | 1 Hillman Street, London E8 1FB |

| | | | |
|--|--|--|--|
| | All documents that are material to the preparation of this report are referenced in the report | | |
|--|--|--|--|



PL1 08/06/22 Planning Submission KS LS
Rev Date Details By Authorised

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Client
KINRISE

Project
107_49-51 EAST ROAD

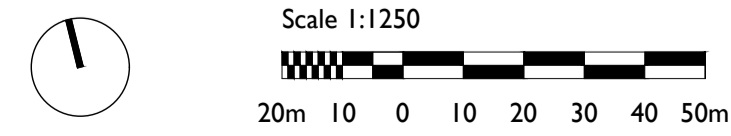
Title
Existing Location Plan

| Date | Drawn | Checked | Authorised |
|------------|-------|---------|------------|
| 08/06/2022 | KS | LS | LS |

Scale
1:1250 @A1 1:2500 @A3

Issue status
PLANNING

Drawing number
107-ANO-XX-00-DR-AX-00001 Rev
Client Drawing number
107 PL1



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| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|---|---|-----------------|----------------|----------------|-------------------------------|----------------------|
| 2022/2390 | 8 Tauheed Close, Hackney, London, N4 2FQ | Householder Planning | Replacement of garage door with window. | Alishba Emanuel | Brownwood Ward | Delegated | Granted - Standard Conditions | 24-11-2022 |
| 2022/2262 | 79 Digby Crescent, Hackney, London, N4 2HS | Discharge of Condition | Submission of details pursuant to condition 4 (SuDs details) and 5 (flood resilient and resistant construction) of planning permission 2022/0538 granted 26/04/2022 for the demolition of the existing single storey rear extension and erection of single storey side and rear extension. | Erin Glancy | Brownwood Ward | Delegated | Grant | 07-11-2022 |
| 2022/2079 | 65 Blackstock Road, Hackney, London, N4 2JW | Certificate of Lawful Development Existing/Proposed | Existing use of the property as 3 self-contained flats (Use Class C3) | Raymond Okot | Brownwood Ward | Delegated | Refuse | 31-10-2022 |
| 2022/2021 | Flat A, 18 Digby Crescent, Hackney, London, N4 2HR | Works to a Tree in Conservation Area Notification | Plum - Removal of one trunk of plum (inedible) tree from garden of number 16 that extends above garden of number 18 and is impinging on and has damaged fence separating number 16 and number 18. The aim is to remove just the one trunk that is causing the issue, but permission is requested to remove the second trunk also, in case the tree surgeon deems that it is necessary | Eugene McGee | Brownwood Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1751 | 36 Wilberforce Road, Hackney, London, N4 2SR | Works to a Tree in Conservation Area Notification | Remove 5-6m Pear close to property with view to replant new trees. | Eugene McGee | Brownwood Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1728 | 8 Castleview Close, Hackney, London, N4 2DJ | Works to a Tree in Conservation Area Notification | Rear of 8 castle view - in rear car park T1 - Fraxinus - Crown Lift to 4 meters in height T2 - smoke bush - reduce reshape by 30% 1 - 2 m from branch ends | Eugene McGee | Brownwood Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1581 | St John The Evangelist Church Gloucester Drive, Hackney, London, N4 2LW | Works to a Tree in Conservation Area Notification | Tree number - T1 Tree type - Bay (Laurus nobilis) Approx Height - 6m Approx Crown Spread Diameter - 3.5m Location - see map Service - Crown Reduction Work required- Reduce and shape height by around 2m and trim remaining crown to best form by upto 10cm. Reason - As part of regular maintenance, to keep at a manageable size for the space Tree number - T2 Tree type - Lime (Tilia x europea) Approx Height - 17m Location - Front boundary , see map Service - Pollard Work required- Establish as a framework pollard by removing approx 4m from height and 1.5m for the spread. Reason - To maintain a more compact form and reduce wind sail in adverse weather condition. Tree number - G1 Tree type - 3x Lime (Tilia sp.) Approx Height - 7-8m Approx Spread - 4-5m Location - front and left hand boundary, see maps Service - Re-pollard Work required- Re-pollard back to previous points by removing approx 2.5m of annual growth. Reason - As part of regular cyclical maintenance | Eugene McGee | Brownwood Ward | Delegated | No Objection | 31-10-2022 |
| 2020/2699 | 22 Princess Crescent, Hackney, London, N4 2HJ | Full Planning Permission | Excavation to form new basement and front lightwell to create new 2 bed flat; new front basement bay window, erection of single storey ground floor rear extension, and new ground floor rear windows | Micheal Garvey | Brownwood Ward | Delegated | Refuse | 07-11-2022 |
| 2022/2286 | 50 Darenth Road, London, N16 6EJ | Householder Planning | Erection of a single storey ground floor rear extension | Alishba Emanuel | Cazenove Ward | Delegated | Granted - Standard Conditions | 16-11-2022 |
| 2022/2180 | 33 Osbaldeston Road, Hackney, London, N16 7DJ | Householder Planning | Rear side roof extension and the installation of four front rooflights | Raymond Okot | Cazenove Ward | Delegated | Refuse | 02-11-2022 |
| 2022/2161 | 27 Forburg Road, Hackney, London, N16 6HP | Householder Planning | Erection of single-storey rear extension; Installation of steps into rear garden | Thomas Russell | Cazenove Ward | Delegated | Refuse | 02-11-2022 |
| 2022/2134 | 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 | Granted - Extra Conditions | 31-10-2022 |
| 2022/1912 | Flat A, 87 Cazenove Road, Hackney, London, N16 6BB | Works to a Tree in Conservation Area Notification | T1- Lime tree - lift and thin by 25% thinning from the branch ends to reduce overhang T2 - Lime tree - 20% reduction - removing 2 - 3 m from branch ends - removal of epicormic growth the next 2 years. | Leif Mortensen | Cazenove Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1900 | 51 Chardmore Road, Hackney, London, N16 6JA | Works to a Tree in Conservation Area Notification | Rear Garden : To re pollard (T1)-(T2) 2 Lime trees to previous points, remove epicormic growth if necessary or within the 2 years the this notification are valid for, leaving lateral growth at sides and crown reduce (T3) ands (T4) Apple & Plum trees by 30-40% | Leif Mortensen | Cazenove Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1897 | 26 Darenth Road, Hackney, London, N16 6EJ | Prior Notification - Larger Home Extension | Prior Approval for a Larger Homes Extension for the erection of a single-storey rear extension measuring up to 6.0m deep, 3.0m eaves height and 3.5m maximum height. | Thomas Russell | Cazenove Ward | Delegated | Grant | 25-10-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|---|---|-----------------|---------------|----------------|-------------------------------|----------------------|
| 2022/1884 | Flat B, 50 Cazenove Road, Hackney, London, N16 6BJ | Works to a Tree in Conservation Area Notification | Land, right hand side of rear garden T1 - Sycamore Repollard to previous points by removal of up to approximately 3m of the branch length, sever Ivy. • The tree is located to the right hand side of the building • Repollarding to previous points as part of a maintenance program to maintain the tree at a suitable size for its location • To reduce the risk of branch failure from new secondary growth • To allow more suitable light levels in to the area • To reduce the extent of encroachment from the main building Right hand side of house G2 - Self set ash Fell to ground level and poison • These are located to the right hand side of the building • Felling of the trees to reduce the risk of future damage to the building • The trees are undesirable for their location | Leif Mortensen | Cazenove Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1845 | 15 Fountayne Road, Hackney, London, N16 7EA | Works to a Tree in Conservation Area Notification | Rear Garden: T1 - To pollard Lime tree to previous points - blocking lights to properties at rear in Durlston Road T2 - To fell decayed Birch tree to close to ground level and poison stump | Leif Mortensen | Cazenove Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1753 | 122 Cazenove Road, Hackney, London, N16 6AX | Full Planning Permission | Retrospective application for the Installation of 6No. air conditioning units to the external of the west facing elevation and 7No. air conditioning units on the east facing elevation | Erin Glancy | Cazenove Ward | Delegated | Refuse | 02-11-2022 |
| 2022/1725 | Land to rear of 2 to 28 Belfast Road, Hackney, London, N16 6UH | Discharge of Condition | Submission of details pursuant to condition 17 (Flood Resilience) attached to planning permission 2021/1178 dated 11/03/2022. | Catherine Slade | Cazenove Ward | Delegated | Grant | 27-10-2022 |
| 2022/1717 | Flat B, 59 Forburg Road, Hackney, London, N16 6HR | Works to a Tree in Conservation Area Notification | Three trees in the back garden, not visible from the road. Routine maintenance: reduce back to previous reduction points. T1: Pittosporum. Reduce height from about 6m to about 3m and reshape. T2 and T3: bay, grown into a single canopy. Reduce height from about 7m to about 3m and reshape. | Leif Mortensen | Cazenove Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1632 | Flat A, 37 Chardmore Road, Hackney, London, N16 6JA | Works to a Tree in Conservation Area Notification | T1 sycamore is located in the rear garden on the right hand boundary Spec: Fell and poison stump • The tree has pushed over the neighboring boundary fence and is causing a trip hazard • The subject tree is interfering with a reasonable enjoyment of a large proportion of the rear garden • Its proximity to the neighboring property is causing the residents anxiety T2 Elderberry is located adjacent to the above tree Spec: Fell and poison stump • The tree has pushed over the neighboring boundary fence and is causing a trip hazard • The subject tree is interfering with a reasonable enjoyment of a large proportion of the rear garden • Its proximity to the neighboring property is causing the residents anxiety T3 apple is located in the center of the rear garden Spec: Crown reduction by up to 2.5m 1. To allow retention of the tree within the available space for growth 2. The proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term 3. The proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term | Eugene McGee | Cazenove Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1608 | 9 Forburg Road, Hackney, London, N16 6HP | Works to a Tree in Conservation Area Notification | Rear garden T1 - Large Elder (8 metres high) partially covered in ivy. Overhangs and blocks sunlight to neighbours garden at No.11. Fell and treat stump to prevent regrowth. Replace with low growing shrub such as Hebe or Ceanothus | Leif Mortensen | Cazenove Ward | Delegated | No Objection | 31-10-2022 |
| 2022/0716 | First Floor And Second Floor Flat, 19 Kyverdale Road, Hackney, London, N16 7AB | Full Planning Permission | Removal of the existing windows in the bay of the front elevation at first floor level and replacement with timber windows. | Raymond Okot | Cazenove Ward | Delegated | Granted - Standard Conditions | 16-11-2022 |
| 2021/3437 | 66 Fountayne Road, Hackney, London, N16 7DT | Full Planning Permission | Replacement of all existing windows with double glazed timber windows. | Raymond Okot | Cazenove Ward | Delegated | Granted - Standard Conditions | 10-11-2022 |
| 2021/2172 | 62 Durlston Road, London, E5 8RR | Householder Planning | Excavation of basement level below existing ground floor footprint; formation of a rear lightwell | Danny Huber | Cazenove Ward | Delegated | Granted - Standard Conditions | 15-11-2022 |
| 2020/3710 | 70 Osbaldeston Road, Hackney, London, N16 7DR | Full Planning Permission | The excavation and extension of the existing basement to create a two bedroom flat at basement level. The proposal includes front and rear lightwells and alterations to the front stairs leading to the basement. New windows are proposed in the side wall at the rear of the building. Cycle parking and bin storage are proposed in the front yard. | Louise Prew | Cazenove Ward | Delegated | Granted - Extra Conditions | 25-10-2022 |
| 2022/2347 | Ground Floor Flat, 20 Clonbrock Road, Hackney, London, N16 8SJ | Full Planning Permission | Erection of single-storey side/rear extension; erection of boundary treatment | Thomas Russell | Clissold Ward | Delegated | Granted - Extra Conditions | 21-11-2022 |
| 2022/2306 | Kibris Studio, 82 Green Lanes, Hackney, London, N16 9EJ | Full Planning Permission | Retrospective alterations to shopfront, and retrospective gas meters to ground floor front. | Micheal Garvey | Clissold Ward | Delegated | Refuse | 16-11-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|---|---|---------------------|---------------|----------------|-------------------------------|----------------------|
| 2022/2281 | First Floor And Second Floor Flat, 109 Clissold Crescent, Hackney, London, N16 9AS | Full Planning Permission | Installation of 3x rooflights; Replacement of 4 existing single-glazed sash windows with double-glazed sash windows | Thomas Russell | Clissold Ward | Delegated | Granted - Extra Conditions | 17-11-2022 |
| 2022/2272 | 70 Allen Road, Hackney, London, N16 8RZ | Discharge of Condition | Submission of details pursuant to conditions 7 (SuDs) and 9 (green roof) of planning permission 2022/1291 granted 28/07/2022 for the erection of two-storey rear extension at basement and ground floor level; creation of front and rear lightwells; conversion of shop and storage unit to provide two self-contained residential units; external alterations; extent of variation is to revise the design of the ground floor rear extension to allow for the ground floor extension to have a flat roof instead of a pitched roof. | Erin Glancy | Clissold Ward | Delegated | Grant | 03-11-2022 |
| 2022/2263 | 33 Hawksley Road, Hackney, London, N16 0TL | Householder Planning | Erection of single storey side/rear extension. | Thomas Russell | Clissold Ward | Delegated | Granted - Extra Conditions | 15-11-2022 |
| 2022/2253 | 241 - 243 Stoke Newington Church Street, Hackney, London, N16 9HP | Discharge of Condition | Submission of details pursuant to condition 7 (Discovery) attached to planning permission 2019/1975 dated 19/06/2020. | James Clark | Clissold Ward | Delegated | Grant | 07-11-2022 |
| 2022/2249 | 241-243 Stoke Newington Church Street, Hackney, London, N16 9HP | Discharge of Condition | Submission of details pursuant to condition 3 (Detailing) part ii attached to planning permission 2019/1975 dated 19/06/2020. | James Clark | Clissold Ward | Delegated | Grant | 09-11-2022 |
| 2022/2231 | 7 Queen Elizabeths Walk, Hackney, London, N16 0AN | Householder Planning | Demolition of an existing single storey infill extension and the erection of an enlarged new single storey infill extension. | James Clark | Clissold Ward | Delegated | Grant | 26-10-2022 |
| 2022/2208 | Top Floor Flat, 70 Allen Road, Hackney, London, N16 8RZ | Full Planning Permission | Installation of rear roof terrace at first floor level including 1.7m obscure glazed balustrade. | Erin Glancy | Clissold Ward | Delegated | Refuse | 04-11-2022 |
| 2022/2100 | Roof Over Flats 5, 15, 16, 21 And 22, Avigdor Mews Lordship Road, Hackney, London, N16 0QJ | Full Planning Permission | Erection of single-storey extension above western part of Avigdor Mews to provide two residential dwellings with associated alterations to PV arrays and cycle parking | Gerard Livett | Clissold Ward | Delegated | Refuse | 02-11-2022 |
| 2022/2038 | 73 Lordship Road, Hackney, London, N16 0QX | Discharge of Condition | Submission of details pursuant to conditions 5 (Structural variation), 7 (Structural Engineer's Report) and 8 (Schedule of Works of Repair) attached to planning permission 2020/3679 | Nick Bovaird | Clissold Ward | Delegated | Grant | 27-10-2022 |
| 2022/1775 | 46 Lordship Park, Hackney, London, N16 5UD | Works to a Tree in Conservation Area Notification | Rear Garden: Horse chestnut (T5) - crown reduction. Shorten branches on the S and SE sides to give a more balanced shape and promote light to understorey Oak (T6) - fell due to poor position under existing chestnut (T5) and apple (T8). Not replanted to allow light to understorey Apple (T7) - fell due to position relative to larger apple (T8). Not replanted so as to give reasonable space for apple (T8) Ash (T10) - fell due to etiolated and poor shape. Not replanted to allow for new compost area and promote light to understorey Birch (T11) - fell due to suppression by larger trees. Not replanted to allow light to understorey Birch (T12) - fell due to suppression by larger trees. Not replanted to allow light to understorey Hawthorns etc. (G13) - fell due to poor placement and form. Replace with three semi-mature multistem trees better suited to low light conditions - assumed 2no. acer sp. and 1no. hazel to provide screening from south | Leif Mortensen | Clissold Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1708 | 27 Clonbrock Road, Hackney, London, N16 8RS | Discharge of Condition | Submission of details pursuant to condition 3 (Materials), 4 (Waste/recycling) attached to planning permission 2021/1159 dated 05/05/2022 | Micheal Garvey | Clissold Ward | Delegated | Grant | 03-11-2022 |
| 2022/1390 | 157 Albion Road, Hackney, London, N16 9JU | Works to Tree with Preservation Order | As per the tree survey report included. Tag 8470 Tilia sp. Remove deadwood, crown raise to give 3m clearance over footpath & 5.5m over highway. Tag 8471 Tilia sp. Remove deadwood, crown raise to give 3m clearance over footpath & 5.5m over highway | Eugene McGee | Clissold Ward | Delegated | Grant | 31-10-2022 |
| 2021/2026 | 2 - 4 Albion Parade, Hackney, London, N16 9LD | Full Planning Permission | Installation of retractable canopy [Retrospective] | Gerard Livett | Clissold Ward | Delegated | Granted - Standard Conditions | 26-10-2022 |
| 2022/2401 | 23 Sandringham Road, Hackney, London, E8 2LR | Discharge of Condition | Submission of details pursuant to condition 3 (Horn detail) attached to planning permission 2022/0492 dated 21/09/2022. | James Clark | Dalston Ward | Delegated | Grant | 23-11-2022 |
| 2022/2364 | 7 Graham Road, Hackney, London, E8 1DA | Removal/Variation of Condition(s) | Variation of condition 2 (approved drawings) of planning permission 2019/3016. Effect of variation would be to add two additional windows to north elevation. | Gerard Livett | Dalston Ward | Delegated | Refuse | 23-11-2022 |
| 2022/2350 | Alder, Flat B, 68 Colvestone Crescent, Hackney, London, E8 2LJ | Householder Planning | Erection of a rear dormer including a small terrace and steel balustrade. New windows to replace existing on rear facade and the introduction of a rear facing juliet balcony on the first floor. Installation of rooflights on front roof slope | Jonathan Bainbridge | Dalston Ward | Delegated | Refuse | 24-11-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|---|--|-----------------|--------------|----------------|-------------------------------|----------------------|
| 2022/2345 | 58b Parkholme Road, Hackney, London, E8 3AQ | Removal/Variation of Condition(s) | Variation of condition 2 (approved plans) of planning permission 2017/1011 dated 04/08/2017. The effect of the variation would be to install an external stairwell (with cover) to the south of the building. | Alix Hauser | Dalston Ward | Delegated | Grant | 16-11-2022 |
| 2022/2330 | 3 Sandringham Road, London, E8 2LR | Discharge of Condition | Partial Submission of details pursuant to Condition 3 (Detailed Drawings - Windows and Glazing Bars) attached to planning permission 2021/0169 dated 02/07/2021. | Alishba Emanuel | Dalston Ward | Delegated | Refuse | 18-11-2022 |
| 2022/2287 | 7 Graham Road, Hackney, London, E8 1DA | Discharge of Condition | Submission of details pursuant to conditions 3 (External materials), 8 (Flood resilient construction) and 9 (Sustainable urban drainage) attached to planning permission 2022/1181 dated 06/07/2022 | Gerard Livett | Dalston Ward | Delegated | Grant | 25-11-2022 |
| 2022/2278 | Basement Flat, 123 Ridley Road, Hackney, London, E8 2NH | Removal/Variation of Condition(s) | Variation of condition 2 (Development not in accordance) of planning permission 2021/3735 dated 25/03/2021. In relation to alterations to approved single storey ground floor rear and side extension, remove the rear extension and retain the side infill extension and new rear ground floor window. | Micheal Garvey | Dalston Ward | Delegated | Granted - Extra Conditions | 14-11-2022 |
| 2022/2217 | 8 Atlas Mews, London, E8 2NE | Discharge of Condition | Submission of details pursuant to condition 3 (details of materials) attached to planning permission 2021/2767 dated 10/02/2022 | Danny Huber | Dalston Ward | Delegated | Grant | 04-11-2022 |
| 2022/2187 | Flat A, 12 Graham Road, Hackney, London, E8 1BZ | Full Planning Permission | Enlargement of existing rear ground floor and basement windows and door to form rear garden access doors, replacement of existing metal staircase to garden with new matching metal bridge and lowering of the courtyard level at the rear basement | Raymond Okot | Dalston Ward | Delegated | Granted - Standard Conditions | 03-11-2022 |
| 2022/2152 | 354 Queensbridge Road, Hackney, London, E8 3AR | Discharge of Condition | Submission of details pursuant to condition 3 (obscure glazing) attached to planning permission 2019/3206 allowed on appeal APP/U5360/W/22/3290661 dated 19/08/2022. | Alix Hauser | Dalston Ward | Delegated | Grant | 28-10-2022 |
| 2022/2089 | 47 Wilton Way, Hackney, London, E8 3ED | Full Planning Permission | Retrospective permission for the erection of a single storey rear extension, elevational alterations and timber fencing to the substation. Proposed works to include replacement roof to rear extension; alteration to ventilation extract and installation of rear ducting; relocation of air conditioning unit and raising of garden wall. | Alix Hauser | Dalston Ward | Delegated | Grant | 26-10-2022 |
| 2022/2069 | Ground Floor And First Floor Flat, St Marks Vicarage, 68a Sandringham Road, Hackney, London, E8 2LL | Works to a Tree in Conservation Area Notification | T23 London plane Crown lift up to 6m over the road T24 London plane Crown lift up to 6m over the road T25 Sycamore Fell to ground level - of no value - Self Seeded T26 Common elder Fell to ground level - of no value -poor specimen crowded out T27 London plane Crown lift up to 6m over the road and remove deadwood T28 London plane Crown lift up to 6m over the road and cutback from building by 2.5m T28. 1Sycamore Fell to ground level - of no value - Self Seeded T28.2Elderberry Fell to ground level - of no value -poor specimen crowded out G1 Group - Various Species Crown lift up to 2.5m. Priority 1 G2 Group - Mostly Holly Fell 4 leaning Ilex stems to ground level and sever ivy on remaining stems and remove ivy from building G3 Ivy and Holly Fell Holly stem and remove ivy from building T29 London plane Cutback from building by 2.5m remove deadwood and sever ivy T30 Downy birch Cut back from building by 2.5m T31 Common walnut Crown lift up to 2.5m T33 Lawson Cypress 'Columnaris' Fell leaning stem (1 of 4) T34 Bay Cutback from building by 1.5m and remove deadwood | Leif Mortensen | Dalston Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1962 | Flat A, 13 Alvington Crescent, Hackney, London, E8 2NN | Works to a Tree in Conservation Area Notification | T1 - 32 DBH Prunus in major decline Fell as close as possible to ground level and apply appropriate herbicide to prevent regrowth. | Eugene McGee | Dalston Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1837 | Flat B, 8 Cecilia Road, Hackney, London, E8 2EP | Works to a Tree in Conservation Area Notification | T1 L Sycamore Reduce laterals that encroach on to front elevation by 2m to clear structure | Eugene McGee | Dalston Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1813 | 1 Trinity Close, Hackney, London, E8 2NY | Works to a Tree in Conservation Area Notification | 1 x Fig - general prune, 1 x Eucalyptus 3-4m crown reduction, 1 x Bay general prune | Eugene McGee | Dalston Ward | Delegated | No Objection | 31-10-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|---|---|-----------------|------------------|----------------|-------------------------------|----------------------|
| 2022/1812 | Play Area At Clifton Grove, Hackney, | Works to a Tree in Conservation Area Notification | Tree No. Species Work Recommendations T4 Eucalyptus Remove deadwood Removal of arisings (0-25) T5 Tamarisk Remove deadwood Crown lift 2.4m Removal of arisings (0-25) T7 Cherry Remove deadwood Removal of arisings (0-25) T9 Cherry Remove deadwood Sever climbers 2m from base Removal of arisings (0-25) T10 Cherry Remove deadwood Sever climbers 2m from base Removal of arisings (0-25) T12 Birch Crown lift 2.4m Removal of arisings (0-25) T14 Lime Reduce crown 4-5m Crown lift 2.4m Remove basal & epicormic shoots Crown thin (light) Removal of arisings (0-25) T15 Lime Reduce crown 3-4m Crown lift 2.4m Crown thin (light) Removal of arisings (0-25) T16 Robinia Remove deadwood Removal of arisings (0-25) T18 Lime Reduce crown 3-4m Crown lift 2.4m Crown thin (light) Removal of arisings (0-25) T19 Lime Reduce crown 3-4m Crown lift 2.4m Crown thin (light) Removal of arisings (0-25) | Eugene McGee | Dalston Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1791 | 106 Dalston Lane, Hackney, London, E8 1NG | Works to a Tree in Conservation Area Notification | T1 Ash - Remove branches overhanging boundary with 2 Ritson Road to clear roof of property (approx. 9m from ground level), reduce upper crown where overhanging 2 Ritson Road by approx. 2m | Eugene McGee | Dalston Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1662 | 8 Alvington Crescent, Hackney, London, E8 2NW | Works to a Tree in Conservation Area Notification | T1 Prunus - To crown reduce removing approximately 3 meters from the branch tips | Eugene McGee | Dalston Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1654 | 6 Colvestone Crescent, Hackney, London, E8 2LH | Works to a Tree in Conservation Area Notification | T1 = TO FELL 1 X HOLLY TREE TO GROUND LEVEL AND POISON STUMP TREE IS TO CLOSE TO PROPERTY | Leif Mortensen | Dalston Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1605 | 58b Parkholme Road, London, E8 3AQ | Discharge of Condition | Submission of details pursuant to condition 4 (materials) attached to planning permission 2017/1011 dated 04/08/2017. | Alix Hauser | Dalston Ward | Delegated | Grant | 15-11-2022 |
| 2022/1568 | Flat A, 39 Sandringham Road, Hackney, London, E8 2LR | Works to a Tree in Conservation Area Notification | T1 - Lime 70 DBH - Remove Basal/ Trunk Growth - Crown Thin 30% Deadwood - Crown Lift 5 Metre - Crown reduce height and sides by 2-3 metre T2 - Malus 11 DBH - General prune to form a balanced canopy T4 x 2 - Prunus 12 DBH - Crown thin 15% - Crown Lift 4 Metre - Crown reduction 2-3 metre | Eugene McGee | Dalston Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1565 | 5 Thackeray Mews, Hackney, London, E8 3EX | Works to a Tree in Conservation Area Notification | T1 Cherry, overall crown reduction to most recent points, approx. 1.5m T2 Ash, cut back to boundary T3 Sycamore, cut back to boundary | Eugene McGee | Dalston Ward | Delegated | No Objection | 31-10-2022 |
| 2022/0789 | Set Centre Charitable Incorporated Organisation, 27a Dalston Lane, Hackney, London, E8 3DF | Discharge of Condition | Submission of details pursuant to conditions 4 (Written Scheme of Investigation), 6 (Construction and Logistics Plan), 11 (Site Investigation Report), 12 (Land Remediation), 14 (Fit out and marketing) and 17 (Drainage) attached to planning permission 2019/3030 dated 29/06/2021 | Gerard Livett | Dalston Ward | Delegated | Grant | 09-11-2022 |
| 2022/0529 | 10 Fassett Road, Hackney, London, E8 1PA | Full Planning Permission | Proposed replacement of all existing windows. | Erin Glancy | Dalston Ward | Delegated | Grant | 09-11-2022 |
| 2022/0507 | 45 Alvington Crescent, Hackney, London, E8 2NN | Full Planning Permission | Proposed replacement of all existing windows. | Erin Glancy | Dalston Ward | Delegated | Grant | 18-11-2022 |
| 2022/0484 | 52 Colvestone Crescent, Hackney, London, E8 2LH | Full Planning Permission | Proposed replacement of all existing windows. | Erin Glancy | Dalston Ward | Delegated | Grant | 08-11-2022 |
| 2021/3462 | 12 Colvestone Crescent, Hackney, London, E8 2LH | Full Planning Permission | Replacement of all existing windows throughout the property with double glazed timber windows. | Raymond Okot | Dalston Ward | Delegated | Granted - Standard Conditions | 10-11-2022 |
| 2021/3443 | 14 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 | 22-11-2022 |
| 2021/3428 | 398 Queensbridge Road, Hackney, London, E8 3AR | Full Planning Permission | Proposed replacement of all existing windows. | Erin Glancy | Dalston Ward | Delegated | Grant | 22-11-2022 |
| 2022/2261 | 36 De Beauvoir Crescent, Hackney, London, N1 5SB | Discharge of Condition | Submission of details pursuant to condition 3 (Window details) attached to planning permission 2022/1421 dated 05/08/2022. | James Clark | De Beauvoir Ward | Delegated | Grant | 11-11-2022 |
| 2022/2260 | 18, Portfleet Place De Beauvoir Road, London, N1 5SZ | Householder Planning | Erection of single storey rear conservatory | Alishba Emanuel | De Beauvoir Ward | Delegated | Granted - Standard Conditions | 10-11-2022 |
| 2022/2243 | 14 Southgate Road, Hackney, London, N1 3LY | Prior approval - new dwellings | Prior approval for change of use of part ground and first floor of the building from offices (use class E) to 3no. self-contained units (use class C3). | Micheal Garvey | De Beauvoir Ward | Delegated | Refuse | 07-11-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|---|---|------------------|------------------|----------------|-------------------------------|----------------------|
| 2022/2182 | Unit 205, 10 Southgate Road, Hackney, London, N1 3LY | Certificate of Lawful Development Existing/Proposed | Existing use of the property as a self-contained residential flat (Use Class C3) | Raymond Okot | De Beauvoir Ward | Delegated | Grant | 01-11-2022 |
| 2022/2147 | 152 De Beauvoir Road, Hackney, London, N1 4DJ | Householder Planning | Erection of single storey rear infill extension, refurbished single storey side extension and alterations to garden wall along Buckingham Road. | Raymond Okot | De Beauvoir Ward | Delegated | Granted - Standard Conditions | 03-11-2022 |
| 2022/2141 | Flat A, 93 Balls Pond Road, Hackney, London, N1 4BL | Listed Building Consent | Repair and replacement of external lime render to front and rear walls of the lower ground floor. | Micheal Garvey | De Beauvoir Ward | Delegated | Granted - Extra Conditions | 27-10-2022 |
| 2022/2053 | 148 Culford Road, Hackney, London, N1 4HU | Removal/Variation of Condition(s) | Variation of condition 3 (materials) of planning permission 2022/0315 granted on 17/05/2022 | Catherine Nichol | De Beauvoir Ward | Delegated | Granted - Standard Conditions | 24-11-2022 |
| 2022/2033 | 46 Englefield Road, Hackney, London, N1 4HA | Householder Planning | Erection of single-storey side extension at ground-floor level to form a two-storey side extension; Installation of window along side elevation of existing extension; demolition and replacement of existing single-storey rear extension; alterations to the fenestrations of existing outbuilding; Installation of rooflight above outbuilding; repositioning of entrance door | Thomas Russell | De Beauvoir Ward | Delegated | Granted - Extra Conditions | 18-11-2022 |
| 2022/2031 | Basement Flat, 106 De Beauvoir Road, Hackney, London, N1 4DJ | Works to a Tree in Conservation Area Notification | 3 Acer trees planted in raised bed in SE corner of rear garden T1 and T3 to have crown reduction to shape and thin in order to encourage more sustainable growth and reduce excessive shading. T2 to be fell as it can no longer sustain itself and is liable to fall | Eugene McGee | De Beauvoir Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1961 | 12 - 14 Englefield Road, Hackney, London, N1 4LS | Discharge of Condition | Submission of details pursuant to condition 7 (submission of details) and condition 10 (swift boxes) attached to planning permission 2021/3739 dated 27/05/2022. | Catherine Nichol | De Beauvoir Ward | Delegated | Grant | 17-11-2022 |
| 2022/1955 | 132 De Beauvoir Road, Hackney, London, N1 4DJ | Works to a Tree in Conservation Area Notification | Front Garden: T1 - Lime - Remove all basal growth and re-pollard to crown to most recent points of reduction to control height and spread due to historic issues with damage to private front path adjacent. Removal of Epicormic growth when necessary within the 2 years this notification is valid. | Leif Mortensen | De Beauvoir Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1911 | Flat 1, Mandarin Wharf, 70 - 76 De Beauvoir Crescent, Hackney, London, N1 5SB | Works to a Tree in Conservation Area Notification | TG1 Two young Silver birch Crown reduce by 1m to leave a final crown spread of 5m | Leif Mortensen | De Beauvoir Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1844 | 15 Stamford Road, Hackney, London, N1 4JP | Works to a Tree in Conservation Area Notification | Rear Garden: T1: Sycamore: Approximately 16.00m: Reduce back to previous and most recent pollard points whilst selecting a suitable amount of furnishing growth (to be shortened as requested by up to 1.50m) to ensure crown continuity and preserve viable leaf area this season. General maintenance. Increase light gains. T2: Mature Cherry: Approximately 7.00m: Remove dead wood throughout crown. Reduce crown by up to 1.20m all round. Thin crown density by approximately 20%. | Eugene McGee | De Beauvoir Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1821 | 25 Ardleigh Road, Hackney, London, N1 4HS | Works to Tree with Preservation Order | Front Garden: Trees covered by a Tree Preservation Order [TPO order number: 15 2008] Lime T1 (17M high, 450mm dia.) - Reduce the crown of the tree back to the previous points removal of regrowth up to 3 metres. Lime T2 (17M high, 450mm dia.) - Reduce the crown of the tree back to the most previous points removal of regrowth up to 3 metres Rear Garden: Trees in a Conservation Area - Ash T3 (8M high, 200mm dia.) - Fell - self set close to the house. Turkey Oak T4 (12M high, 300mm dia.) - Raise crown all around to 4 metres above garden ground level and reduce lower crown on neighbours side by up to 1 metre | Leif Mortensen | De Beauvoir Ward | Delegated | Grant | 02-11-2022 |
| 2022/1803 | 66 Southgate Road, London, N1 3JF | Householder Planning | Erection of single storey ground floor rear extension and erection of roof terrace. | Alishba Emanuel | De Beauvoir Ward | Delegated | Refuse | 25-11-2022 |
| 2022/1761 | Flat B, 52 Englefield Road, Hackney, London, N1 4HA | Works to a Tree in Conservation Area Notification | Rear Garden : Lime - Crown reduce the height by 3.5-4.5m Crown reduce the spread by 2.5-3m Thin throughout the crown by 15% Remove any low branches overhanging the neighbouring warehouse roof to give a clearance of 2.5-3m Maintenance works in line with good Arboricultural practice | Leif Mortensen | De Beauvoir Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1697 | 12 - 14 Englefield Road, Hackney, London, N1 4LS | Full Planning Permission | Removal of existing side structure for the replacement and adaption of existing ground floor western window and door, with new wider wheelchair accessible door, and associated window together with the repositioning of the refuse area. | James Clark | De Beauvoir Ward | Delegated | Grant | 23-11-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|---|---|---------------------|----------------------|----------------|-------------------------------|----------------------|
| 2022/1599 | 9 Southgate Grove, Hackney, London, N1 5BP | Works to a Tree in Conservation Area Notification | Large Cherry - Reduce the height and spread by 33% (approx. 1.8-2m height and 1.2-1.5m spread) Thin throughout the crown by 10-15% Reduce the branches growing towards the property to give a clearance of 2-2.5m Remove or reduce the low branches to give a clearance of 2.5-3m Maintenance works in line with good Arboricultural practice | Leif Mortensen | De Beauvoir Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1562 | 7 Stamford Road, Hackney, London, N1 4JP | Full Planning Permission | Erection of single storey rear extension, replacement windows and door replacement, re-render to front elevation ground level, repointing of chimney, resurfacing of street facing access steps to first floor, re-render of garden wall, cycle storage. | Jonathan Bainbridge | De Beauvoir Ward | Delegated | Grant | 26-10-2022 |
| 2022/1478 | Flat A, 25 Buckingham Road, London, N1 4DG | Householder Planning | Installation of an air source heat pump at ground level | Danny Huber | De Beauvoir Ward | Delegated | Granted - Standard Conditions | 31-10-2022 |
| 2022/0762 | 138 Southgate Road, Hackney, London, N1 3HX | Householder Planning | Replacement of existing sash window with new timber sash windows, replacing of the driveway and path with permeable block paving and Victorian mosaic tiles. | Raymond Okot | De Beauvoir Ward | Delegated | Granted - Standard Conditions | 24-11-2022 |
| 2021/3615 | Unit 703, 10 Southgate Road, Hackney, London, N1 3LY | Full Planning Permission | Roof extension of Flat 703 on 7th Floor of 10 Southgate Road to create a Duplex apartment. | Catherine Nichol | De Beauvoir Ward | Delegated | Refuse | 26-10-2022 |
| 2022/2429 | Flat A, 114 Graham Road, Hackney, London, E8 1BX | Discharge of Condition | Discharge of conditions 4 (SUDS) & 5 (Flooding) of application 2022/0454, dated 21/04/2022. | Jonathan Bainbridge | Hackney Central Ward | Delegated | Grant | 16-11-2022 |
| 2022/2410 | 38 Montague Road, London, E8 2HW | Discharge of Condition | Submission of details pursuant to condition 3 (horn details) attached to planning permission 2022/0513 dated 21/09/2022 | Danny Huber | Hackney Central Ward | Delegated | Grant | 23-11-2022 |
| 2022/2298 | 149 Graham Road, London, E8 1PD | Full Planning Permission | Replacement of existing single glazed timber framed windows with double glazed timber framed windows. Replacement of existing entrance door with timber doors and replacement of rear doors with timber doors. | Alishba Emanuel | Hackney Central Ward | Delegated | Granted - Standard Conditions | 17-11-2022 |
| 2022/2046 | Flat A, 61 Greenwood Road, London, E8 1NT | Full Planning Permission | Replacement of existing outbuilding with a single storey outbuilding. | Danny Huber | Hackney Central Ward | Delegated | Refuse | 24-11-2022 |
| 2022/1942 | Aspen Court, Madinah Road, Hackney, London, E8 1PG | Works to a Tree in Conservation Area Notification | T1 Maple Crown reduce 2-3m Remove basal & epicormic growth Crown thin (light) Remove deadwood Removal of arisings T2 Apple Remove deadwood Removal of arisings T3 Goat willow Crown reduce 2-3m Crown thin (light) Crown lift 2.4m Removal of arisings (T4 Buddleia Fell and remove Poison stump Removal of arisings T5 Sycamore Crown reduce 3-4m Remove deadwood Removal of arisings T6 Silver birch None T7 Tree of Heaven Remove deadwood Sever climbers 2m from base T8 Pear None T9 Pear Standard general prune Removal of arisings T10 Pear Standard general prune Removal of arisings T11 False acacia Crown reduce 3-4m Remove deadwood Remove epicormic and basal growth Sever climbers 2m from base Removal of arisings T12 False acacia Crown reduce 3-4m Remove deadwood Remove epicormic and basal growth Sever climbers 2m from base Removal of arisings | Leif Mortensen | Hackney Central Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1919 | 222 Dalston Lane, Hackney, London, E8 1LA | Works to Tree with Preservation Order | Front of 216-226 Dalston Lane: T1 - False acacia (Robinia Pseudoacacia) Remove deadwood-Remove epicormic & basal shoots - Removal of arisings. T2 - Horse chestnut (Aesculus hippocastanum) Remove deadwood -Remove epicormic & basal shoots to crown break , Climbing inspection - Crown lift 5.4m from ground level, Removal of arisings. T3 - Horse chestnut (Aesculus hippocastanum) Remove deadwood Remove epicormic & basal shoots to crown break - Climbing inspection - Crown lift 5.4m from ground level, Removal of arising. T4 - London Plane (Platanus x hispanica / acerifolia) Remove deadwood - Climbing inspection - Removal of arisings. T5- Lime (Tilia) Unk spp . Remove deadwood - Remove epicormic & basal shoots to crown break - Climbing inspection Crown lift 5.4m - Removal of arisings T6- London Plane (Platanus x hispanica / acerifolia) Remove deadwood - Climbing inspection - Removal of arisings. | Leif Mortensen | Hackney Central Ward | Delegated | Grant | 02-11-2022 |
| 2022/1822 | 39 Horton Road, Hackney, London, E8 1DP | Works to a Tree in Conservation Area Notification | Large cherry free in front garden of 39, adjacent to the footpath wall and the neighbouring boundary wall with number 40. The tree is the only large tree in this garden so is un-mistakeable. This tree is breaching the roof of two properties and branches are growing in the windows. Tree surgeon estimate we should take approx. 3 metres off. 3m crown reduction. | Eugene McGee | Hackney Central Ward | Delegated | No Objection | 31-10-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|---|--|-----------------|----------------------|----------------|-------------------------------|----------------------|
| 2022/1785 | 50 Greenwood Road, Hackney, London, E8 1AB | Works to a Tree in Conservation Area Notification | Front Garden Lime T1 (14M high, 400mm dia.) Reduce the crown of the tree back to the original pollarding points at 5 metres. Lime T2 (14M high, 400mm dia.) Reduce the crown of the tree back to the previous reduction points remove regrowth Of 3 metres Reason: Causing significant shading to the frontage of the property. Repeating previous cyclical maintenance of trees close to buildings. Rear Garden Sycamore T5 (12M high, 400mm dia.) - Fell - leaning and in poor condition. | Leif Mortensen | Hackney Central Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1782 | 52 Greenwood Road, Hackney, London, E8 1AB | Works to a Tree in Conservation Area Notification | Front garden: Lime T3 (12M high, 350mm dia.) - Reduce the crown of the tree back to the previous reduction points (remove 3 metres of regrowth) | Leif Mortensen | Hackney Central Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1709 | 102 Greenwood Road, Hackney, London, E8 1NE | Works to a Tree in Conservation Area Notification | T1 - Robinia, reduce crown by 1.5 to 2m from the extent of all branches to control height and spread and clear the roof, tree has zero space for future growth and needs maintaining at current dimensions | Eugene McGee | Hackney Central Ward | Delegated | No Objection | 31-10-2022 |
| 2022/0910 | Flat A, 11 Montague Road, Hackney, London, E8 2HN | Removal/Variation of Condition(s) | Variation of condition 2 (development according to the approved plans) of planning permission 2021/2617 granted on 26/01/2022. The effect of the variation would be to replace the existing painted timber framed sash windows with new painted timber framed double glazed sash windows | Raymond Okot | Hackney Central Ward | Delegated | Granted - Extra Conditions | 01-11-2022 |
| 2022/0508 | 145a Richmond Road, Hackney, London, E8 3NJ | Full Planning Permission | Replacement of single-glazed timber windows with double-glazed timber windows on front and rear elevations. | Alix Hauser | Hackney Central Ward | Delegated | Grant | 14-11-2022 |
| 2021/3673 | 8 Navarino Road, Hackney, London, E8 1AD | Householder Planning | Erection of single storey lower ground floor rear extension, creation of new rear patio with steps, enlargement of the height of existing 3 storey rear projection, installation of one rear, one side and one front rooflight following removal of existing front rooflight, new and replacement windows to the front, side and rear elevations, cycle store to front at lower ground floor level, installation of new front railings and gates to the front boundary along the street and new vehicle front crossover following removal of existing crossover. | Danny Huber | Hackney Central Ward | Delegated | Granted - Standard Conditions | 04-11-2022 |
| 2021/3460 | 26 Greenwood Road, Hackney, London, E8 1AB | Full Planning Permission | Replacement of all existing windows throughout the property with double glazed timber windows. | Raymond Okot | Hackney Central Ward | Delegated | Granted - Standard Conditions | 10-11-2022 |
| 2022/2374 | 2 Powell Road, London, E5 8DJ | Householder Planning | Erection of single storey ground floor infill extension | Alishba Emanuel | Hackney Downs Ward | Delegated | Granted - Standard Conditions | 23-11-2022 |
| 2022/2323 | 163 Brooke Road, Hackney, London, E5 8AG | Householder Planning | Erection of rear extension, together with installation of rooflights and replacement rooftiles to the main roof. | Erin Glancy | Hackney Downs Ward | Delegated | Grant | 18-11-2022 |
| 2022/2223 | 100 Rectory Road, Hackney, London, N16 7SD | Certificate of Lawful Development Existing/Proposed | Lawful development certificate for the erection of a rear outbuilding. | James Clark | Hackney Downs Ward | Delegated | Grant | 26-10-2022 |
| 2022/2222 | 100 Rectory Road, Hackney, London, N16 7SD | Certificate of Lawful Development Existing/Proposed | Lawful development certificate for the erection of rear roof and outrigger roof extensions together with the installation of rooflights. | James Clark | Hackney Downs Ward | Delegated | Grant | 26-10-2022 |
| 2022/1956 | 109 Evering Road, Hackney, London, N16 7SL | Works to a Tree in Conservation Area Notification | T1 - 71 DBH Plane Repollard (5-6m regrowth) to bare framework T2 - 58 DBH Plane Repollard (4-5m regrowth) to bare framework | Leif Mortensen | Hackney Downs Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1913 | 30 Northwold Road, Hackney, London, N16 7EH | Works to a Tree in Conservation Area Notification | T1- large eucalyptus tree to felled to ground level and stump to be treated. Tree has grown very tall and has caused subsidence and cracked the building next to it. T2 - small acacia tree to be felled to ground level and stump to be treated. Tree is growing to close to building. | Leif Mortensen | Hackney Downs Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1513 | 40 Ickburgh Road, Hackney, London, E5 8AD | Householder Planning | Creation of a lightwell and bathroom vent fans to front elevation, installation of 2 no new double glazed timber sash windows to the front basement and installation of Air Source Heat Pump (ASHP) to the rear garden of the property | Raymond Okot | Hackney Downs Ward | Delegated | Granted - Standard Conditions | 11-11-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|---|---|------------------|--------------------|------------------------|-------------------------------|----------------------|
| 2022/1482 | 1a Ickburgh Road, Hackney, London, E5 8AF | Works to Tree with Preservation Order | Rear Garden: London Plane (T1): Crown reduce by 3-4m all round, thin by 15% and lift canopy by 2-3m. from ground level. The tree has out-grown its surroundings and appropriate interim management has lapsed. Proposed treatment is to further safeguard the health of existing tree(s) which represent an important amenity feature. Rear Garden: London Plane (T2): Crown reduce by 3-4m all round, thin by 15% and lift canopy by 2-3m. from ground level. Tree has out-grown its surroundings and appropriate interim management has lapsed. Proposed treatment is to further safeguard the health of existing tree(s) which represent an important amenity feature. X3 Sycamore (G1): Self-sown saplings. Fell, and treat stumps to prevent root suckering. | Leif Mortensen | Hackney Downs Ward | Delegated | Grant | 31-10-2022 |
| 2021/3441 | 46 Maury Road, Hackney, London, N16 7BT | Full Planning Permission | Proposed replacement of all existing windows. | Erin Glancy | Hackney Downs Ward | Delegated | Grant | 22-11-2022 |
| 2021/3427 | 132 Evering Road, Hackney, London, N16 7BD | Full Planning Permission | Proposed replacement of all existing windows. | Erin Glancy | Hackney Downs Ward | Delegated | Grant | 22-11-2022 |
| 2021/3112 | 184 Evering Road, Hackney, | Discharge of Condition | Submission of details pursuant to part of condition 8 (landscaping to rear garden) attached to planning permission 2019/2907 dated 11/11/2019 | Gerard Livett | Hackney Downs Ward | Delegated | Grant | 03-11-2022 |
| 2021/3106 | 184 Evering Road, Hackney, E5 8AJ | Discharge of Condition | Submission of details pursuant to conditions 4c and 4d (detailed drawings of cycle and refuse stores) and part of condition 8 (landscaping to the front garden) attached to planning permission 2019/2907 dated 11/11/2019 | Gerard Livett | Hackney Downs Ward | Planning Sub-Committee | Grant | 03-11-2022 |
| 2021/2997 | 79 Reighton Road, London, E5 8SQ | Full Planning Permission | Excavation of existing basement including alterations to front light well and installation of rear light well; alterations to ground floor rear extension; and erection of rear dormer to facilitate the subdivision of the existing dwelling into 2 x 3 bed units together with provision of refuse and cycle storage. | Alix Hauser | Hackney Downs Ward | Delegated | Grant | 09-11-2022 |
| 2021/0093 | Flat A, 194 Brooke Road, Hackney, London, E5 8AP | Works to a Tree in Conservation Area Notification | Front garden - Tilia sp. (Lime) X 2 Reduce back to most reason reduction points with aim to manage as pollards. | Leif Mortensen | Hackney Downs Ward | Delegated | No Objection | 31-10-2022 |
| 2022/2280 | 41 Poole Road, Hackney, London, E9 7AE | Householder Planning | Single storey rear extension at first floor. | Catherine Nichol | Hackney Wick Ward | Delegated | Granted - Standard Conditions | 24-11-2022 |
| 2022/2201 | 39 Danesdale Road, Hackney, London, E9 5DB | Householder Planning | Erection of single-storey side/rear infill extension to replace existing extension; Installation of set of crittal doors across rear elevation | Thomas Russell | Hackney Wick Ward | Delegated | Granted - Standard Conditions | 07-11-2022 |
| 2022/2030 | 18 Meynell Crescent, Hackney, London, E9 7AS | Works to a Tree in Conservation Area Notification | Plum tree in rear garden - Remove left dead stem, remove split limb to make the tree safer and avoid any harm or damage. | Leif Mortensen | Hackney Wick Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1789 | 10 Valentine Road, Hackney, London, E9 7AD | Works to a Tree in Conservation Area Notification | Gleditsia in the back garden, not visible from the road. Routine maintenance: reduce back to previous reduction points, maintaining shorter regrowth. I.e. reduce from about 8m high to about 6m, and reshape the remaining canopy to match. | Eugene McGee | Hackney Wick Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1259 | 21 Cassland Road, Hackney, London, E9 7AL | Householder Planning | Replacement of two existing dormers; Replacement of two existing skylights; Addition of new skylights to front. Addition of new window to rear elevation. Replacement of glass blocks in existing front elevation window with painted timber window. Excavation of lower ground floor to improve ceiling heights and insulation. Excavate out crawl space to form new lower ground floor room. | Raymond Okot | Hackney Wick Ward | Delegated | Granted - Standard Conditions | 27-10-2022 |
| 2022/0032 | 5 Meynell Road, Hackney, London, E9 7AP | Works to a Tree in Conservation Area Notification | T1 – T2 = 2 X ASH TREES TO REDUCE 2.0/3.0 METRES LIGHT ACCESS & PROPERTY ENCROACHMENT | Eugene McGee | Hackney Wick Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1899 | 249 Hackney Road, Hackney, London, E2 8NA | Works to a Tree in Conservation Area Notification | T1 - Rear garden - Sycamore - 30% reduction back to most recent points approx 2 - 3 m from branch ends - T2 - Front garden - Holm oak - 30% reduction - to most recent points - 2 - 3 m from branch ends - reduce back from road and lift to 4 M - ensure clearance for 5M vehicles via cut back/lift | Leif Mortensen | Haggerston Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1733 | 23 Brownlow Road, Hackney, London, E8 4NS | Householder Planning | Installation of 9 solar panels | Thomas Russell | Haggerston Ward | Delegated | Granted - Standard Conditions | 01-11-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|---|---|-----------------|---------------------------------|----------------|-------------------------------|----------------------|
| 2022/0215 | 9 Broadway Market, Hackney, London, E8 4PH | Full Planning Permission | Demolition of existing rear building and excavation of site to facilitate the erection of a three-storey building (across basement, ground and first floor levels) to create a new residential unit and minor alterations to rear outrigger to create new access to existing unit from Broadway Mews. | Alix Hauser | Haggerston Ward | Delegated | Grant | 03-11-2022 |
| 2021/0966 | 9 Broadway Market, London, E8 4PH | Listed Building Consent | Demolition of existing rear building and excavation of site to facilitate the erection of a three-storey building (across basement, ground and first floor levels) to create a new residential unit and minor alterations to rear outrigger to create new access to existing unit from Broadway Mews. | Alix Hauser | Haggerston Ward | Delegated | Grant | 03-11-2022 |
| 2022/2593 | 231 Well Street, London, E9 6RG | Non-Material Amendment | Non-Material Amendment to planning permission 2021/0194 dated 13/04/2021. The proposed change is to amend the description of development to: ' Proposed ground floor rear extension, first floor rear extension, and mansard roof extension and use of upper levels as office floor space (Use Class E(g)). Installation of windows to the front of the building at first floor level and ground floor shop front alterations. Amendments include: omission of the previous intention to retention of the ground floor use as retail space. | Alishba Emanuel | Homerton Ward | Delegated | Grant | 01-11-2022 |
| 2022/2432 | 3 Sutton Square, Hackney, London, E9 6EQ | Discharge of Condition | Submission of details pursuant to condition 3 (External materials) attached to planning permission 2021/2214 dated 15/11/2021 | Gerard Livett | Homerton Ward | Delegated | Grant | 15-11-2022 |
| 2022/2365 | 46 Clarence Road, London, E5 8HB | Full Planning Permission | Formation of a rear roof terrace at second floor level and associated works | Danny Huber | Homerton Ward | Delegated | Granted - Standard Conditions | 22-11-2022 |
| 2022/2172 | 290-296 Mare Street, Hackney, London, E8 1HE | Full Planning Permission | Alterations to shopfront | Raymond Okot | Homerton Ward | Delegated | Granted - Standard Conditions | 01-11-2022 |
| 2022/2107 | 290 - 296 Mare Street, Hackney, London, E8 1HE | Advertisement Consent | Installation of two fascia signs and externally illuminated projecting sign | Raymond Okot | Homerton Ward | Delegated | Grant | 01-11-2022 |
| 2022/1723 | 17 Sutton Place, Hackney, London, E9 6EH | Works to a Tree in Conservation Area Notification | T1 -Evergreen dogwood/Bentham's cornel - reduce canopy by 30% - approximately 3 -4 m in height and 1 -2 m in spread | Leif Mortensen | Homerton Ward | Delegated | No Objection | 31-10-2022 |
| 2021/0138 | 10 Clapton Square, London, E5 8HP | Listed Building Consent | Partial demolition of the existing rear single storey commercial link building at ground and lower ground floor level; excavation at front basement level and insertion of basement level doors to front and rear; elevational, landscaping and boundary treatment alterations; replacement of windows; change of use at basement and rear ground floor from light industrial (Use Class E) to residential use (Use Class C3); internal reconfiguration to form two 3-bed residential units; internal alterations. | Danny Huber | Homerton Ward | Delegated | Granted - Standard Conditions | 25-10-2022 |
| 2021/0037 | 10 Clapton Square, London, E5 8HP | Full Planning Permission | Partial demolition of the existing rear single storey commercial link building at ground and lower ground floor level; excavation at front basement level and insertion of basement level doors to front and rear; elevational, landscaping and boundary treatment alterations; replacement of windows; change of use at basement and rear ground floor from light industrial (Use Class E) to residential use (Use Class C3); internal reconfiguration to form two 3-bed residential units. | Danny Huber | Homerton Ward | Delegated | Granted - Standard Conditions | 25-10-2022 |
| 2022/2489 | Britannia Leisure Centre (including car park and hard courts) adjacent to Hyde Road and Pitfield Street N15 JU; land on the corner of Penn Street and Bridport Place; and other land within Gopsall Street, Northport Street and Shoreditch Park (including, but not limited to, Grange Street). | Discharge of Condition | Submission of partial details pursuant to condition 5a (Archaeology- Written Scheme of Investigation) attached to planning permission 2021/3335 dated 08/04/2022. | Nick Bovaird | Hoxton East and Shoreditch Ward | Delegated | Grant | 27-10-2022 |
| 2022/2407 | Ground Floor, 134 - 146 Curtain Road, Hackney, London, EC2A 3AR | Listed Building Consent | Internal Strip-Out works for ground, first, second, third and fourth level office area, comprising the disconnection, removal and disposal of existing mechanical, electrical, and public health systems, modern partitions and finishes and light fittings. | Gerard Livett | Hoxton East and Shoreditch Ward | Delegated | Granted - Extra Conditions | 14-11-2022 |
| 2022/2300 | Island Opposite 101 To 103 Great Eastern Street, Hackney, London, EC2A 3JD | Discharge of Condition | Submission of partial details pursuant to condition 5 (written scheme of investigation) of planning permission 2017/4800 dated 18/12/2019 as amended by non-material amendment ref 2022/1005 dated 31/05/2022 | Louise Prew | Hoxton East and Shoreditch Ward | Delegated | Grant | 15-11-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|--------------------------------|--|------------------|---------------------------------|----------------|-------------------------------|----------------------|
| 2022/2224 | 180 - 182 Shoreditch High Street, Hackney, London, E1 6HY | Listed Building Consent | Listed Building Consent for replacement of external first floor corridor wall. | Nick Bovaird | Hoxton East and Shoreditch Ward | Delegated | Granted - Extra Conditions | 15-11-2022 |
| 2022/2207 | Art Buro, 73 Rivington Street, Hackney, London, EC2A 3AY | Advertisement Consent | Signage replacement | Gerard Livett | Hoxton East and Shoreditch Ward | Delegated | Granted - Standard Conditions | 07-11-2022 |
| 2022/2188 | The Tramshed, 32 Rivington Street, Hackney, London, EC2A 3LX | Listed Building Consent | Installation of external security CCTV camera, alarm box, external access control panel, and external intercom panel. | Catherine Nichol | Hoxton East and Shoreditch Ward | Delegated | Granted - Standard Conditions | 01-11-2022 |
| 2022/2186 | The Tramshed, 32 Rivington Street, Hackney, London, EC2A 3LX | Full Planning Permission | Installation of external security CCTV camera, alarm box, external access control panel, and external intercom panel. | Catherine Nichol | Hoxton East and Shoreditch Ward | Delegated | Granted - Standard Conditions | 01-11-2022 |
| 2022/2185 | 341-345 Old Street, London, EC1V 9LL | Full Planning Permission | Insertion of new windows at first to third floor levels on the eastern elevation including the relocation of existing air-conditioning units. | Alix Hauser | Hoxton East and Shoreditch Ward | Delegated | Grant | 03-11-2022 |
| 2022/2169 | Snv Food And Wine, Basement And Ground Floors, 149 - 150 Shoreditch High Street, Hackney, London, E1 6HU | Advertisement Consent | Installation of two fascia signs for a temporary period of 6 months. | Erin Glancy | Hoxton East and Shoreditch Ward | Delegated | Refuse | 01-11-2022 |
| 2022/2019 | 183 - 187 Shoreditch High Street, Hackney, London, E1 6HU | Advertisement Consent | Installation of 1no internally illuminated logo with text; Installation of 1no internally illuminated projecting sign; Installation of brass plaque and associated signage | Thomas Russell | Hoxton East and Shoreditch Ward | Delegated | Granted - Standard Conditions | 25-11-2022 |
| 2022/2015 | The Tramshed, 32 Rivington Street, London, EC2A 3LX | Listed Building Consent | External alterations to the building including the removal of redundant wires, alarm boxes and signage. The proposed installation of a suspended curtain rail in the former transformer hall of the substation | Catherine Nichol | Hoxton East and Shoreditch Ward | Delegated | Granted - Standard Conditions | 22-11-2022 |
| 2022/1991 | Britannia Leisure Centre (including car park and hard courts) adjacent to Hyde Road and Pitfield Street N15 JU; land on the corner of Penn Street and Bridport Place; and other land within Gopsall Street, Northport Street and Shoreditch Park (including, but not limited to, Grange Street). | Discharge of Condition | Submission of details pursuant to condition 10 (Crossrail 2 Method Statement) attached to planning permission 2021/3335 dated 08/04/2022. | Nick Bovaird | Hoxton East and Shoreditch Ward | Delegated | Grant | 01-11-2022 |
| 2022/1987 | 1 Britannia Leisure Centre (including Car Park And Hard Courts) Adjacent To Hyde Road And Pitfield Street N15 Ju; Land On The Corner Of Penn Street And Bridport Place; And Other Land Within Gopsall Street, Northport Street And Shoreditch Park (including, But Not Limited To, Grange Street), E8, | Discharge of Condition | Submission of details pursuant to condition 9 (Contaminated Land Remediation Strategy) attached to planning permission 2021/3335 dated 08/04/2022. | Nick Bovaird | Hoxton East and Shoreditch Ward | Delegated | Grant | 28-10-2022 |
| 2022/1901 | 56a Orsman Road, Hackney, London, N1 5QJ | Prior approval - new dwellings | Prior approval for the change of use of part-ground floor and first floor from office (use class E) to two self-contained residential units (use class C3). | Catherine Nichol | Hoxton East and Shoreditch Ward | Delegated | Grant | 08-11-2022 |
| 2022/1755 | 209 Hoxton Street, Hackney, London, N1 5LG | Discharge of Condition | Submission of details pursuant to conditions 27 (Sustainable drainage) and 28 (Drainage management) attached to planning permission 2020/4110 granted 30/11/2021 | Louise Prew | Hoxton East and Shoreditch Ward | Delegated | Grant | 15-11-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|---|--|------------------|---------------------------------|----------------|-------------------------------|----------------------|
| 2022/1735 | Island Opposite 101 To 103 Great Eastern Street, Hackney, London, EC2A 3JD | Discharge of Condition | Submission of partial details pursuant to condition 13 (Contaminated land: assessment) of planning permission 2017/4800 dated 18/12/2019 as amended by non-material amendment ref 2022/1005 dated 31/05/2022 | Louise Prew | Hoxton East and Shoreditch Ward | Delegated | Grant | 23-11-2022 |
| 2022/1703 | 183-187 Shoreditch High Street, bounded by Holywell Lane, New Inn Yard, and rail viaduct London E1 6HU | Discharge of s106 Clause | Discharge of Clause 24.33 of the Section 106 agreement for application ref: 2017/0596 dated 24 April 2018 which requires the submission of an Affordable Workspace Statement. | Nick Bovaird | Hoxton East and Shoreditch Ward | Delegated | Grant | 16-11-2022 |
| 2022/1656 | 209 Hoxton Street, Hackney, London, N1 5LG | Discharge of Condition | Submission of details pursuant to conditions 21 (Ecological enhancements) and 26 (Written scheme of investigation) attached to planning permission 2020/4110 granted 30/11/2021 | Louise Prew | Hoxton East and Shoreditch Ward | Delegated | Grant | 15-11-2022 |
| 2022/1653 | 209 Hoxton Street, Hackney, London, N1 5LG | Discharge of Condition | Submission of details pursuant to conditions 4 (Sustainability - green roof), 11 (Contaminated Land: Risk Assessment) and 12 (Contaminated Land: Remediation Scheme) attached to planning permission 2020/4110 granted 30/11/2021 | Louise Prew | Hoxton East and Shoreditch Ward | Delegated | Grant | 15-11-2022 |
| 2022/1491 | Quick House, 65 Clifton Street, Hackney, London, EC2A 4JE | Discharge of Condition | Submission of details pursuant to condition 16 (Terrace planting scheme) attached to planning permission 2019/0462 dated 30/06/2020 | Louise Prew | Hoxton East and Shoreditch Ward | Delegated | Grant | 01-11-2022 |
| 2022/1352 | 209-233 Hoxton Street, Hackney, London, N1 5LG | Non-Material Amendment | Non-material amendment to planning permission 2020/4110 dated 30/11/2021 in order to undertake the following design amendments: - Incorporate additional air ventilation grilles and flue pipes on the main building elevations - Increase roof plant area at 1F - Reduction in size of one residential unit and some amenity space due to plant/access reconfiguration. - Increase height of west boundary wall by 750mm | Louise Prew | Hoxton East and Shoreditch Ward | Delegated | Grant | 23-11-2022 |
| 2022/0210 | 183-187 Shoreditch High Street, Hackney, London, E1 6HU | Discharge of Condition | Submission of details pursuant to condition 14 (Photovoltaic Panels: Commissioning Certificates) of planning permission 2017/0596 dated 18th May 2018. | Nick Bovaird | Hoxton East and Shoreditch Ward | Delegated | Grant | 27-10-2022 |
| 2022/0087 | Quick House, 65 Clifton Street, Hackney, London, EC2A 4JE | Advertisement Consent | Display of non-illuminated advertisements on construction hoarding | Louise Prew | Hoxton East and Shoreditch Ward | Delegated | Granted - Standard Conditions | 27-10-2022 |
| 2022/2209 | 37 - 43 Bevenden Street, London, N1 6BH | Full Planning Permission | Erection of front brick and vertical steel fencing, access gates and planters | Alishba Emanuel | Hoxton West Ward | Delegated | Refuse | 07-11-2022 |
| 2022/2128 | 65 Nile Street, Hackney, London, N1 7RD | Prior approval - new dwellings | Change of use from Class E to Class C3 to provide 2 x self-contained dwellings | Catherine Nichol | Hoxton West Ward | Delegated | Deemed Consent | 25-10-2022 |
| 2022/1310 | Marten House, 39 - 47 East Road, Hackney, London, N1 6AH | Discharge of Condition | Submission of details pursuant to Condition 31 (piling) attached to planning permission 2019/3936. | Nick Bovaird | Hoxton West Ward | Delegated | Grant | 23-11-2022 |
| 2021/3268 | 95 - 97 East Road, Hackney, London, N1 6AW | Discharge of Condition | Submission of details pursuant to condition 3 (external materials and details) attached to planning permission 2016/4342 dated 10/11/2017 | Gerard Livett | Hoxton West Ward | Delegated | Grant | 09-11-2022 |
| 2021/2042 | 225 City Road, London EC1V 1JT | Non-Material Amendment | Non material amendment to planning permission 2016/1814 in order to amend the wording of condition 23 (obscure glazing) and undertake the following design amendments: - Minor reconfiguration of ground floor entrances together and external grilles to the north; - Inclusion of a secondary escape stair from Level 6 to ground floor for the commercial floorspace; - Installation of a green-roof plant enclosure at Level 7; - Internal reconfiguration of the residential layouts between Levels 7 – 20; - Removal of the BMU at Roof Level; - Omission of the glazed brickwork at Levels 5 and 6; - Replacement of the glazed balustrading with metal in order to meet current fire regulations. - Internal reconfiguration at basement level | Nick Bovaird | Hoxton West Ward | Delegated | Granted - Extra Conditions | 27-10-2022 |
| 2022/2458 | 1, Tranby Mews, Brooksby's Walk, Hackney, London, E9 6DR | Certificate of Lawful Development Existing/Proposed | Lawful development certificate for the replacement of window and doors together with alterations to the fenestration pattern. | James Clark | Kings Park Ward | Delegated | Refuse | 24-11-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|---|---|---------------------|-----------------|----------------|-------------------------------|----------------------|
| 2022/2378 | 31 Chelmer Road, Hackney, E9 6AY | Householder Planning | Erection of single storey ground floor infill extension, enlargement of first floor rear window and installation of rooflights on the outrigger. | Alishba Emanuel | Kings Park Ward | Delegated | Granted - Standard Conditions | 25-11-2022 |
| 2022/2315 | 139 Dunlace Road, Hackney, London, E5 0NG | Householder Planning | Erection of a front and rear mansard roof. | Jonathan Bainbridge | Kings Park Ward | Delegated | Grant | 23-11-2022 |
| 2022/2308 | Flat B, 245 Glyn Road, Hackney, London, E5 0JP | Full Planning Permission | Construction of two front roof lights to front roof slope. | Micheal Garvey | Kings Park Ward | Delegated | Granted - Extra Conditions | 14-11-2022 |
| 2022/2288 | 48 Adley Street, London, E5 0DY | Householder Planning | Erection of single storey ground floor rear/side extension | Alishba Emanuel | Kings Park Ward | Delegated | Granted - Standard Conditions | 16-11-2022 |
| 2022/2265 | 17 Coopersale Road, Hackney, London, E9 6AU | Householder Planning | Erection of single storey ground floor infill and rear extension. | Micheal Garvey | Kings Park Ward | Delegated | Granted - Extra Conditions | 25-11-2022 |
| 2022/2225 | 56 Glyn Road, Hackney, London, E5 0JD | Householder Planning | Construction of a single storey, ground floor rear infill extension together with associated works. | James Clark | Kings Park Ward | Delegated | Grant | 26-10-2022 |
| 2022/2149 | 84 Glyn Road, Hackney, London, E5 0JD | Discharge of Condition | Submission of details pursuant to condition 3 (SuDS) attached to planning permission 2022/1674 dated 31/08/2022. | Micheal Garvey | Kings Park Ward | Delegated | Grant | 26-10-2022 |
| 2022/2135 | 115 Clifden Road, Hackney, London, E5 0LW | Householder Planning | Erection of a mansard extension and the insertion of front roof lights. | Jonathan Bainbridge | Kings Park Ward | Delegated | Grant | 02-11-2022 |
| 2022/2066 | 135 Clifden Road, Hackney, E5 0LW | Householder Planning | Erection of a mansard roof extension. | Alishba Emanuel | Kings Park Ward | Delegated | Granted - Standard Conditions | 26-10-2022 |
| 2022/1823 | 144 Glyn Road, Hackney, London, E5 0JE | Householder Planning | Single storey side return extension to the rear of the property | Thomas Russell | Kings Park Ward | Delegated | Granted - Extra Conditions | 25-11-2022 |
| 2022/0250 | 124 Clifden Road, Hackney, London, E5 0LN | Householder Planning | Erection of mansard style roof extension with pitched front roof to create an additional storey at second floor level including raising of party walls. | Erin Glancy | Kings Park Ward | Delegated | Grant | 10-11-2022 |
| 2022/2540 | 7, Station Parade Upper Clapton Road, Hackney, London, E5 8BD | Full Planning Permission | Retrospective permission for the installation of 1no external ATM machine, 1no non-illuminated surround sign and 1no non-illuminated logo panel | Thomas Russell | Lea Bridge Ward | Delegated | Granted - Standard Conditions | 25-11-2022 |
| 2022/2523 | 64 Mildenhall Road, Hackney, London, E5 0RU | Prior Notification - Larger Home Extension | Prior approval for a larger homes extension for the construction of a ground floor rear infill extension with a depth of 5.78m, eaves height of 2.9m and maximum height of 3.95m; Installation of door and 2x windows to rear bay at ground-floor level | Thomas Russell | Lea Bridge Ward | Delegated | Grant | 25-11-2022 |
| 2022/2343 | 58 Glenarm Road, London, E5 0LZ | Certificate of Lawful Development Existing/Proposed | Proposed replacement of rear doors and roof to ground floor side extension | Danny Huber | Lea Bridge Ward | Delegated | Grant | 21-11-2022 |
| 2022/2247 | Millfields Park Office, Leagrave Street, Hackney, London, E5 9QX | Discharge of Condition | Submission of details pursuant to condition 4 (Tree method statement) attached to planning permission 2021/3643 dated 05/05/2022. | James Clark | Lea Bridge Ward | Delegated | Grant | 09-11-2022 |
| 2022/2230 | 146 Mildenhall Road, London, E5 0RZ | Householder Planning | Erection of Single Storey Ground Floor Rear Extension | Alishba Emanuel | Lea Bridge Ward | Delegated | Granted - Standard Conditions | 09-11-2022 |
| 2022/2190 | Flat C, 158 Chatsworth Road, Hackney, London, E5 0LT | Full Planning Permission | Erection of additional storey over outrigger. | Erin Glancy | Lea Bridge Ward | Delegated | Refuse | 03-11-2022 |
| 2022/2183 | First Floor Flat, 25 Cleveleys Road, London, E5 9JW | Full Planning Permission | Erection of rear dormer and insertion of 2x rooflights to the front slope | Alishba Emanuel | Lea Bridge Ward | Delegated | Granted - Standard Conditions | 01-11-2022 |
| 2022/2153 | 110 Lea Bridge Road, London, E5 9RB | Householder Planning | Retrospective planning permission for a single storey rear extension | Alishba Emanuel | Lea Bridge Ward | Delegated | Granted - Standard Conditions | 31-10-2022 |
| 2022/2094 | Salon Carlos, 7, Station Parade Upper Clapton Road, Hackney, London, E5 8BD | Advertisement Consent | Retrospective permission for the installation of 1no external ATM machine, 1no non-illuminated surround sign and 1no non-illuminated logo panel | Thomas Russell | Lea Bridge Ward | Delegated | Granted - Standard Conditions | 25-11-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|---|--|----------------|--------------------|----------------|-------------------------------|----------------------|
| 2022/2026 | 33 Clifden Road, Hackney, London, E5 0LL | Householder Planning | installation of solar panels | Gerard Livett | Lea Bridge Ward | Delegated | Granted - Standard Conditions | 21-11-2022 |
| 2022/2016 | 58 Chatsworth Road, Hackney, London, E5 0LS | Full Planning Permission | Erection of a two-storey rear extension and use as two bed-sitting rooms [Retrospective] [Modification to existing development] | Gerard Livett | Lea Bridge Ward | Delegated | Refuse | 03-11-2022 |
| 2022/1898 | Paradise Park, 142a Lea Bridge Road, Hackney, London, E5 9UB | Works to Tree with Preservation Order | Re-pollard 3 large London Plane trees back to previous pollard points removing 3-4 meters of growth. These trees are very large and this work has been requested due to it encroaching the building, the public footpath and the river. | Leif Mortensen | Lea Bridge Ward | Delegated | Refuse | 31-10-2022 |
| 2022/1716 | Leagrave Street, Off Chatsworth Road, Hackney, London, E5 9QX | Non-Material Amendment | Non Material Amendment to 2014/4092 dated 15/08/2016. The change would be to the wording of condition 16 to update a reference to the drawing number in line with recent permissions. | Nick Bovaird | Lea Bridge Ward | Delegated | Granted - Extra Conditions | 28-10-2022 |
| 2022/1636 | 151-161 Mildenhall Road, Hackney, London, E5 0RY | Prior approval - new dwellings | Prior Approval for erection of an additional storey to create a new two bedroom unit. | Erin Glancy | Lea Bridge Ward | Delegated | Grant | 18-11-2022 |
| 2022/1604 | 70 - 72 Chatsworth Road, Hackney, London, E5 0LS | Certificate of Lawful Development Existing/Proposed | Existing use as a self contained flat | Micheal Garvey | Lea Bridge Ward | Delegated | Refuse | 26-10-2022 |
| 2022/1524 | 114 Powerscroft Road, Hackney, London, E5 0PP | Householder Planning | Erection of single storey lower ground floor rear extension. Excavation to front yard to form front light well with new basement door | Micheal Garvey | Lea Bridge Ward | Delegated | Granted - Extra Conditions | 31-10-2022 |
| 2022/1484 | Flat A, 92 Rushmore Road, Hackney, London, E5 0EX | Full Planning Permission | Erection of single-storey side and full-width rear extension, together with enlargement of the existing ground floor rear window. | James Clark | Lea Bridge Ward | Delegated | Refuse | 18-11-2022 |
| 2021/2710 | 75 Dunlace Road, Hackney, London, E5 0NF | Householder Planning | Construction of a single storey ground floor extension, erection of mansard roof extension and enlargement of the basement including creation of front lightwell. | Erin Glancy | Lea Bridge Ward | Delegated | Granted - Extra Conditions | 10-11-2022 |
| 2021/0861 | Gatehouse, Grosvenor Way, Hackney, London, E5 9ND | Discharge of Condition | Submission of details pursuant to conditions 3 (Landscaping), 5 (Materials), 6 (Detailed drawings) and 7 (Refuse and recycling storage provision) of planning permission 2017/2066 dated 21/12/2017 for the demolition of existing single-storey gate house building; erection of part three-storey, part four-storey building containing office (B1 use class) at ground and first floor levels, a 2-bed flat at second floor level and a 2-bed flat at third floor level (C3 use class); associated external terraces at second and third floor levels; associated refuse/recycling and cycle storage. | Erin Glancy | Lea Bridge Ward | Delegated | Grant | 22-11-2022 |
| 2020/3486 | Ground Floor Flat, 27 Blurton Road, Hackney, London, E5 0NJ | Full Planning Permission | Ground floor and lower ground floor extension to convert 1 x 1 bedroom flat to 2 x 2 bedroom flats, with rear patio access at lower ground level and separate garden access at ground floor level. The proposal includes Juliette balconies at the ground floor rear, and a green roof to the ground floor extension and a front lightwell. | James Clark | Lea Bridge Ward | Delegated | Grant | 04-11-2022 |
| 2022/2332 | 23 Albion Square, Hackney, London, E8 4ES | Listed Building Consent | Internal alterations at 2nd and 3rd Floor level including the removal of existing stairs, alteration in the location of the staircase to 3rd Floor, insertion of new bathroom to 2nd Floor, replacement of existing 1x side and 2x rear rooflights with conservation-grade rooflights; installation of soil vent pipe and associated drainage works. | Thomas Russell | London Fields Ward | Delegated | Granted - Extra Conditions | 18-11-2022 |
| 2022/2316 | 23 Albion Square, Hackney, London, E8 4ES | Listed Building Consent | Internal alterations to the 1st Floor including the insertion of a bathroom, new double doors in spine wall, refurbishment of bathroom in closet wing, removal of doorway, installation of new external drainage for bathroom and other minor alterations. | Thomas Russell | London Fields Ward | Delegated | Granted - Extra Conditions | 18-11-2022 |
| 2022/2170 | City Seals, 5 Mentmore Terrace, Hackney, London, E8 3PN | Full Planning Permission | Retention of four Air Source Heat Pumps and balustrade at roof level, to provide new roof terrace and Solar Panels and green roof. | Micheal Garvey | London Fields Ward | Delegated | Refuse | 25-11-2022 |
| 2022/2154 | 47 Lansdowne Drive, Hackney, London, E8 3EP | Householder Planning | Installation of a Closed-Circuit Television (CCTV) security system with three cameras located across the front elevation and three cameras located across the rear elevation | Thomas Russell | London Fields Ward | Delegated | Refuse | 02-11-2022 |
| 2022/2120 | 23 Albion Square, Hackney, London, E8 4ES | Householder Planning | Internal alterations at 2nd and 3rd Floor level including the removal of existing stairs, alteration in the location of the staircase to 3rd Floor, insertion of new bathroom to 2nd Floor, replacement of existing 1x side and 2x rear rooflights with conservation-grade rooflights; installation of soil vent pipe and associated drainage works. | Thomas Russell | London Fields Ward | Delegated | Granted - Extra Conditions | 18-11-2022 |
| 2022/2025 | 40-43 Andrews Road, Hackney, London, E8 4RL | Full Planning Permission | Retention of portacabins to the rear and front of the site for office use [Use Class E(g)(i)]; retention of storage containers and floodlights to the rear of the site; installation of storage container to the north-eastern corner of the site and installation of new gate for a temporary period of 3 years. | Alix Hauser | London Fields Ward | Delegated | Grant | 23-11-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|---|--|---------------------|--------------------|----------------|-------------------------------|----------------------|
| 2022/1797 | 5 Greenwood Road, Hackney, London, E8 1AB | Householder Planning | Demolition of existing rear ground floor extension and erection of replacement ground floor rear and side infill extensions. The installation of front roof lights, erection of rear dormer extension and excavation to provide extended basement and rear lightwell. | Jonathan Bainbridge | London Fields Ward | Delegated | Grant | 07-11-2022 |
| 2022/1790 | 26 Middleton Road, Hackney, London, E8 4BS | Works to a Tree in Conservation Area Notification | T1 - hawthorn tree (8m) - reduce height by up to 2m and shapes sides, lift to 3m from ground level over pavement and thin crown by up to 25% by removing epicormic shoots and crossing branches. Back garden. T2 - olive tree (5m) - reduce height by up to 1.5m. | Eugene McGee | London Fields Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1706 | 33 Gayhurst Road, Hackney, London, E8 3EH | Works to a Tree in Conservation Area Notification | 4m tall cherry in the back garden. Routine maintenance: reduce back to previous reduction points, removing about 1m of regrowth all round, maintaining shorter branches. | Eugene McGee | London Fields Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1668 | 15 Albion Drive, Hackney, London, E8 4LX | Works to a Tree in Conservation Area Notification | T1 Magnolia, crown reduce to previous points, approx. 0.5m T2 Apple, crown reduce to previous points, approx. 0.5m | Eugene McGee | London Fields Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1663 | 93 Mapledene Road, Hackney, London, E8 3LL | Works to a Tree in Conservation Area Notification | T1 Sycamore, fell to ground level. Tree is dead. | Eugene McGee | London Fields Ward | Delegated | No Objection | 31-10-2022 |
| 2022/1647 | 98 Forest Road, Hackney, London E8 3BH | Works to a Tree in Conservation Area Notification | T1 & T2 - 2x Cherry (Heavily clad in Ivy) 60+DBH - Fell to fence height (Approx 1 Metre standing) - Remove climbers Ivy - Tortured route. Both T1 & T2 have wire mesh embedded in main trunk at approx 1 metre which forms part of the boundary line between 98-100. We propose to fell trees & leave at 1 metre high as not to cause a breach in the boundary line. | Leif Mortensen | London Fields Ward | Delegated | No Objection | 31-10-2022 |
| 2022/0758 | 88 Brougham Road, Hackney, London, E8 4PB | Householder Planning | Alterations to existing mansard roof, replacement of first floor rear window with new door | Micheal Garvey | London Fields Ward | Delegated | Refuse | 22-11-2022 |
| 2021/3622 | The Laundry, 2-18 Warburton Road, Hackney, London, E8 3FN | Discharge of Condition | Submission of details pursuant to condition 25 (Sustainability Statement) of planning permission 2018/4172 dated 03/12/2019. | Nick Bovaird | London Fields Ward | Delegated | Grant | 28-10-2022 |
| 2022/2445 | 37 Palatine Road, Hackney, London, N16 8SY | Discharge of Condition | Discharge of condition 3 (SUDs) from application 2022/0319, dated 27/04/2022. | Jonathan Bainbridge | Shacklewell Ward | Delegated | Grant | 16-11-2022 |
| 2022/2377 | 48 Belgrade Road, Hackney, London, N16 8DJ | Certificate of Lawful Development Existing/Proposed | Proposed erection of single storey rear extension, together with the installation of rooflights and solar panels to the front roof slope. | Erin Glancy | Shacklewell Ward | Delegated | Grant | 14-11-2022 |
| 2020/3530 | 1 Millers Terrace, Hackney, London, E8 2DP | Full Planning Permission | Conversion of first and second floor from 3 bedroom flat to 2 x studio flats. | Micheal Garvey | Shacklewell Ward | Delegated | Refuse | 07-11-2022 |
| 2022/2331 | 350 Craven Park Road, London, N15 6AN | Householder Planning | Replacement of garage door to window and raising height of the parapet wall. | Alishba Emanuel | Springfield Ward | Delegated | Grant | 18-11-2022 |
| 2022/2321 | 348 Craven Park Road, Hackney, London, N15 6AN | Prior Notification - Larger Home Extension | Prior approval for the erection of a single-storey extension with a depth of 4.3 metres, a maximum height of 3.5 metres and an eaves height of 3 metres. | James Clark | Springfield Ward | Delegated | Refuse | 28-10-2022 |
| 2022/2317 | 350 Craven Park Road, London, N15 6AN | 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 4.3m, eaves height of 3m and maximum height of 3m | Alishba Emanuel | Springfield Ward | Delegated | Refuse | 04-11-2022 |
| 2022/2296 | 14 Shushan Close, Hackney, London, N16 5FB | Full Planning Permission | Creation of a conservatory by enclosing the existing terrace, including the installation of a Sukkah rooflight. | Erin Glancy | Springfield Ward | Delegated | Grant | 17-11-2022 |
| 2022/2283 | 8 Portland Avenue, Hackney, London, N16 6ET | Householder Planning | The erection of a front and rear roof dormer on top of the rear roof slope and on top of the outrigger | Jonathan Bainbridge | Springfield Ward | Delegated | Granted - Extra Conditions | 15-11-2022 |
| 2022/2282 | 69-71 Watermint Quay, Hackney, London, N16 6DN | Householder Planning | Erection of ground floor rear terrace | Micheal Garvey | Springfield Ward | Delegated | Refuse | 14-11-2022 |
| 2022/2274 | 63 Ashtead Road, Hackney, London, E5 9BJ | Householder Planning | Erection of a single-storey rear extension at lower ground floor level including enlargement of rear balcony | Jonathan Bainbridge | Springfield Ward | Delegated | Grant | 15-11-2022 |
| 2022/2229 | Tower Court Clapton Common, Hackney, London, E5 9AJ | Discharge of Condition | Submission of partial details pursuant to condition 28 (Block C only- Air Permeability Certificates) attached to planning permission 2016/1930 dated 27/11/2017. | Nick Bovaird | Springfield Ward | Delegated | Grant | 16-11-2022 |
| 2022/2194 | 43 Lingwood Road, Hackney, London, E5 9BN | Householder Planning | Erection of Front and Rear Dormer | Raymond Okot | Springfield Ward | Delegated | Granted - Standard Conditions | 04-11-2022 |

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|-----------------------|--|---|--|---------------------|-------------------------|----------------|-------------------------------|----------------------|
| 2022/2175 | 99 Lewis Gardens, Hackney, London, N16 5PJ | Householder Planning | Erection of single-storey front extension and three-storey rear extension at No.99, with additional sukkah rooflight at second floor level and changes to rear windows and ground floor sukkah roof compared to approved scheme 2021/3464. | Gerard Livett | Springfield Ward | Delegated | Granted - Extra Conditions | 01-11-2022 |
| 2022/1977 | 3 Olinda Road, London, N16 6TR | Certificate of Lawful Development Existing/Proposed | Proposed erection of a rear dormer roof extension and insertion of 3 x rooflights to the front roof slope | Danny Huber | Springfield Ward | Delegated | Grant | 26-10-2022 |
| 2022/1658 | 88 Olinda Road, Hackney, London, N16 6TP | Householder Planning | Rear roof dormer and outrigger extension (retrospective), retention of one additional rooflight on front roofslope (total of three, two previously permitted), removal of one air conditioning unit and retention of one air conditioning unit (previously two), retention of altered windows at first floor level to the rear, and retention of altered fenestration to wraparound extension. | Erin Glancy | Springfield Ward | Delegated | Grant | 04-11-2022 |
| 2022/1448 | United Synagogue Egerton Road, Hackney, London, N16 6UD | Discharge of Condition | Submission of details pursuant to conditions 3 (Supervision and recording), 5 (Schedule of works), 6 (Design details) and 7 (Design details) attached to Listed Building Consent 2019/1328 dated 19/08/2019 | Gerard Livett | Springfield Ward | Delegated | Grant | 25-11-2022 |
| 2022/1443 | United Synagogue Egerton Road, Hackney, London, N16 6UD | Discharge of Condition | Submission of details pursuant to conditions 3 (External materials), 4 (Green roof), 5 (Boundary Wall) and 9 (Design details) attached to planning permission 2019/1309 dated 19/08/2019 | Gerard Livett | Springfield Ward | Delegated | Grant | 25-11-2022 |
| 2022/2383 | 170 Lordship Road, Hackney, London, N16 5HB | Certificate of Lawful Development Existing/Proposed | Erection of single-storey side extension | Thomas Russell | Stamford Hill West Ward | Delegated | Grant | 21-11-2022 |
| 2022/2325 | 170 Lordship Road, Hackney, London, N16 5HB | Certificate of Lawful Development Existing/Proposed | Lawful Development Certificate for the erection of a side/rear dormer and the installation of 1x front and 3x side rooflights | Thomas Russell | Stamford Hill West Ward | Delegated | Grant | 18-11-2022 |
| 2022/2204 | 91 Dunsmore Road, Hackney, London, N16 5HT | Advertisement Consent | Advertisement Consent for an illuminated digital advertising display sign measuring 3m x 1.8m. | Erin Glancy | Stamford Hill West Ward | Delegated | Refuse | 03-11-2022 |
| 2022/2163 | 73 Fairholt Road, Hackney, London, N16 5EW | Householder Planning | Excavation at basement level and demolition of existing rear extension. The erection of a replacement rear ground floor extension; front and rear lightwells; and a rear dormer roof extension. | Jonathan Bainbridge | Stamford Hill West Ward | Delegated | Grant | 04-11-2022 |
| 2022/2126 | 85 Dunsmore Road, Hackney, London, N16 5PT | Certificate of Lawful Development Existing/Proposed | Lawful development certificate (Existing) for the use of the property as four x self-contained flats (Use Class C3) | Thomas Russell | Stamford Hill West Ward | Delegated | Grant | 27-10-2022 |
| 2022/2091 | 13 Bethune Road, Hackney, London, N16 5BW | Discharge of Condition | Submission of details pursuant to condition 4 (SuDs layout) and condition 5 (Flood resilient construction) of planning permission 2022/1351 granted 27/07/2022 for the proposed single storey rear extension. | Erin Glancy | Stamford Hill West Ward | Delegated | Grant | 26-10-2022 |
| 2022/2071 | Flat 1, 80 Manor Road, London, N16 5BN | Full Planning Permission | Erection of Single Storey Outbuilding in Rear Garden | Alishba Emanuel | Stamford Hill West Ward | Delegated | Granted - Standard Conditions | 16-11-2022 |
| 2022/1585 | Clays Court, 75 - 81 Stamford Hill, Hackney, London, N16 5TZ | Discharge of Condition | Submission of details pursuant to condition 3 (material details), condition 4 (external lighting), condition 5 (refuse and recycling), condition 6 (cycle parking), condition 7 (Construction Method Statement), condition 8 (soft landscaping) and condition 9 (landscape maintenance) of planning permission 2019/0005 allowed at appeal (APP/U5360/W/19/3233126) for the erection of a two-storey extension at fourth and fifth floor levels to provide seven self-contained flats (5 x 2-bed and 2 x 3-bed); Provision of refuse / cycle storage facilities in back garden; enlargement of entrances and communal stairways to provide new lifts; provision of new balconies on front and rear elevations. | Erin Glancy | Stamford Hill West Ward | Delegated | Grant | 25-10-2022 |
| 2021/1903 | 36 East Bank, Hackney, London, N16 5QS | Discharge of Condition | Submission of details pursuant to condition 2 (materials and detailed design of the acoustic enclosures) attached to planning permission 2021/0123 dated 18/03/2021. | Alix Hauser | Stamford Hill West Ward | Delegated | Grant | 11-11-2022 |
| 2021/0936 | 83 Lordship Road, Hackney, London, N16 0QY | Householder Planning | Retention of single storey ground floor rear extension and two storey side extension | Micheal Garvey | Stamford Hill West Ward | Delegated | Refuse | 07-11-2022 |
| 2021/0736 | Heath Court, 192 Lordship Road, Hackney, London, N16 5EZ | Full Planning Permission | Erection of single-storey rear extension to provide an additional one-bedroom flat; provision of cycle and refuse stores in front garden. | Gerard Livett | Stamford Hill West Ward | Delegated | Refuse | 03-11-2022 |
| 2022/2373 | Flat A, 93 Bouverie Road, Hackney, London, N16 0AD | Full Planning Permission | Enlargement of existing rear roof extension towards the eaves line. | James Clark | Stoke Newington Ward | Delegated | Grant | 21-11-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|---|---|---------------------|----------------------|----------------|-------------------------------|----------------------|
| 2022/2368 | 121 Nevill Road, Hackney, London, N16 0SU | Discharge of Condition | Submission of details pursuant to conditions 4 (SUDs) and 5 (Flood resilient and resistant construction) attached to planning permission 2021/3581 dated 03/02/2021 for the erection of a ground floor rear and side extension. | Erin Glancy | Stoke Newington Ward | Delegated | Grant | 24-11-2022 |
| 2022/2361 | 40 Walford Road, London, N16 8ED | Householder Planning | Erection of single storey ground side/return extension, enlargement of existing opening and installation of rooflight. | Alishba Emanuel | Stoke Newington Ward | Delegated | Granted - Standard Conditions | 22-11-2022 |
| 2022/2359 | 40 Walford Road, London, N16 8ED | Certificate of Lawful Development Existing/Proposed | Proposed erection of rear roof extension on the outrigger and installation of No.1 rooflight | Alishba Emanuel | Stoke Newington Ward | Delegated | Refuse | 09-11-2022 |
| 2022/2357 | 4a Brooke Road, Hackney, London, N16 7LS | Advertisement Consent | Installation of a fascia sign, and one illuminated projecting sign. | Catherine Nichol | Stoke Newington Ward | Delegated | Grant | 25-11-2022 |
| 2022/2309 | 9 Kersley Road, Hackney, London, N16 0NP | Householder Planning | Erection of a single storey ground floor rear infill extension, and accompanying lowering of the floor level and associated works | Raymond Okot | Stoke Newington Ward | Delegated | Granted - Standard Conditions | 17-11-2022 |
| 2022/2275 | 37 Oldfield Road, London, N16 0RR | Householder Planning | Erection of a single storey side infill rear extension. | Alishba Emanuel | Stoke Newington Ward | Delegated | Granted - Standard Conditions | 15-11-2022 |
| 2022/2270 | 149 Stoke Newington High Street, Hackney, London, N16 0NY | Discharge of Condition | Submission of details pursuant to conditions 10 (car-free scheme), 19 (contaminated land remediation scheme), 20 (contaminated land verification) and 21 (identification of additional contamination) attached to planning permission 2017/0375 dated 18/05/2017. | Catherine Nichol | Stoke Newington Ward | Delegated | Refuse | 15-11-2022 |
| 2022/2248 | Kaiser, 4a Brooke Road, Hackney, London, N16 7LS | Full Planning Permission | Change of use from a take away (Sui Generis) to a nail salon (Sui Generis). | Catherine Nichol | Stoke Newington Ward | Delegated | Granted - Standard Conditions | 25-11-2022 |
| 2022/2219 | 79 Stoke Newington Church Street, Hackney, London, N16 0AS | Listed Building Consent | Installation of Solar PV panels on existing mansard roof; installation of air source heat pump to rear garden with associated pipework to rear elevation (in association with planning application 2022/2162). | Erin Glancy | Stoke Newington Ward | Delegated | Grant | 01-11-2022 |
| 2022/2162 | 79 Stoke Newington Church Street, Hackney, London, N16 0AS | Householder Planning | Installation of Solar PV panels on existing mansard roof; installation of air source heat pump to rear garden with associated pipework to rear elevation (in association with Listed Building Consent 2022/2219). | Erin Glancy | Stoke Newington Ward | Delegated | Grant | 01-11-2022 |
| 2022/2151 | 118-124 Stoke Newington High Street, Hackney, London, N16 7NY | Full Planning Permission | Rebuilding of chimney stacks | Gerard Livett | Stoke Newington Ward | Delegated | Granted - Extra Conditions | 26-10-2022 |
| 2022/2150 | 75 Kynaston Road, Hackney, London, N16 0EB | Householder Planning | Erection of a mansard roof extension; Erection of a single-storey side/rear extension | Thomas Russell | Stoke Newington Ward | Delegated | Granted - Extra Conditions | 31-10-2022 |
| 2022/2133 | 45 Grayling Road, Hackney, London, N16 0BL | Works to Tree with Preservation Order | rear garden T1 London Plane x 1 (Platanus x hispanica) This extra large fully mature London plane tree has outgrown its location. Debris falling from the crown has caused damage to multiple shed rooves and skylights. The spread of the canopy is suppressing all the trees growing beneath it and is cutting out sunlight from five houses rear windows. Suggested work: - reduce the height by 4m back to previous reduction points - reduce the lateral growth by approximately 3m to blend in with the reduced height to create a natural looking canopy - leave plenty of drooping furnishing growth to maintain the natural look of the tree - lift epicormic growth to crown break - significant internal thinning - 15 to 25% This job needs to be completed in Autumn when the tree is not in leaf, so as not to cover the surrounding area in plane dust. Access to all gardens is needed and the mews. We also recommend annual massaria inspections going forward to reduce the risk of deadwood falling onto shed rooves. | Leif Mortensen | Stoke Newington Ward | Delegated | Grant | 02-11-2022 |
| 2022/2112 | 45 Defoe Road, Hackney, London, N16 0EH | Discharge of Condition | Submission of details pursuant of condition 3 (drainage) attached to planning permission 2020/2267 dated 28/09/2020. | Jonathan Bainbridge | Stoke Newington Ward | Delegated | Grant | 02-11-2022 |
| 2022/2017 | 5 Brodia Road, London, N16 0ES | Householder Planning | Erection of a single storey ground floor rear extension | Alishba Emanuel | Stoke Newington Ward | Delegated | Granted - Standard Conditions | 23-11-2022 |

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|-----------------------|--|---|---|---------------------|----------------------|----------------|----------------------------|----------------------|
| 2022/1743 | 58 Lordship Road, Hackney, London, N16 0QT | Householder Planning | Erection of roof extension to existing two storey outrigger | Micheal Garvey | Stoke Newington Ward | Delegated | Refuse | 09-11-2022 |
| 2022/1730 | 39 Farleigh Road, Hackney, London, N16 7TB | Certificate of Lawful Development Existing/Proposed | Certificate of Lawful Development for a rear dormer roof extension, outrigger roof extension, installation of front roof lights and single storey outbuilding to rear garden. | Jonathan Bainbridge | Stoke Newington Ward | Delegated | Grant | 26-10-2022 |
| 2022/1221 | 45 Grayling Road, Hackney, London, N16 0BL | Works to Tree with Preservation Order | rear garden of 41 Due to Hackney Tree Officer not agreeing with initial spec we have reduced the amount we reduce the tree by. Suggested work: - reduce the height by 4m back to previous reduction points - reduce the lateral growth by approximately 3m to blend in with the reduced height to create a natural looking canopy - leave plenty of drooping furnishing growth to maintain the natural look of the tree - lift epicormic growth to crown break - significant internal thinning This job needs to be completed in Autumn when the tree is not in leaf, so as not to cover the surrounding area in plane dust. Access to all gardens is needed and the mews. We also recommend annual massaria inspections going forward to reduce the risk of deadwood falling onto shed rooves. | Leif Mortensen | Stoke Newington Ward | Delegated | Refuse | 02-11-2022 |
| 2022/1027 | 13 Lavers Road, Hackney, London, N16 0DU | Certificate of Lawful Development Existing/Proposed | Erection of roof extension | Micheal Garvey | Stoke Newington Ward | Delegated | Grant | 09-11-2022 |
| 2021/2959 | 7 Martaban Road, Hackney, London, N16 5SJ | Full Planning Permission | Partial excavation of basement; creation of front lightwell with new access stairs; conversion of basement to self-contained residential unit | Gerard Livett | Stoke Newington Ward | Delegated | Refuse | 14-11-2022 |
| 2021/0848 | Post Office, 138 Stoke Newington High Street, Hackney, London, N16 7JN | Full Planning Permission | Erection of a three storey extension to the front elevation and roof extension to the rear along Brooke Road to accommodate 7 residential units (3 x 3 bedroom units and 4 x 1 bedroom units) and retaining commercial space on ground floor. The proposed development also includes extension of basement, lightwells to the side elevation, communal amenity space, refuse and cycle parking and other minor associated alterations. | James Clark | Stoke Newington Ward | Delegated | Grant | 25-11-2022 |
| 2022/2355 | 4 Penshurst Road, Hackney, London, E9 7DX | Householder Planning | Construction of a single storey, rear, partial infill extension together with alterations to the rear and side fenestration. | James Clark | Victoria Ward | Delegated | Grant | 16-11-2022 |
| 2022/2352 | 4 Penshurst Road, Hackney, London, E9 7DX | Householder Planning | Erection of a rear roof extension together with the installation of rooflights in the front roofslope. | James Clark | Victoria Ward | Delegated | Grant | 16-11-2022 |
| 2022/2273 | Flat 3, 24 Shore Road, Hackney, London, E9 7TA | Full Planning Permission | Installation of 1x openable rooflight | Thomas Russell | Victoria Ward | Delegated | Granted - Extra Conditions | 17-11-2022 |
| 2022/2264 | First Floor And Second Floor Flat, 180 Victoria Park Road, Hackney, London, E9 7HD | Full Planning Permission | Erection of a single-storey rear extension at first floor level; restoration of front door; replacement of cement roof tiles with slate; repair works to the rear facade. | Gerard Livett | Victoria Ward | Delegated | Granted - Extra Conditions | 11-11-2022 |
| 2022/1886 | 77 Victoria Park Road, Hackney, London, E9 7NA | Works to a Tree in Conservation Area Notification | 3 x Limes - Crown reduce the height and spread back to the previous (most recent) reduction points (approx. 3-3.5m) leaving small furnishing growth where possible Maintenance works in line with good arboricultural practice | Leif Mortensen | Victoria Ward | Delegated | No Objection | 02-11-2022 |
| 2022/1779 | 73 Victoria Park Road, Hackney, London, E9 7NA | Works to a Tree in Conservation Area Notification | Lime - Reduce the entire tree in height and spread back to the previous reduction points (approx. 3-3.5m) Neighbours are complaining about the size and overhang of the tree causing shade to their garden. Maintenance works in line with good Arboricultural practice | Leif Mortensen | Victoria Ward | Delegated | No Objection | 31-10-2022 |
| 2022/2176 | 28 Bergholt Crescent, Hackney, London, N16 5JE | Certificate of Lawful Development Existing/Proposed | Certificate of Lawful Development for the erection of a rear roof extension with a skylight on the flat roof | Jonathan Bainbridge | Woodberry Down Ward | Delegated | Grant | 26-10-2022 |
| 2022/1515 | 297b Green Lanes, Hackney, London, N4 2ES | Householder Planning | Erection of a gable-ended roof extension with rear dormer; Installation of two front rooflights | Thomas Russell | Woodberry Down Ward | Delegated | Granted - Extra Conditions | 02-11-2022 |
| 2022/1054 | 176 Bethune Road, Hackney, London, N16 5DS | Householder Planning | Erection of second floor rear balcony with screening (part retrospective) | Gerard Livett | Woodberry Down Ward | Delegated | Granted - Extra Conditions | 25-10-2022 |

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| 2022/1043 | 176 Bethune Road, Hackney, London, N16 5DS | Householder Planning | Erection of rear balcony at first floor level with screening [Retrospective] | Gerard Livett | Woodberry Down Ward | Delegated | Granted - Extra Conditions | 25-10-2022 |
| 2021/3044 | Beis Chinuch Lebonos Girls School, Beis Chinuch Lebonos Girls Junior School, Woodberry Down Centre Woodberry Down, Hackney, London, N4 2SH | Full Planning Permission | Erection of roof extension at fourth floor level [Retrospective] | Gerard Livett | Woodberry Down Ward | Delegated | Granted - Standard Conditions | 25-10-2022 |
| 2022/1714 | 2 Lavender Grove, Hackney, London, E8 3LU | Works to a Tree in Conservation Area Notification | T1 Cypress, fell tree. This tree needs to be fell as it will damage building that has been build around it. Please refer to photos. Please note permission was already granted a few years ago for removal. But the 2 year timeframe has now passed. | Eugene McGee | London Fields Ward | Delegated | No Objection | 02-11-2022 |

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