



PLANNING SUB - COMMITTEE

Wednesday 11 January 2023
at 6.30 pm Council Chamber, Hackney Town Hall

The live stream can be viewed here:

<https://youtu.be/YAc9tjUxPcE>

Back up live stream:

<https://youtu.be/ghGCVIVjs74>

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 3 January 2023
www.hackney.gov.uk

Contact:
Gareth Sykes
Governance Officer
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**Planning Sub-Committee
Wednesday 11 January 2023
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 - 17)

The Planning Sub-Committee is to agree the minutes of the following meeting as an accurate record:

- 14 November 2022 Planning Sub-Committee Pre-Application meeting.

5 2021/2732: 14 to 40 Newnton Close and 456 to 484 Seven Sisters Road, Hackney, London N4 2RQ (Pages 19 - 107)

Papers for this agenda item include the following:

1. 11 January 2023 application report.
2. Addendum for the 27 April 2022 Planning Sub-Committee meeting.
3. Application report for the 27 April 2022 Planning Sub-Committee meeting.
4. Site Plan.

6 2022/2003: Beis Malka Girls School, 93 Alkham Road, Hackney, London, N16 6XD (Pages 109 - 151)

Papers for this agenda item include the following:

1. 11 January 2023 Application report.

2. Sustainability statement.
3. Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information.
4. Design and Access Statement (DAS).
5. Site Plan.

7 2022/2626: Portico City Learning Centre, 34 Linscott Road, Hackney, London, E5 (Pages 153 - 163)

Papers for this agenda item include the following:

1. 11 January 2023 Application report.
2. Site plan.

8 Delegated decisions (Pages 165 - 181)

9 Any Other Business

10 Future meeting dates

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

- 1 February.
- 22 February.
- 3 April.
- 3 May.

Public Attendance

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

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

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

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

Rights of Press and Public to Report on Meetings

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

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

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

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

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

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

Advice to Members on Declaring Interests

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

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

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

Disclosable Pecuniary Interests (DPIs)

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

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

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

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

You must not:

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

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

Other Registrable Interests

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

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

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

Disclosure of Other Interests

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

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

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

Introduction

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

- may have a significant impact on the local community; and are recommended for approval by the Planning Officer.
- Planning Sub-Committee members use these meetings to make sure they have all the information they need and hear both sides before making a decision.

The Planning Sub-Committee

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

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

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

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

How the Meeting Works

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

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

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

to the Planning Sub-Committee.

- The Planning Officer will also inform Planning Subcommittee members of any relevant additional information received after the report was published,
- Registered objectors are given the opportunity to speak for up to five minutes, Registered supporters and the applicant are given the opportunity to speak for up to five minutes,
- Councillors who have registered to speak to object or in support are given the opportunity to speak for up to five minutes. The registered objectors or supporters, as the case may be, will be given the opportunity to speak for a further five minutes in such circumstances to ensure equal time is given to all parties,
- Where the applicant is a Councillor they must leave the meeting after the Planning Sub-committee members have asked them any questions of clarification/discussions
- Regarding an agenda item that have been completed so that members can consider and vote on the recommendation relating to the Councillor's planning application.
- Planning Sub-committee members can ask questions of objectors and supporters or their agents and ask Council officers for further clarification before considering a Planning Officer's recommendation, Where Planning
- Sub-committee members have concerns regarding a planning application that cannot be addressed to their satisfaction when considering the application, the members can resolve to defer determining the planning application until such time as their concerns can be addressed.
- The recommendation, including any supplementary planning conditions /obligations or recommendations proposed during the consideration of an item by the Planning Sub-Committee members, is put to a vote. Where an equal number of votes is cast for and against a recommendation, the Chair has a casting vote.

Decisions

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

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

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

Speaking at the Meeting

If you have submitted a written representation to the Council in respect of a planning application you, your nominated agent or any local Councillor can register to speak at the meeting at which the application is considered by the Planning Sub-Committee. Any person registering to speak should contact governance@hackney.gov.uk by 4.00pm on the working day before the meeting. Speakers can seek to introduce a maximum of two photographs or other

illustrative material that depicts a fair impression of the relevant site at the meeting if this will aid them in making their representations. However, such material will only be allowed if it has been submitted to Governance Services at **governance@hackney.gov.uk by 4.00pm on the working day before the meeting** and its inclusion is agreed to by all parties attending the meeting on this particular matter. In all cases, the Chair of the Sub-Committee will retain their discretion to refuse the use of such illustrative material.

DRAFT MINUTES OF THE PLANNING SUB-COMMITTEE PRE-APPLICATION MEETING

MONDAY 14 NOVEMBER 2022

THIS MEETING WAS LIVE STREAMED AND CAN BE VIEWED HERE:
<https://youtu.be/6SWTheH1zul>

Councillors Present: Cllr Steve Race in the Chair

Cllr Michael Desmond
Cllr Clare Joseph
Cllr Clare Potter
Cllr Ali Sadek
Cllr Jessica Webb (Vice Chair)
Cllr Sarah Young

Apologies: Cllr Michael Levy, Cllr Jon Narcross and Cllr Lee Laudat-Scott

Officers in Attendance: Rob Brew, Major Applications Team
Natalie Broughton, Head of Planning and Building Control
Louise Claeys, Principal Sustainability and Climate Change Officer
Luciana Grave, Conservation, Urban Design and Sustainability Manager
Matt Payne, Conservation, Urban Design & Sustainability Deputy Manager
Catherine Slade, Major Projects Principal Planning Officer - Woodberry Down
Gareth Sykes, Governance Officer
Christine Stephenson, Legal Officer

Also in attendance: Matthew Bailey, Director, Hodkinson Consultancy
Mark Bell, Fabrik
Charlie Blunt, Berkeley Homes
Oliver Coleman, Associate, Rolfe Judd
Sarah Fabes, Berkeley Homes
Jane Havemann, Interim Head of Regeneration (Woodberry Down), Hackney Council
Nicola Hudson, Project Manager (Woodberry Down), Regeneration, Hackney Council
Martin Kiefer, LDS
Jaime Powell, Berkeley Homes
Babak Samangouei, Arup
Leo Scarfe, Berkeley Homes
Sean Tickle, Rolfe Judd

1 Apologies for Absence

- 1.1 Apologies for absence were received from Cllr Levy, Cllr Narcross and Cllr Laudat-Scott.
- 1.2 Apologies for lateness were received from Cllr Desmond.

2 Declarations of Interest - members to declare as appropriate

- 2.1 Councillor Young declared an interest; she had been involved in the planning process prior to the pre-application meeting and had attended the Woodberry Down Community Organisations' (WDCOs) board meetings. The Councillor stated that she would recuse herself from the future Planning Sub-Committee meeting when the application came for decision.

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 pre-application meeting, held on 19 October 2022, were agreed as an accurate record of those meeting's proceedings.

RESOLVED:

The minutes of the previous pre-application meeting, held on 19 October 2022, were, subject to a minor amendment, approved as an accurate record of those meetings' proceedings.

5 Woodberry Down Masterplan - Phase four

- 5.1 The Major Projects Principal Planning Officer - Woodberry Down briefly introduced the proposals.
- 5.2 The Sub-Committee noted that there was a minor amendment to the presentation pack (previously included in the published papers). The main change was that the proposal was now for 473 units rather than 470.
- 5.3 The Sub-Committee heard from various representatives from Arup, Berkeley Homes, Fabrik, LDS and Rolfe Judd and from the Council's regeneration team who gave an overview of the proposals for Woodberry Down Phase four, including context, vision, layout, design and the sustainability approach.
- 5.4 A discussion took place where a number of points were raised including the following:

- It was noted that although the Phase 4 application would be a standalone application for full planning permission, the phase four proposals had to be considered in the wider context of the regeneration of the whole of the Woodberry Down estate. Existing tenants in phase four would move into phase three that was already under construction. Those existing tenants in phase five would also move into phase three and so forth;
- One of the representatives for Berkeley Homes explained that the Principal Development Agreement introduced Shared Ownership as a tenure type whereas previously all units had been either Social Rent or leasehold. Some of the Sub-Committee members raised concerns about a "shrinking pool" of existing residents, i.e that secure tenants are being replaced with temporary tenants. The Council's Regeneration team replied that they had seen an increasing numbers of tenants, increasing the numbers of Social Rent, through a trend of 'split households';
- Only one to two bedroom shared ownership units were proposed under FpD Phase 4 after the applicant had taken advice from the Notting Hill Genesis Housing Association. Three bedroom units were not considered as they were seen as unaffordable;
- The applicant stated that of the existing units in phase four 41 units were leasehold with 15 out of phase. 144 were social housing. Members queried whether the proposed 90 social rented units re-provide the 144 social rent units on Phase 4;
- The applicant noted the "portfolio approach" to re-provision which has resulted in 2317 units so far being built on the estate of which 537 were shared ownership;
- The whole estate development was tenure-blind;
- The Financial Viability Assessment for phase four had not yet been submitted. It would be included as part of the future planning application;
- By the completion of phase five all of the remaining existing tenants were expected to have been rehoused within the Woodberry Down estate;
- The rationale behind the approach to massing was explained, in relation to the block along Seven Sisters Road providing a barrier between the highway and the courtyard garden which would protect the amenity space in relation to air quality and noise;
- The applicant had undertaken air quality assessments on Seven Sisters Road and at the facade line, the results had shown the levels were aligned with national standards;
- By increasing the massing of the buildings along Seven Sisters Road the south side would be opened up so those gaps between each building to the south would allow daylight/sunlight into the plot and would provide a benefit to those northside residents;
- Under the proposals no one would be able to travel through the middle of the site, but there would be a green link between Seven Sisters Road and Woodberry Down in the west of the site;
- Due to the podium garden at the first floor level there would not be a break at street level between the proposed buildings. This would also provide car parking and servicing at ground floor level;
- From the proposals it was highlighted that several of the proposed units were dual aspect, in that they met the London Plan's definition.

However, the Council's Planning Service found that some of those proposed units did not quite have the level of cross ventilation to allow for a conventional through flow. There remained concerns about the possibility of overheating in those units;

- The Council's Planning Service was generally satisfied that most units would receive an adequate level of light. However, there was a 'pinch point' in the extreme west end of the site. Solutions had been proposed, however, concerns remained over the quality of the units and the design impacts in that area of the site;
- The applicant was currently in the process of collating a number of technical reports for the scheme, all of those technical reports would be independently assessed by accredited experts;
- It was understood that, prior to occupancy, the new buildings would be signed off an approved inspector and that samples of concrete would be strength tested before use;
- Within the Transport for London (TfL) proposals for Seven Sisters Road there was a crossing midway between Woodberry Grove and Manor House. Discussions were under way to move the line to be aligned with the phase four proposals. The TfL proposals were not equal with the North side as there was a cycle lane and a wider pavement was located there with additional trees and protection from the street. The focus of the Master Plan was to have pedestrianisation on that north side where there was more protection. An improvement scheme, which had been funded Phase three planning permission, however, it was understood that it was not progressing very fast. There may be a requirement to deliver an interim solution if Phase Four appeared that it was going to progress ahead of delivery;
- Some of the Sub-Committee members highlighted that the pre-existing buildings were generally characterised by deck access which had design, ventilation and social benefits. The architect confirmed that under the phase four proposals the applicant was seeking to move away from a previous long linear corridor design which had led a to hotel-like feel, grouping front doors in clusters to allow a sense of community between neighbours and providing spaces to wait and meet neighbours in lobby areas;
- Under the proposals there would be openable windows on the Seven Sisters Road side to prevent overheating. Steps had also been taken to maximise the opening of windows across all of the phases. The technical reports to be submitted would provide further details;
- On the issue of wind tunnels occurring on site, the findings of applicant's tests had been disputed by local residents and it was confirmed that further modelling was required.. Discussions were to take place with WDCO to look at the issue in further detail. There was an expectation that the current proposals were designed in such a way that allowed for safe and appropriate wind conditions around the central square and the rest of the development;
- The Phase four proposals would not encroach upon the TfL pavement;
- On concerns raised about the height of the towers under phase four proposals it was noted that there were already three existing tall buildings in the immediate vicinity. The proposed towers would still be shorter than two of the existing buildings;

- The proposed units would be tenure-blind; the layouts of the private sale and shared ownership were interchangeable;
- The funding for the wider Seven Sisters Road improvement scheme was attached to the phase three s106 agreement. It included a requirement for a steering group to be set up between the various stakeholders e.g Hackney Council, TfL and Berkeley Homes. This work was ongoing and would run parallel to the other phase four work;
- On the retention of the existing trees, the applicant explained that they would assess each tree on a case by case basis and confirmed that there is an arboriculturalist on the applicant team;
- References to public spaces in the published papers referred to the central square, the pocket park to the south of the site and the Saint Olaf's Green Link space. Discussions were ongoing to determine which Council team would have long term responsibility for those areas;
- The podium area was intended for residents and their visitors only, although a small area may potentially be made accessible for users of the library (see below). There would be tenure blind access;
- Hackney Council was currently undertaking a feasibility study to determine if a library could be delivered on site along with how much flexible space was also needed;
- A mechanically-assisted ventilation system would control the release of exhaust fumes from the car park into the podium area above. The podium's play space was not directly adjacent to the ventilation system and only a small amount of fumes was expected to be released into only one location at the podium. An air quality assessment would be included as part of the technical reports to follow. Studies had been undertaken by the applicant and it was noted that the ventilation systems' fans would be running several minutes a day and would be triggered by a car idling;
- The podium was included as part of phase four proposals because of the requirement for the car parking place. A basement had been considered but was deemed to be too expensive;
- Under the proposals there was a requirement to provide car parkings spaces for existing returning residents with existing car parking privileges. The need for these car parking spaces would reduce over time but currently this was difficult to quantify. Members noted from the Council's Regeneration Team that the reduction in demand for car parking spaces and use of the space would require careful consideration and a long term plan.;
- The podium would also provide plant cycle parking space and bin storage. The applicants suggested that this may result in a more active frontage and through a series of layering might provide a number of features including play space, biodiversity and urban greening;
- The podium was the first of its kind as part of the Woodberry Down Estate regeneration scheme to be accessible to all tenure tenants and their visitors. It was never proposed that it would be a public area;
- Residents would gain entry to the proposed parking space through use of a fob control system;
- Service charge costs for phase four were expected to be similar to those of previous phases of the project;

- The proposed playspace within the podium was targeted at 0 to 11 years old but that older children would not be excluded. There would not be a focus on athletic activities in this area as alternative facilities are already available elsewhere on the estate;
- Currently car club and cycle club schemes were not included as part of the car park area proposals as the car park is a private space with limited access;
- In response to a Member question about how the Central Square would function, the applicant explained that the proposed central square would act as the civic heart of the estate and was intended to be an inviting space where people would slow down and linger;
- Members asked about healthcare (socio-economic) impacts of the proposals, and the applicant confirmed that this would be covered by the Environmental Impact Assessment (Environmental Statement) and the Regeneration Team explained that the library feasibility study would also look at “co-located” facilities;
- In terms of lessons learned from previous public spaces, the applicant noted that the Central Square and podium garden were to be different, and was currently working with local residents on a number of areas, for example the use and design of the benches. As the work continued bench design would be refined to ensure that they were flexible and could be used by all members of the local community;
- It was proposed that the use of private gardens would be less passive compared to previous phases of the regeneration scheme;
- The proposed green spaces under phase four would be reflective of the wild areas around the east reservoir;
- Under phase four the public spaces would be strengthened by bringing the character in from the edges through various measures such as planting for example;
- The proposed net zero carbon target was based on the operational emissions associated with the scheme, and confirmed that the proposals would exceed the GLA’s targets in relation to embodied carbon. This would be achieved through a number of initiatives including green roofs and the recycling of materials from the demolished existing buildings on site. Where possible materials would be reused;
- The Sub-Committee members noted that a ‘fabric first’ approach would apply to the whole design of the building;
- Details were forthcoming on the use of Air Source Heat Pumps (ASHPs) in phase four. They would sit on top of the two tallest buildings linked to an energy centre in Phase 3. They were considered to be a more flexible option and no alternative source of heating was proposed;
- The applicant had not considered retaining and refurbishing the existing buildings on site. While they were in good condition but had accessibility issues and were not structured in a way to allow for cost effective extension or infill of space for example;
- Commitments had been made with the Design Committee. This Committee was a group set up from Berkeley Homes, the Regeneration Team, Notting Hill Genesis Housing Association and WDCO members. They would look at the design of the bin storage areas long term and further details were to follow. The positioning of the bin storage area was related to service charge and the residents’

ability to access them as well as ensuring that refuse collection could gain access to the area without the need to move the bins. Three collection points were proposed;

- There were two dedicated delivery bays accessible by delivery vans on site within the podium area;
- All deliveries, waste collection etc would be from Woodberry Down (not Seven Sisters Road);
- The security of letter boxes and their accessibility by tenants would be included as part of the final proposals.

6 Future meeting dates

6.1 Currently no future Planning Sub-Committee pre-application were scheduled.

END OF MEETING

Duration of the meeting: 6:30pm – 9:55pm

Chair of the meeting: Councillor Steve Race

Contact:

Gareth Sykes

Governance Officer

Email: gareth.sykes@hackney.gov.uk

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| ADDRESS: 14 to 40 Newnton Close and 456 to 484 Seven Sisters Road, Hackney, London N4 2RQ | |
| WARD: Woodberry Down | REPORT AUTHOR: Catherine Slade |
| APPLICATION NUMBER: 2021/2732 | VALID DATE: 03/09/2021 |
| <p>DRAWING NUMBERS:</p> <p>NEW-PTE-ZZ-XX-DR-A-99000, NEW-PTE-ZZ-ZZ-DR-A-10001 rev C5, NEW-PTE-ZZ-ZZ-DR-A-10010 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10110 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10111 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10112 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10113 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10114 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10210 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10305 rev C4, NEW-PTE-ZZ-ZZ-DR-A-10306 rev C3, NEW-PTE-ZZ-ZZ-DR-A-10307 rev C3, NEW-PTE-ZZ-ZZ-DR-A-10308 rev C3, NEW-PTE-ZZ-ZZ-DR-A-10310 rev C2, NEW-PTE-NB-00-DR-A-10100 rev C3, NEW-PTE-NB-10-DR-A-10100 rev C1, NEW-PTE-NB-ZZ-DR-A-10100 rev C3, NEW-PTE-NB-ZZ-DR-A-10200 rev C3, NEW-PTE-NB-ZZ-DR-A-10300 rev C3, NEW-PTE-NB-ZZ-DR-A-10301 rev C4, NEW-PTE-NB-ZZ-DR-A-10401 rev C1, NEW-PTE-SB-00-DR-A-10100 rev C4, NEW-PTE-SB-07-DR-A-10100 rev C1, NEW-PTE-SB-ZZ-DR-A-10100 rev C3, NEW-PTE-SB-ZZ-DR-A-10101 rev C4, NEW-PTE-SB-ZZ-DR-A-10200 rev C3, NEW-PTE-SB-ZZ-DR-A-10300 rev C4, NEW-PTE-SB-ZZ-DR-A-10301 rev C3, NEW-PTE-SB-ZZ-DR-A-10402 rev C3, 1703 L 01 rev H, 1703-SK-05 rev A, C13152-PER-ZZ-XX-DR-C-02001 rev P4</p> | |

Air Quality Assessment ref 91339 rev C dated 18/03/2022 (Aval Consulting Group), BNG Assessment dated 10/03/2022 (Applied Ecology), Circular Economy Statement (Hill Group), Construction Traffic Management Plan (Anchor Hanover), covering letter dated 22/03/2022 (Pegasus Group), Daylight, Sunlight and Overshadowing to Neighbouring Buildings and Proposed Accommodation Report ref 11781 dated 20/08/2021 (Brooke, Vincent and Partners), Design and Access Statement rev B dated 24/08/2021 (Pollard, Thomas Edwards) Design and Access Statement Addendum rev A dated 21/03/2022 (Pollard, Thomas Edwards), Drainage Strategy red C13152-PER-ZZ-XX-RP-C-00002 rev P5 dated 17/03/2022 (Perega), Fire Statement Form and Fire Strategy Statement ref AFF_20961_01_Newnton Close Fire Statement Form_A_04 and AFF_20691_Newnton Close_FSS_A_06 (Affinity Fire Engineering), Framework Travel Plan ref MT/5615/FTP.3 dated August 2021 (Bellamy Roberts), Health Impact Assessment ref P20-1952 dated August 2021 (Pegasus Group), Noise Assessment ref RP01-2174-R2 rev 2 dated 20/08/2021 (Cass Allen), Pedestrian Level Wind Desk-based Assessment ref RWDI #2203287 rev A dated 25/03/2022 (RWDI), Planning Statement ref EB/JR P20-1952 dated August 2021 (Pegasus Group), Preliminary Ecological Appraisal and Bat Report Ref AEL1843 rev 2.1 dated 18/08/2021 (Applied Ecology), SINC Impacts Note dated 17/03/2022 (Applied Ecology), Statement of Community Involvement ref EB/JR P20-1952 dated August 2021 (Pegasus Group), Tall Buildings Assessment ref P20-1952_10A dated 01/10/2021 (Pegasus Group), Transport Statement ref MT/5615/TS.4 dated August 2021 (Bellamy Roberts), Transport Statement Addendum red MT/5615/TSA.2 dated March 2022 (Bellamy Roberts), Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan ref 8445 dated 30/03/2022 and

| | |
|---|---|
| <p>amended CAVAT calculations (Hayden’s Arboricultural Consultants), Updated Affordable Housing Statement ref EB/JR P20-1952 dated March 2022 (Pegasus Group), Urban Greening Factor Calculation rev D dated 14/03/2022 (Portus + Whitton), Viability Statement rev 3 (Anchor Hanover)</p> <p>Additional information: Drawing number 021.147.M505 (future heat network provision), Energist London Detailed Circular Economy Statement dated December 2022, GLA Carbon Emission Reporting Spreadsheet dated 11/11/2022, GLA Circular Economy Statement spreadsheet, GLA Post Stage 1 Energy Memo dated 07/12/2022, GLA Whole Life Carbon Assessment and Detailed Report ref v439 and Memo, Good Homes Alliance Early Stage Overheating Risk Tool, JRB Environmental Design Energy and Sustainability Statement rev 06 dated 11/11/2022, Smartwaste Waste Benchmark Calculations dated 25/11/2022, SAP and SBEM sheets, TER worksheets</p> | |
| <p>AGENT: Elizabeth Bloomfield Pegasus Planning Group Ltd</p> | <p>APPLICANT: Anchor Hanover</p> |
| <p>PROPOSAL: Demolition of existing buildings and redevelopment to provide 2no. buildings, 1no. part 5-storeys, part 7-storeys and 1no. 10 storeys comprising a total of 76 no. retirement apartments and communal facilities, together with associated works and landscaping.</p> | |
| <p>POST SUBMISSION REVISIONS:</p> <ul style="list-style-type: none"> ● Revisions to the ground floor layouts and the materiality of the northern building ● Minor revisions to supporting documentation and additional supporting documentation ● Additional climate change, sustainability and energy information has been submitted in response to changes to GLA Planning Guidance <p>A 21 day reconsultation has been undertaken in respect of the amended and additional information.</p> | |

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| <p>RECOMMENDATION SUMMARY:</p> <p>Grant planning permission subject to conditions and completion of a S106 Legal Agreement and referral to the Mayor of London.</p> |
| <p>NOTE TO MEMBERS:</p> <p>This application is referred back to Members due to the provision of additional information pertaining to climate change, energy and sustainability as a result of negotiations between the applicant, London Borough of Hackney and GLA following publication of Mayoral planning guidance.</p> |

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

ANALYSIS INFORMATION

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

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

| Existing and proposed housing size and tenure mix | | | |
|--|--------------|--------------|--------------|
| EXISTING | 1 bed | 2 bed | TOTAL |
| Shared Ownership | 0 | 0 | 0 |
| Social Rent | 28 | 0 | 28 |
| PROPOSED | 1 bed | 2 bed | TOTAL |
| Shared Ownership | 18 | 18 | 36 |
| London Affordable Rent/Social Rent¹ | 36 | 4 | 40 |
| TOTAL PROPOSED | 54 | 22 | 76 |

| PARKING DETAILS: | Parking Spaces (General) | Parking Spaces (Disabled) | Bicycle storage | Mobility buggies |
|-------------------------|---------------------------------|----------------------------------|--|-------------------------|
| Existing | 2 ² | 0 | 0 | 0 |
| Proposed | 0 | 2 | 32 residents spaces, 14 visitor spaces | 44 |

CASE OFFICER'S REPORT

¹ Returning residents will return on their existing Social Rent terms, whilst new residents will have London Affordable Rent.

² Not including existing undercroft parking spaces which are currently unused.

1.0 Site Context

- 1.1 Full details of the site context are set out in paragraphs 1.1 - 1.5 (inclusive) of the report to the 27/04/2022 Planning Sub-Committee, which is appended to this report as Appendix B.

2.0 Conservation Implications

- 2.1 Full details of the site's conservation implications are set out in paragraphs 2.1-2.2 of the report to the 27/04/2022 Planning Sub-Committee, which is appended to this report as Appendix B.

3.0 History

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

4.0 Consultation

- 4.1 The application has been subject to previous rounds of consultation, the details of which are set out in the report and addendum report to the 27/04/2022 Planning Sub-Committee, which are appended to this report as Appendix B and Appendix C respectively.
- 4.2 Following the receipt of additional and amended information, a further re-consultation has been undertaken.
- 4.3 Date re-consultation started: 08/12/2022
- 4.4 Date re-consultation period ends: 01/01/2023

4.1 Neighbours

- 4.1.1 In addition to site notices and press advertisements, letters of consultation were sent to 439 neighbouring owners/occupiers notifying them of the application. 1 objection was received in response to this, which raised objection to the proposal on the grounds of harm to residential amenity by way of loss of light/overshadowing, loss of

privacy, noise and general disturbance; and disruption, particularly as a result of noise and dust, during the construction period. In addition, the non-planning matter of failure to maintain and manage trees along the site boundary resulting in damage to neighbouring properties was raised.

- 4.1.2 The concerns summarised above were addressed within the main body of the report to the 27/04/2022 Planning Sub-Committee meeting attached as Appendix B, and considered by Members at the meeting held on 27/04/2022, with the exception of the issue of unauthorised parking on New River Way, which is discussed below in paragraphs 6.2.1 and 6.2.2.
- 4.1.3 3 further representations from two parties have been received in response to the current reconsultation. These raise concerns over the consultation process, detrimental impact to the residential amenity of neighbouring occupiers in respect of privacy and light as a result of the development, uncontrolled parking on New River Way arising from the development, and disruption, particularly as a result of noise and dust, during the construction period. The non-planning matter of poorly maintained trees and resultant impact on neighbouring properties was also raised.
- 4.1.4 These matters have previously been fully addressed in the main body of the report to the 27/04/2022 Planning Sub-Committee meeting attached as Appendix B, and considered by Members at the meeting held on 27/04/2022.

4.2 Statutory, External and Local Group Consultees

- 4.2.1 The following comments have been received in response to the current re-consultation which expires on 01/01/2022. Any additional comments received following publication of this report will be reported to Members by way of an addendum report. All other comments previously received are as set out in the reports attached as Appendix B and Appendix C.
- 4.2.2 Canals and Rivers Trust: confirm that they did not wish to comment.
- 4.2.3 GLA: raise no objection in relation to the additional information subject to conditions.
- 4.2.4 Historic England (Archaeology): confirmed that they did not wish to comment.
- 4.2.5 Metropolitan Police Secure by Design Officer: confirm that there is no objection in principle, however a compliance condition requiring Secured by Design accreditation is requested.

4.3 Council Departments

- 4.3.1 Environmental Protection - Air: confirm that no objection is raised subject to conditions.

4.3.2 Environmental Protection - Noise: confirm that no objection is raised subject to conditions.

5.0 POLICIES

5.1 Hackney Local Plan 2033 (2020)

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

5.2 London Plan (2021)

- GG1 Building strong and inclusive communities
- GG2 Making the best use of land

- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need
- GG5 Growing a good economy
- GG6 Increasing efficiency and resilience
- SD1 Opportunity areas
- D1 London's form, character and capacity for growth
- D2 Infrastructure requirements for sustainable densities
- D3 Optimising site capacity through the design-led approach
- D4 Delivering good design
- D5 Inclusive design
- D6 Housing quality and standards
- D7 Accessible housing
- D8 Public realm
- D9 Tall buildings
- D11 Safety, security and resilience to emergency
- D12 Fire safety
- D14 Noise
- H1 Increasing housing supply
- H2 Small sites
- H4 Delivering affordable housing
- H6 Affordable housing tenure
- H7 Monitoring of affordable housing
- H8 Loss of existing housing and estate regeneration
- H10 Housing size mix
- H13 Specialist older persons housing
- S1 Developing London's social infrastructure
- E11 Skills and opportunities for all
- HC1 Heritage conservation and growth
- G1 Green infrastructure
- G3 Metropolitan open land
- G4 Open space
- G5 Urban greening
- G6 Biodiversity and access to nature
- G7 Trees and woodlands
- SI 1 Improving air quality
- SI 2 Minimising greenhouse gas emissions
- SI 3 Energy infrastructure
- SI 4 Managing heat risk
- SI 5 Water infrastructure
- SI 6 Digital connectivity infrastructure
- SI 7 Reducing waste and supporting the circular economy
- SI 12 Flood risk management
- SI 13 Sustainable drainage
- SI 14 Waterways - strategic role
- SI 16 Waterways - use and enjoyment

- SI 17 Protecting and enhancing London's waterways
- T1 Strategic approach to transport
- T2 Healthy Streets
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and mitigating transport impacts
- T5 Cycling
- T6 Car parking
- T6.1 Residential parking
- T7 Deliveries, servicing and construction
- T9 Funding transport infrastructure through planning
- DF1 Delivery of the Plan and Planning Obligations
- M1 Monitoring

5.3 SPDs/SPGs/LPGs

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

5.4 National Planning Policies/Guidance

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

5.6 Legislation

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

6.0 COMMENT

- 6.0.1 The principal planning considerations raised by the application have previously been considered by the Planning Sub-Committee at the meeting held on 27/04/2022 and found to be acceptable, as set out in the previous reports to Planning Sub-Committee appended to this report as Appendix B and Appendix C.
- 6.0.2 However, in the course of finalising the legal agreement associated with the recommendation ahead of referral to the GLA, further additional information relating to climate change, energy and sustainability has been submitted in support of the application. All other matters pertaining to the application, including the detail of the proposed development and the relevant Development Plan policies, remain unchanged since the application was last considered by Members.
- 6.0.3 Members will be aware that there has been a relatively recent Judicial Review decision (<https://www.bailii.org/ew/cases/EWHC/Admin/2020/1509.html>) which found that all background papers on which a planning decision is made must be publicly available (although the finding relates to viability, it applies to all information on which a planning decision is made). Although the additional/amended documents do not change the proposal, they do have implications for the sustainability of the development, and the GLA have confirmed that they require the information in order to reach a decision on the Stage 2 referral, upon which the issuing of a decision by the LPA is contingent. As such, the public have a reasonable expectation that they will be made available and be consulted upon. It is these circumstances that require the application to be re-reported to PSC.
- 6.0.4 The additional information and relevant consultation responses are discussed below.

6.1 Additional climate change, energy and sustainability information

- 6.1.1 The additional information received relates to circular economy, energy, and whole life carbon.
- 6.1.2 The GLA have confirmed that they are happy for the application to proceed to Planning Sub-Committee on the basis of the additional information provided, which includes a whole-life carbon spreadsheet in accordance with Policy S12 of the London Plan and a circular economy spreadsheet in accordance with Policy SI7 of the London Plan.

6.2 Additional matters raised in representations

- 6.2.1 An additional planning matter relating to highways has been raised in a representation received as a result of the reconsultation. This raises concern over the potential for future occupiers of the development to engage in unauthorised car parking activity on New River Way.

6.2.2 As set out in the previous report and the application documentation, the development is intended to be zero car parking with the exception of 2 off street blue badge parking spaces and 5 on street blue badge parking spaces, and residents will be prevented from applying for residents parking permits to use locally. New River Way is private land, and therefore the Council's parking restrictions do not extend to this land. Control of the use of this land is a private matter for the owners and not a planning matter.

6.3 Other

6.3.1 It is noted that third parties have raised concern over the transparency of the consultation process. A full re-consultation has been undertaken in accordance with national and local requirements, and relevant documentation has been made available online.

6.3.2 Other matters raised by third parties, including the impact on residential amenity, have been assessed fully in the April reports to Planning Sub-Committee attached as Appendix B and Appendix C.

6.3.3 All other material planning considerations, as well as the proposed conditions and Heads of Terms as set out in Recommendations A and B, remain as per the reports appended at Appendix B and Appendix C.

7.0 CONCLUSION

7.1 The Local Planning Authority has previously considered the application in accordance with the provisions of the National Planning Policy Framework and the adopted Development Plan, concluding that any harm resulting from the development would be mitigated by way of conditions and contributions secured under a Legal Agreement, and outweighed by the wider benefits of the scheme in terms of providing additional and enhanced affordable housing for older persons is considered acceptable in land use planning terms and to be in accordance with policy objectives as set out within the Local Plan, London Plan and National Planning Policy Framework.

7.2 The additional information provided in support of the application has been fully assessed and found to be acceptable, and otherwise the proposal is acceptable in planning terms in all other respects, including the impacts in respect of design, heritage assets, quality of accommodation, amenity of adjoining residents, transportation, trees and biodiversity.

7.3 The proposal is, on balance, therefore considered to comply with pertinent policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021), and the granting of permission therefore is recommended subject to conditions and completion of the S106 legal agreement, as set out in the main body of this report.

8.0 RECOMMENDATIONS

8.1 Recommendation A

That planning permission be GRANTED, subject to the following conditions and referral to the Mayor of London:

8.1.1 - Commencement within three years

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

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

8.1.2 - Development in accordance with plans

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

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

8.1.3 - Materials

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

Notwithstanding the details shown on the approved plans, the details of materials submitted shall include lighter coloured brickwork to the parapet level of the northern building, and shall not include pre-made brick panels.

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

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

8.1.4 - Details

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

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

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

8.1.5 - No extraneous pipework

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

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

8.1.6 - Accessibility

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

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

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

8.1.7 - Demolition and construction management and logistics plan

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

The DCMLP shall include the following details:

(i) Hours of works; and

(ii) A programme of works; and

(iii) Measures for traffic management including delivery and collection hours (which should avoid anti-social and peak hours), size and frequency of HGV arrivals and departures, prevention of idling by construction vehicles, construction traffic access

and routing arrangements, and any footway or highway closures;

(iv) Loading and unloading of plant and materials; and

(v) How materials will be managed efficiently and disposed of legally, and the re-use and recycling of materials maximised; and

(vi) Storage of plant and materials; and

(vii) Boundary hoardings behind any visibility zones; and

(viii) Contact arrangements between residents and contractors.

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

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

8.1.8 - Demolition and Construction Environmental Management Plan

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

The DCEMP shall include the following details:

(i) Procedures to minimise impact on biodiversity and human health; and

(ii) Measures and targets for noise and vibration minimisation, mitigation and monitoring; and

(iii) Specification of temporary lighting, which shall be designed to minimise impact on biodiversity; and

(iv) A dust management plan which shall include measures to minimise the emission of dust and dust suppression measures, mitigation and monitoring; and

(v) Details of exclusion and barrier fencing;

(vi) Details of air and water pollution controls (including of run off), mitigation, monitoring and incident response measures; and

(vii) Supervision by appropriately qualified specialist ecologists.

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

REASON: To safeguard the residential amenity of occupiers of neighbouring properties, prevent harm to biodiversity and the New River Site of Importance for

Nature Conservation, enhance the character and ecology of the development and provide undisturbed refuges for wildlife.

8.1.9 - NSC - Non Road Mobile Machinery

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

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

8.1.10 - Use of roof

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

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

8.1.11 - Roof top plant 1

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

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

The approved details shall be installed prior to occupation of the development and

shall be permanently retained and maintained thereafter.

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

8.1.12 - Bicycle and mobility buggy storage

Prior to the first occupation of the development hereby permitted, details of all bicycle and mobility scooter storage facilities (including quantum, layout, stand type and spacing, which should conform with Appendix 2 (Cycle Parking Standards) of the London Borough of Hackney Local Plan 2033 and TfL's London Cycle Design Standards chapter 8 <http://content.tfl.gov.uk/lcads-chapter8-cycleparking.pdf>), shall be submitted to, and approved in writing by, the Local Planning Authority. The submitted details shall provide secure and accessible storage for a minimum of 32 long stay and 14 short stay spaces of which at least 5% shall be suitable for larger bicycle types, and include provision for a minimum of 44 mobility buggies and their charging.

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

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

8.1.13 - Delivery and servicing plan

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

The DSMP shall:

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

through measures set out in the DSMP; and

(iv) Set out the measures to enforce the servicing arrangements.

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

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

8.1.14 - Arboricultural impact assessment - compliance

The development shall be undertaken in full accordance with the recommendations of the Hayden's Arboricultural Consultants Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan ref 8445 dated 30/03/2022.

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

8.1.15 - Tree protection plan

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

The approved barriers and/or ground protection shall be erected before any equipment, machinery or materials are brought onto the site and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The siting of barriers/ground protection shall not be altered, nor ground levels changed, nor excavations made within these areas without the written consent of the Local Planning Authority.

In the event of the tree(s) dying, being removed or becoming seriously damaged or diseased within 5 years from the completion of the development die, it shall be replaced within the next planting season with another of similar size and species unless the Local Planning Authority gives written consent to any variation.

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

8.1.16 - Landscaping

Within 6 months of the commencement of above ground works hereby permitted,

details showing the hard and soft landscaping scheme for the development shall be submitted to, and approved in writing by, the Local Planning Authority.

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

(i) Full specification of all planting including trees, shrubs, sub-shrubs, bedding and lawns (common and Latin names, size and pot height; density or number, stock type, tree girth and method of growth e.g. container or open ground) and extent for all public and shared landscaped areas, including planting for biodiversity and habitat creation and landscape screening to mitigate wind impacts in the communal amenity space; and

(ii) Section drawings to a scale of 1:5, 1:10 or 1:20 (as appropriate) showing details of all tree and planting pits, rain gardens and permanent planter types; and

(iii) Details of all surface treatments (which shall all be of permeable construction or otherwise allow water percolation to the ground) including location, materiality, colour and finish, and specifications including suppliers or manufacturers details; and

(v) Details of all boundary treatments.

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

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

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

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

8.1.17 - Living roofs

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

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

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

8.1.18 - Ecological report

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

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

8.1.19 - Window Energy Efficiency

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

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

8.1.20 - SuDS

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

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

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

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

8.1.21 - Piling

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

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

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

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

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

8.1.22 - Contaminated land investigation

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

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

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

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

8.1.23 - Contaminated land remediation

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

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

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

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

8.1.24 - Contaminated Land Implementation

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

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

8.1.25 - Reporting Unexpected Contamination

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

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

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

8.1.26 - Secured by Design

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

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

8.1.27 - Circular economy

Prior to the occupation of the development, a post-construction monitoring report shall be completed in line with the Greater London Authority's (GLA) Circular Economy Statement Guidance and submitted to the GLA planning team, along with any supporting evidence as per the guidance. A copy of the report, any supporting evidence, and confirmation of the report being sent to the GLA shall also be provided to the Local Planning Authority prior to the occupation of the development.

Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.

8.1.28 - Whole life-cycle carbon

Prior to the occupation of the development the post-construction tab of the Greater London Authority's (GLA) Whole Life-Cycle Carbon Assessment template shall be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance and submitted to the GLA. A copy of the report, any supporting evidence, and confirmation of the report being sent to the GLA shall also be provided to the Local Planning Authority prior to the occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

8.2 Recommendation B

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

Affordable Housing

- Delivery of 100% affordable housing in the size and tenure mix set out in the main body of the report together with appropriate review mechanisms to safeguard delivery
- Securing right to return of existing tenants

Healthcare

- A healthcare contribution of £73,204

Highways and Transportation

- Travel Plan
- Parking Management Plan
- A contribution of £5,000 towards Travel Plan monitoring
- A contribution of £8,750 towards Construction Logistics Plan monitoring
- A contribution of £36,780.35 towards highways work, including the making good of the site access, installation of a new site access, and associated pavement works on Newnton Close the provision of 5 on street disabled parking bays local to the development
- Car free development

Construction

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

Carbon Offset Payment

- A Carbon Offset Payment of £39,900

Landscaping and Open Space

- An open space contribution of £157,221.20
- A CAVAT contribution of £105,358 towards mitigation of loss of existing trees in respect of public amenity, biodiversity and carbon sequestration

Energy and Sustainability

- Details of a final energy strategy which shall include details of air source heat pump installation and performance, monitoring and commitment to future connection to a local DEN

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 of £21,642.10 payable on completion of the deed

8.3 Recommendation C

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

9.0 INFORMATIVES

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

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

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

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

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

ALED RICHARDS
Director, Public Realm

| NO. | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE | LOCATION CONTACT OFFICER |
|-----|-------------------|--------------------------------|--------------------------|
|-----|-------------------|--------------------------------|--------------------------|

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

APPENDIX A – Site photos

Site and context, looking north:



Site and context, looking south:



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



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



View of site from Seven Sisters Road:



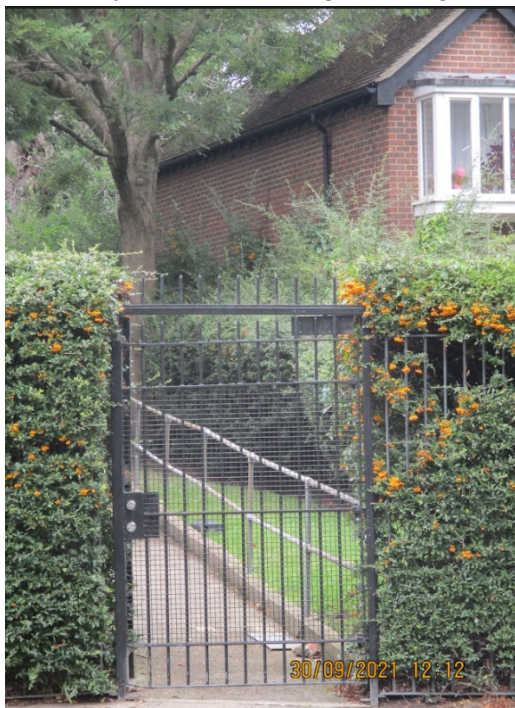
View of site from Woodberry Down Estate (looking east):



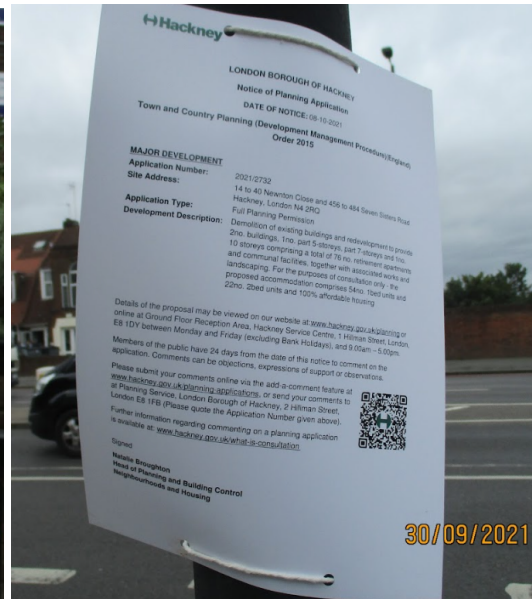
Boundary of site with neighbouring properties on New River Way:



Boundary of site with neighbouring properties on Newton Close:



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



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LONDON BOROUGH OF HACKNEY

PLANNING SUB-COMMITTEE
27/04/2022

ADDENDUM SHEET

ITEM 5: 14 to 40 Newnton Close and 456 to 484 Seven Sisters Road, Hackney, London N4 2RQ, application number 2021/2732

Amendment to recommendation:

Due to the scale of the proposal, the application is referable to the Mayor of London, and as such the recommendation summary should read as follows (amendment in bold):

Grant planning permission subject to conditions and completion of a S106 Legal Agreement **and referral to the Mayor of London.**

Para 7.3 of the report should read as follows (amendment in bold):

The proposal is, on balance, therefore considered to comply with pertinent policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021), and the granting of permission therefore is recommended subject to conditions and completion of the S106 legal agreement **and referral to the Mayor of London**, as set out in the main body of this report.

Officer note - for the avoidance of doubt, a stage 1 referral to the GLA has been undertaken, and the response summarised in the main report.

Further amendments and changes to drawing numbers:

Since publication of the report some further amendments have been made to the scheme. These include an increase in the width of the windows to the lift lobbies on the east elevation of the north building. An additional drawing clarifying the separation distances between the proposed development and openings to existing properties and amendments to the CAVAT calculations have also been provided in support of the application. The amendments are minor in nature and they, and the additional supporting information, do not substantially change the nature of the proposal or its impact and therefore no additional reconsultation on these matters is necessary. As a result, the approved documentation list is amended as follows (amendments in bold):

NEW-PTE-ZZ-XX-DR-A-99000, NEW-PTE-ZZ-ZZ-DR-A-10001 rev ~~C4~~ **C5**,
NEW-PTE-ZZ-ZZ-DR-A-10010 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10110 rev C1,
NEW-PTE-ZZ-ZZ-DR-A-10111 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10112 rev C1,
NEW-PTE-ZZ-ZZ-DR-A-10113 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10114 rev C1,
NEW-PTE-ZZ-ZZ-DR-A-10210 rev C1, NEW-PTE-ZZ-ZZ-DR-A-10305 rev ~~C3~~ **C4**,
NEW-PTE-ZZ-ZZ-DR-A-10306 rev C3, NEW-PTE-ZZ-ZZ-DR-A-10307 rev C3,

NEW-PTE-ZZ-ZZ-DR-A-10308 rev C3, NEW-PTE-ZZ-ZZ-DR-A-10310 rev C2, NEW-PTE-NB-00-DR-A-10100 rev C3, NEW-PTE-NB-10-DR-A-10100 rev C1, NEW-PTE-NB-ZZ-DR-A-10100 rev ~~G2~~ C3, NEW-PTE-NB-ZZ-DR-A-10200 rev C3, NEW-PTE-NB-ZZ-DR-A-10300 rev C3, NEW-PTE-NB-ZZ-DR-A-10301 rev ~~G3~~ C4, NEW-PTE-NB-ZZ-DR-A-10401 rev C1, NEW-PTE-SB-00-DR-A-10100 rev C4, NEW-PTE-SB-07-DR-A-10100 rev C1, NEW-PTE-SB-ZZ-DR-A-10100 rev C3, NEW-PTE-SB-ZZ-DR-A-10101 rev C4, NEW-PTE-SB-ZZ-DR-A-10200 rev C3, NEW-PTE-SB-ZZ-DR-A-10300 rev C4, NEW-PTE-SB-ZZ-DR-A-10301 rev C3, NEW-PTE-SB-ZZ-DR-A-10402 rev C3, **1703 L 01 rev G H**, 1703-SK-05 rev A, C13152-PER-ZZ-XX-DR-C-02001 rev P4

Air Quality Assessment ref 91339 rev C dated 18/03/2022 (Aval Consulting Group), BNG Assessment dated 10/03/2022 (Applied Ecology), Circular Economy Statement (Hill Group), Construction Traffic Management Plan (Anchor Hanover), covering letter dated 22/03/2022 (Pegasus Group), Daylight, Sunlight and Overshadowing to Neighbouring Buildings and Proposed Accommodation Report ref 11781 dated 20/08/2021 (Brooke, Vincent and Partners), Design and Access Statement rev B dated 24/08/2021 (Pollard, Thomas Edwards) Design and Access Statement Addendum rev A dated 21/03/2022 (Pollard, Thomas Edwards), Drainage Strategy red C13152-PER-ZZ-XX-RP-C-00002 rev P5 dated 17/03/2022 (Perega), Energy and Sustainability Statement rev 04 dated 18/03/2022 (JRB Environmental), Fire Statement Form and Fire Strategy Statement ref AFF_20961_01_Newnton Close Fire Statement Form_A_04 and AFF_20691_Newnton Close_FSS_A_06 (Affinity Fire Engineering), Framework Travel Plan ref MT/5615/FTP.3 dated August 2021 (Bellamy Roberts), GLA Carbon Emission Reporting Spreadsheet, Health Impact Assessment ref P20-1952 dated August 2021 (Pegasus Group), Noise Assessment ref RP01-2174-R2 rev 2 dated 20/08/2021 (Cass Allen), Pedestrian Level Wind Desk-based Assessment ref RWDI #2203287 rev A dated 25/03/2022 (RWDI), Planning Statement ref EB/JR P20-1952 dated August 2021 (Pegasus Group), Preliminary Ecological Appraisal and Bat Report Ref AEL1843 rev 2.1 dated 18/08/2021 (Applied Ecology), SINC Impacts Note dated 17/03/2022 (Applied Ecology), Statement of Community Involvement ref EB/JR P20-1952 dated August 2021 (Pegasus Group), Tall Buildings Assessment ref P20-1952_10A dated 01/10/2021 (Pegasus Group), Transport Statement ref MT/5615/TS.4 dated August 2021 (Bellamy Roberts), Transport Statement Addendum red MT/5615/TSA.2 dated March 2022 (Bellamy Roberts), Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan ref 8445 dated 30/03/2022 **and amended CAVAT calculations** (Hayden's Arboricultural Consultants), Updated Affordable Housing Statement ref EB/JR P20-1952 dated March 2022 (Pegasus Group), Urban Greening Factor Calculation rev D dated 14/03/2022 (Portus + Whitton), Viability Statement rev 3 (Anchor Hanover)

Additional representations:

Since finalisation of the report to Planning Sub-Committee, additional representations have been received, as summarised below.

Stoke Newington Conservation Advisory Committee - welcome some of the amendments, but raise concern over the quality of the proposed amenity space making the following detailed comments:

"The modified plans are more acceptable. SN-CAAC feel that there is insufficient seating provision in the central garden area. People will enjoy sitting outside in groups in good weather."

Hackney Society - support the additional comments of the Stoke Newington Conservation Advisory Committee.

Officer comment - the scale of the communal open space is offset by the proposed open space contribution, which may be used to provide additional seating in public spaces local to the site.

LBH Environmental Protection (Noise) - raise no objection subject to the conditions set out on the main papers.

S106:

Highways - a financial contribution of £36,780.35 is sought towards highways works associated with the proposed development, which include the removal of the existing vehicular crossover and the installation of a new vehicular crossover to serve the two proposed on site blue badge parking spaces, together with the provision of 5 on street blue badge parking spaces.

Landscaping and open space - the open space contribution set out on the papers has been reviewed and is now calculated to be £157,221.20. The CAVAT of the two trees to be lost has been calculated as being £105,358. Given the limited prospect of securing equivalent planting in terms of specimen size and biodiversity and carbon sequestration value within the site, this sum is sought in full to mitigate the loss of the specimens through replacement planting local to the site.

Accordingly, para 6.2.12 should be amended to read as follows:

“A communal amenity space is proposed at ground floor level, which would be primarily located in a central landscaped area between the two buildings, which would provide a seating area and sensory garden. The open space requirement for the expected population yield of the development is 1,568m², which the proposed amenity space will clearly not satisfy, resulting in a shortfall of 1,370m². There will therefore be a financial contribution of £114.76 per m² shortfall in provision or £157,221.20, which will be secured by way of S106 legal agreement. A microclimate report has been provided which indicates that the development is largely acceptable in terms of its impact on wind flows local to the site, with the potential exception of this garden area, which is expected to experience “windier than desired conditions”. However, the report concludes that the proposed landscaping will adequately alleviate this for users of the space.”

A Head of Terms set out in para 6.5.11 relating to the final energy strategy was not included in recommendation B. This is corrected below under Amendment to Recommendation B.

Amendments to the wording of conditions:

The following amendments to the wording of conditions are proposed (amendments in bold):

8.1.3 - Materials

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

Notwithstanding the details shown on the approved plans, the details of materials submitted shall include lighter coloured brickwork to the parapet level of the northern building, **and shall not include pre-made brick panels.**

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

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

8.1.4 - Details

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

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

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

8.1.15 - Tree protection plan

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

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

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

Amendment to Recommendation B: the Heads of Terms are now as follows (amendments in bold):

Affordable Housing

- Delivery of 100% affordable housing in the size and tenure mix set out in the main body of the report together with appropriate review mechanisms to safeguard delivery
- Securing right to return of existing tenants

Healthcare

- A healthcare contribution of £73,204

Highways and Transportation

- Travel Plan
- Parking Management Plan
- A contribution of £5,000 towards Travel Plan monitoring
- A contribution of £8,750 towards Construction Logistics Plan monitoring
- **A contribution of £36,780.35 towards highways work, including the making good of the site access, installation of a new site access, and associated pavement works on Newton Close and the provision of 5 on street disabled parking bays local to the development**
- Car free development

Construction

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

Carbon Offset Payment

- A Carbon Offset Payment of £39,900

Landscaping and Open Space

- An open space contribution of **£157,221.20**
- A CAVAT contribution of **£105,358 towards mitigation of loss of existing trees in respect of public amenity, biodiversity and carbon sequestration**

Energy and Sustainability

- **Details of a final energy strategy which shall include details of air source heat pump installation and performance, monitoring and commitment to future connection to a local DEN**

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 Legal Agreement, payable prior to completion of the deed
- Monitoring costs of **£21,642.10** payable on completion of the deed

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

ALED RICHARDS
Strategic Director Sustainability and Public Realm

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

Air Quality Assessment ref 91339 rev C dated 18/03/2022 (Aval Consulting Group), BNG Assessment dated 10/03/2022 (Applied Ecology), Circular Economy Statement (Hill Group), Construction Traffic Management Plan (Anchor Hanover), covering letter dated 22/03/2022 (Pegasus Group), Daylight, Sunlight and Overshadowing to Neighbouring Buildings and Proposed Accommodation Report ref 11781 dated 20/08/2021 (Brooke, Vincent and Partners), Design and Access Statement rev B dated 24/08/2021 (Pollard, Thomas Edwards) Design and Access Statement Addendum rev A dated 21/03/2022 (Pollard, Thomas Edwards), Drainage Strategy red C13152-PER-ZZ-XX-RP-C-00002 rev P5 dated 17/03/2022 (Perega), Energy and Sustainability Statement rev 04 dated 18/03/2022 (JRB Environmental), Fire Statement Form and Fire Strategy Statement ref AFF_20961_01_Newnton Close Fire Statement Form_A_04 and AFF_20691_Newnton Close_FSS_A_06 (Affinity Fire Engineering), Framework Travel Plan ref MT/5615/FTP.3 dated August 2021 (Bellamy Roberts), GLA Carbon Emission Reporting Spreadsheet, Health Impact Assessment ref P20-1952 dated August 2021 (Pegasus Group), Noise Assessment ref RP01-2174-R2 rev 2 dated 20/08/2021 (Cass Allen), Pedestrian Level Wind Desk-based Assessment ref RWDI #2203287 rev A dated 25/03/2022 (RWDI), Planning Statement ref EB/JR P20-1952 dated August 2021 (Pegasus Group), Preliminary Ecological Appraisal and Bat Report Ref AEL1843 rev 2.1 dated 18/08/2021 (Applied Ecology), SINC Impacts Note dated 17/03/2022 (Applied Ecology), Statement of Community Involvement ref EB/JR P20-1952 dated August 2021 (Pegasus Group), Tall Buildings Assessment ref P20-1952_10A dated 01/10/2021 (Pegasus Group), Transport Statement ref MT/5615/TS.4 dated August 2021 (Bellamy Roberts), Transport Statement Addendum red MT/5615/TSA.2 dated March 2022 (Bellamy Roberts), Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method

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

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

ANALYSIS INFORMATION

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

| LAND USE: | Use Class | Use Description | No. units | Floorspace (m²) |
|------------------|------------------|---|------------------|-----------------------------------|
| Existing | C3 | Dwellinghouses, including single households of not more than 6 residents where care is provided | 28 | 3,346 |
| Proposed | C3 | Dwellinghouses, including single households of not more than 6 residents where care is provided | 76 | 6,913 |

| Existing and proposed housing size and tenure mix | | | |
|--|--------------|--------------|--------------|
| EXISTING | 1 bed | 2 bed | TOTAL |
| Shared Ownership | 0 | 0 | 0 |
| London Affordable Rent | 28 | 0 | 28 |

| PROPOSED | 1 bed | 2 bed | TOTAL |
|-------------------------------|--------------|--------------|--------------|
| Shared Ownership | 18 | 18 | 36 |
| London Affordable Rent | 36 | 4 | 40 |
| TOTAL PROPOSED | 54 | 22 | 76 |

| PARKING DETAILS: | Parking Spaces (General) | Parking Spaces (Disabled) | Bicycle storage | Mobility buggies |
|-------------------------|---------------------------------|----------------------------------|--|-------------------------|
| Existing | 2 ¹ | 0 | 0 | 0 |
| Proposed | 0 | 2 | 32 residents spaces, 14 visitor spaces | 44 |

CASE OFFICER'S REPORT

1.0 Site Context

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

¹ Not including existing undercroft parking spaces which are currently unused.

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

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

2.0 Conservation Implications

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

3.0 History

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

4.0 Consultation

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

4.5 Neighbours

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

4.6 Statutory, External and Local Group Consultees

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

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

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

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

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

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

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

4.7 Council Departments

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

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

4.7.2 Environmental Protection - Air: raise no objection, commenting that the Air Quality assessment is satisfactory, however conditions requiring the submission and implementation of a Construction Management Plan with dust control elements and prevention of the use of Non-Mobile Road Machinery on-site are requested.

4.7.3 Environmental Protection - Land: raise no objection subject to conditions requiring the submission, approval and implementation of a risk assessment and site investigation, and if necessary, a remediation strategy and verification report, as well as an "in the event of" unexpected contaminated land condition.

4.7.4 Environmental Protection - Noise: no comments received.

4.7.5 Housing Strategy and Policy: support the proposal.

4.7.6 Streetscene - Drainage: raise no objection subject to conditions requiring submission and implementation of details of sustainable drainage systems.

4.7.7 Streetscene - Transportation: Requested additional information relating to trip generation, level of blue badge car parking, and quantum and arrangement of cycle and mobility buggy storage, and conditions requiring the submission and implementation of a Parking Design and Management Plan, Cycle Parking Plan (including details of layout, stand type and spacing), Travel Plan, Construction Logistics Plan and Delivery and Servicing Plan, and securing adequate EVCP provision on site, and financial contributions towards monitoring and works to the public highway necessary to bring the site access into an acceptable condition are also requested.

4.7.8 Waste: raise no objection to the waste strategy subject to conditions.

5.0 POLICIES

5.1 Hackney Local Plan 2033 (2020)

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

5.2 London Plan (2021)

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

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

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

5.3 SPDs/SPGs/LPGs

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

5.4 National Planning Policies/Guidance

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

5.6 Legislation

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

6.0 COMMENT

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

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

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

6.0.3 The main considerations relevant to this application are:

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

6.0.4 Each of these considerations is discussed in turn below.

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

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

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

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

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

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

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

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

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

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

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



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

- 6.2.9 It is noted that the application site is located in close proximity to the boundary of the Stoke Newington Reservoirs, Filter Beds and New River Conservation Area, and that the development will be visible in public views both from within the conservation area, and of the conservation area. The introduction of the ten storey northern building in particular, by virtue of its height, massing and proximity to the conservation area, will result in a negative impact on the character and setting of the designated heritage asset which would be considered to represent less than substantial harm to its significance. However, this harm is outweighed by the public benefits of the proposal, which include the provision of 76 units of affordable housing, including 40 London affordable rent properties, specifically for occupation by older persons.
- 6.2.10 In terms of layouts, all of the units in the northern block would be dual aspect, whilst in the southern block, 22 of the units would be dual aspect (55%) with 18 being single (south west) aspect (45%). Overall, this equates to 23% of the units being single aspect, which given the constraints of the site and the generous proportions of the units in question (all between 113.8% and 117.8% in respect of the Nationally Described Space Standards), the orientation and the spaciousness of the view over public open space is acceptable in this case. All units would achieve the Nationally Described Space Standards, and would be provided with policy compliant private amenity space in addition to the communal spaces at ground floor level within both buildings and the shared outdoor amenity space located between the two buildings.
- 6.2.11 The nature of the proposal is such that there is not expected to be a child yield arising from the development, and therefore no provision or contribution towards play space is required.
- 6.2.12 A communal amenity space is proposed at ground floor level, which would be primarily located in a central landscaped area between the two buildings, which would provide a seating area and sensory garden. The open space requirement for the expected population yield of the development is 3,127.6m², which the proposed amenity space will clearly not satisfy, resulting in a shortfall of 2,929.6m². There will therefore be a financial contribution of £114.76 per m² shortfall in provision or £336,200, which will be secured by way of S106 legal agreement. A microclimate report has been provided which indicates that the development is largely acceptable in terms of its impact on wind flows local to the site, with the potential exception of this garden area, which is expected to experience “windier than desired conditions”. However, the report concludes that the proposed landscaping will adequately alleviate this for users of the space.
- 6.2.13 The units are shown on the submitted documentation as being wholly designed to Part M4(2)+ of the Building Regulations, rather than 10% to Part M4(3) with the remainder to Part M4(2), an approach which is explained on pages 26-28 of the Design and Access Statement. Whilst the merits of Part M4(2+) over Part M4(2) are understood, this approach is not compliant with the relevant policies of either

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

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

6.3 Impact on residential amenity

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

Daylight, Sunlight and Overshadowing Assessment

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

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

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

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

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

Outlook/Sense of Enclosure

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

Privacy and Overlooking

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



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



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

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

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

Noise

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

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

6.4 Transport and Servicing

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

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

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

6.5 Other planning matters

Trees and Biodiversity

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

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

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

Energy and Sustainability

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

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

Flood Risk and Water Infrastructure

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

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

Air Quality

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

Ground Contamination

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

Refuse Strategy

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

Fire Safety

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

Crime and security

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

requiring attainment of Secure by Design accreditation.

6.6 Consideration of Consultee Responses

6.6.1 In general, the response to issues raised by consultees, including the impact on residential amenity, has been outlined in the main body of the report.

6.6.2 A representation raised concern over the management of existing trees and damage to neighbouring properties. As set out above, most of the existing trees on site are intended to be retained, however their management is a civil matter between neighbouring landowners and is not a matter for the Local Planning Authority or relevant to determination of the current application.

6.7 Planning contributions and Community Infrastructure Levy (CIL)

6.7.1 The proposal is liable for a Community Infrastructure Levy (CIL) as it involves new build floor space of over 100m². The application is liable under both the London Mayoral CIL and Hackney CIL Charging Schedules. The proposal involves 3,567m² of total net additional floor space.

6.7.2 The London Mayoral CIL2 Charging Schedule sets a rate of £60 per square metre (or part thereof) of floor space for developments located within Band 2 (which includes the London Borough of Hackney). Based on the total net additional floor space of 3,567m², the development is liable for a London Mayoral CIL of £214,020.

6.7.3 Woodberry Down is within Zone C of the Hackney CIL Charging Schedule, and as such has a CIL charge of £55 per square metre (or part thereof) for residential development. Based on the total net additional floor space of 3,567m², the development is liable for a Hackney CIL of £196,185.

6.7.4 However, affordable housing is eligible for relief from CIL in its entirety (subject to restrictions, as set out in the legislation, none of which apply in this case).

6.7.5 The recommended Heads of Terms for the legal agreement are set out in the main body of this report, and include securing the proposed affordable housing and its occupancy by older persons in perpetuity, rights to return of existing occupiers, and contributions towards carbon offsetting, healthcare infrastructure, implementation of a travel plan and parking management plan, delivery of 5 on street blue badge parking spaces, open space, CAVAT, monitoring of the Travel Plan and Construction Logistics Plan, and works to make good the access to Newton Close.

6.7.6 In addition to the above, a healthcare contribution of £73,204 will be sought to mitigate the additional pressure on local healthcare facilities resulting from the proposed development, in accordance with LP33 policy LP8 (Social and community infrastructure) and the Hackney Planning Contributions SPD.

6.8 Equalities Considerations

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

7.0 CONCLUSION

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

8.0 RECOMMENDATIONS

8.1 Recommendation A

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

8.1.1 - Commencement within three years

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

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

8.1.2 - Development in accordance with plans

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

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

8.1.3 - Materials

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

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

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

8.1.4 - Details

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

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

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

8.1.5 - No extraneous pipework

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

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

8.1.6 - Accessibility

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

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

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

8.1.7 - Demolition and construction management and logistics plan

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

The DCMLP shall include the following details:

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

All demolition and construction works associated with the development hereby

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

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

8.1.8 - Demolition and Construction Environmental Management Plan

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

The DCEMP shall include the following details:

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

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

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

8.1.9 - NSC - Non Road Mobile Machinery

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

has been removed from site.

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

8.1.10 - Use of roof

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

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

8.1.11 - Roof top plant 1

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

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

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

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

8.1.12 - Bicycle and mobility buggy storage

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

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

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

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

8.1.13 - Delivery and servicing plan

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

The DSMP shall:

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

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

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

8.1.14 - Arboricultural impact assessment - compliance

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

ref 8445 dated 30/03/2022.

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

8.1.15 - Tree protection plan

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

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

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

8.1.16 - Landscaping

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

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

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

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

(v) Details of all boundary treatments.

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

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

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

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

8.1.17 - Living roofs

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

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

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

8.1.18 - Ecological report

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

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

8.1.19 - Window Energy Efficiency

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

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

8.1.20 - SuDS

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

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

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

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

8.1.21 - Piling

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

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

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

All piling works associated with the development hereby permitted shall thereafter

take place in full accordance with the approved PMS.

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

8.1.22 - Contaminated land investigation

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

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

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

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

8.1.23 - Contaminated land remediation

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

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

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

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

8.1.24 - Contaminated Land Implementation

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

the Local Planning Authority.

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

8.1.25 - Reporting Unexpected Contamination

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

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

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

8.1.26 - Secured by Design

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

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

8.2 Recommendation B

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

Affordable Housing

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

- safeguard delivery
- Securing right to return of existing tenants

Healthcare

- A healthcare contribution of £73,204

Highways and Transportation

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

Construction

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

Carbon Offset Payment

- A Carbon Offset Payment of £39,900

Landscaping and Open Space

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

Costs

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

8.3 Recommendation C

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

9.0 INFORMATIVES

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

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

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

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

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

ALED RICHARDS
Director, Public Realm

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

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

APPENDIX A – Site photos

Site and context, looking north:



Site and context, looking south:



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



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



View of site from Seven Sisters Road:



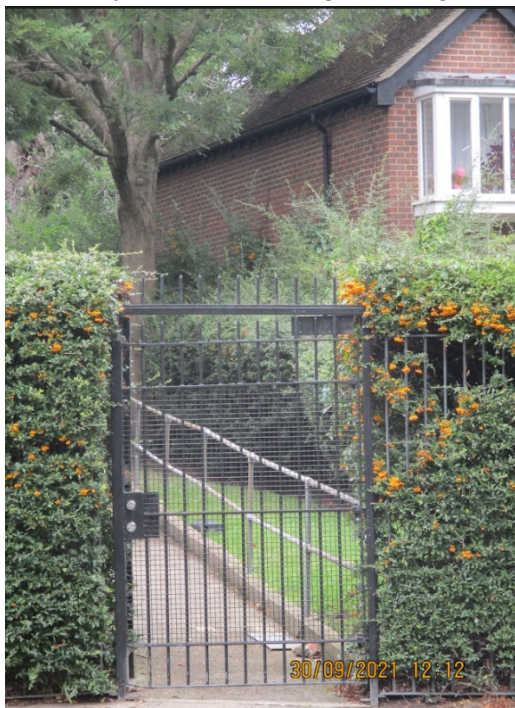
View of site from Woodberry Down Estate (looking east):



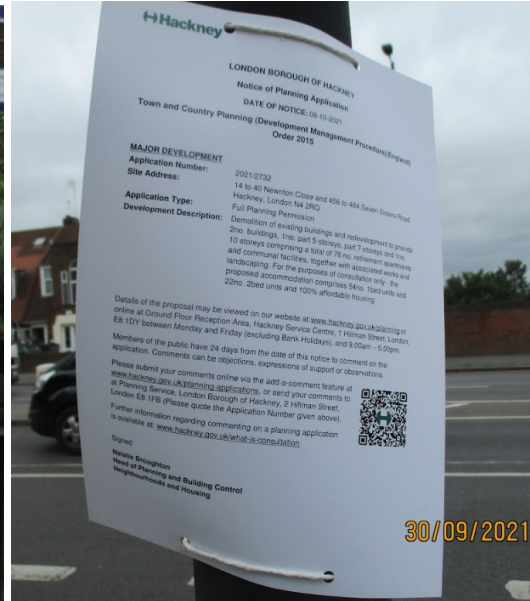
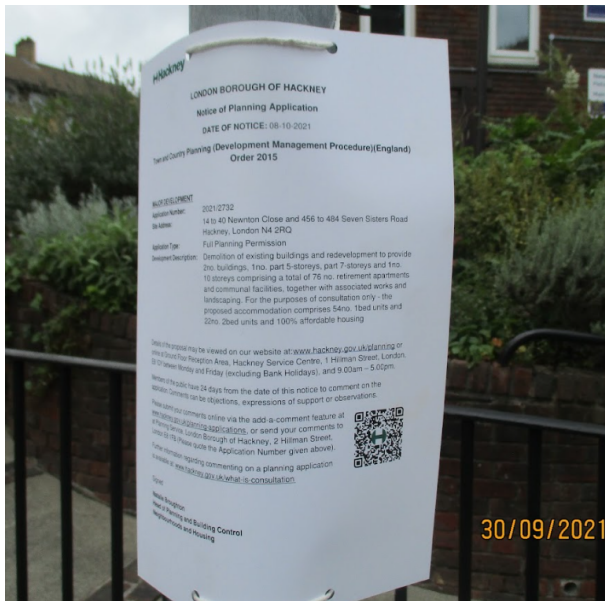
Boundary of site with neighbouring properties on New River Way:

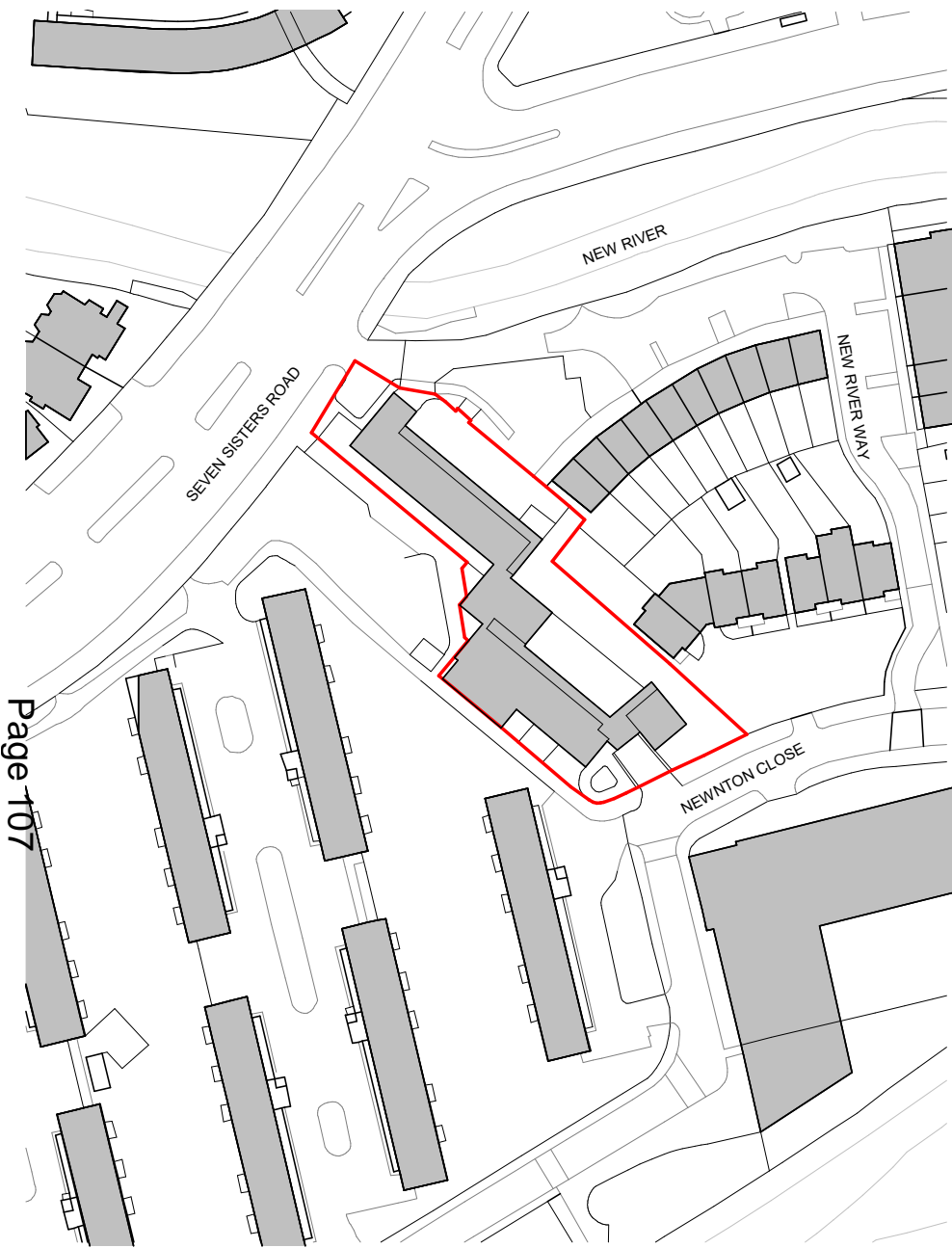


Boundary of site with neighbouring properties on Newton Close:



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





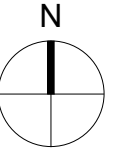
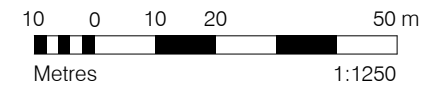
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GENERAL NOTES:
 This drawing is © 2020 Pollard Thomas Edwards LLP (PTE).
 Use figured dimensions only. **DO NOT SCALE.**

All dimensions are in millimetres unless noted otherwise.

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

If in doubt, ask.



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

A3 - AUTHORISED FOR PLANNING

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**Pollard
 Thomas
 Edwards**

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

Site Location Plan **NEW- PTE- ZZ-ZZ-DR-A-10000** **C1 A3**

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Planning Sub-Committee – 11/01/2023

| | |
|--|---|
| ADDRESS: Beis Malka Girls School, 93 Alkham Road, Hackney, London, N16 6XD | |
| WARD: Cazenove | REPORT AUTHOR: James Clark |
| APPLICATION NUMBER: 2022/2003 | VALID DATE: 11-08-2022 |
| DRAWING NUMBERS: 2170_20; 2170_21; 2170_22; 2170_23; 2170_24; 2170_25; 2170_26; 2170_27; 2170_28; 2170_29; 2170_30; 2170_31 | |
| APPLICANT: Bleichfeld (Beis Malka Girls School) | AGENT: Barney Walker (John Stebbing Architects Ltd) |
| PROPOSAL: Construction of a single storey extension to existing teaching block along part of the southern boundary of the site. | |
| POST SUBMISSION REVISIONS: Amendment to the application form | |
| RECOMMENDATION SUMMARY: Grant planning permission, subject to conditions. | |
| NOTE TO MEMBERS: None. | |

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

ANALYSIS INFORMATION

ZONING DESIGNATION

| | Yes | No |
|------------------------------------|-----|----|
| CPZ | T | |
| Conservation Area | | X |
| Listed Building (Statutory) | | X |
| Listed Building (Local) | | X |
| Priority Employment Area | | X |

| LAND USE | Use Class | Use Description | Floorspace Sqm |
|-----------------|-----------|------------------------|----------------|
| Existing | F1 | Religious girls school | 540 |
| Proposed | No Change | No Change | 622 |

CASE OFFICER'S REPORT

1. SITE CONTEXT

- 1.1. The application site is located within a block enclosed to the north by Lampard Grove, Alkham Road to the east, Margaret road to the west and Windus Road to the south.
- 1.2. The application site comprises the Beis Malka Girls School which features the main school building, multiple portacabins and a surrounding playground.
- 1.3. The surroundings are characterised primarily by residential uses with some religious buildings in the surrounding area.

2. RELEVANT HISTORY

- 2.1. **NORTH/245/95/FP:** retention of single storey portacabin classrooms and ancillary sanitary facilities **Decision: Granted**
- 2.2. **2001/2129:** Erection of a side/rear extension at ground and 1st floor level with external staircase and additional (2nd) floor to provide additional classroom to an existing school. **Decision: Refused**
- 2.3. **2017/4411:** Erection of two-storey detached building, to accommodate classroom space for the existing school. For the purposes of consultation only, planning permission for the proposed building is sought for a temporary period of five years, and it would replace an existing single-storey structure which would be removed from the site. **Decision: Granted**
- 2.4. **2014/3915:** Variation of condition 2 (hours of operation) of planning permission NORTH/245/95/FP dated 22/11/1995 for retention of single storey portacabin classrooms and ancillary sanitary facilities. To vary the hours of operation from Monday to Friday 09:00-18:00 to Monday-Friday 09:00-21:00, Saturdays 14:00-17:00 and Sundays 11:00 - 18:00. **Decision: Refused**
- 2.5. **2018/0868:** Erection of single-storey building and use for educational purposes **Decision: Withdrawn**
- 2.6. **2019/4033:** Submission of details pursuant to condition 4 (external lighting) attached to planning permission 2017/4411 dated 30/05/2019 **Decision: Granted**
- 2.7. **2021/2032:** Retrospective application for the retention of 9 portacabins within the ground of Beis Malka Girls School. **Decision: Granted**
- 2.8. **2021/0088/ENF:** Replacement portacabins without planning permission. **Outcome: closed, no action taken**

3. CONSULTATIONS

3.1.1. Date Statutory Consultation Period Started: 24/08/2022

3.1.2. Date Statutory Consultation Period Ended: 17/09/2022

3.1.3. Site Notice: Yes.

3.1.4. Press Advert: Not required.

3.2. **Neighbours**

3.3. Letters of consultation were sent to 84 adjoining owners/occupiers.

3.4. At the time of writing the report, objections in the form of fourteen written letters of objection had been received. This representation is summarised below:

- Disunity between the plans provided which show a single storey rear extension and the application form which states that the extension will be 2 storeys tall and will be 11.8 metres in height. Previously applications for multi storey extensions have been submitted on the site and have been refused. (Officers note: the applicant made a small error in one section of the application form however in other parts of the application form it is clear that the proposal will be a single storey extension, this is also clearly shown in the proposed plans and has been clarified by the development description used by officers.)
- Noise and artificial light disturbance from the increased proximity of the classroom to the neighbouring dwellings.
- Concerns about the location of the proposed toilets including ventilation and sewage systems, the toilets would be better located away from the surrounding neighbouring dwellings.
- Loss of natural light to neighbouring rear gardens and windows.
- Disturbance from construction noise
- Loss of privacy
- The proposed extension will contribute towards increased traffic in the surrounding areas
- Dwellinghouses at the back of the site are subdivided into separate flats with bedrooms and internal amenity spaces at the ground and first floor levels, therefore, the proposal will impact a larger number of dwellings than it would otherwise. (Officer note: This report will include an assessment on the most affected neighbouring residential properties, in line with the parameters of adopted policy and guidance)
- The design of the structure will have to be considered in relation to the character of the surrounding area.
- The school has been continually expanding over the past couple of years and student numbers have gradually grown, this extension will contribute towards that. This has resulted in the overdevelopment of the site from piecemeal planning applications. (Officers note: The scope of this application does not cover the wider site and the proposal will not provide

for increased student numbers but rather improve the existing standard of use.)

- Previously approved portacabins that were approved on a temporary basis have now been approved on a permanent basis further contributing towards the number of students and the associated disturbance to surrounding neighbouring dwellings. (Officers note: Most of the portacabins only benefit from temporary approval. Also the proposal relates to the addition of a single extension which aims to provide new facilities and a enlarged classroom to improve the standard of use not to increase student numbers)
- Plans are inaccurate as they show the rooms as being of various sizes. (Officers note: Officers have reviewed the plans and all of the existing and proposed floor plans appear to match where no changes to the floor plans are proposed.)
- The environmental impacts of such an extension should be considered. It is unclear from the plans if adequate energy efficiency strategies have been considered for this construction.
- The proposed extension creates very little extra teaching space. (Officers note: The extension is not just used to provide additional teaching space but also storage, toilet and amenity space. The lack of a specific amount of increased teaching space is not a material consideration as there are no policy requirements for the amount of teaching space required for private schools.)
- The proposal will impact upon neighbouring garden structure (Officers note: As the extension will be contained within the application site and will be located behind the neighbouring boundary wall it is unclear how it will impact upon neighbouring garden structures.)
- The boundary wall along which the extension is to be constructed is in a poor state of repair and the proposed construction works may result in its complete collapse and if the extension is approved then it will be impossible to maintain the wall in the future. (Officers note: This is not a material consideration for planning but is rather a civil matter between the school and the neighbouring dwellings.)
- A party wall would be needed (Officers note: This is not a material planning consideration)
- Unclear if the proposed extension will incorporate the existing boundary wall. (Officers note: It is shown on the plans that whilst it will adjoin the boundary wall it will not incorporate it.)
- Concern that the extension may later be extended to incorporate an additional storey. (Officers note: The application must be assessed based on the information provided and not on the potential for hypothetical future development.)
- Will reduce the value of the surrounding dwellinghouses (Officers note: This is not a material consideration)
- Concerns about the usage of the site outside of permitted hours (Officer note: This is conjecture and falls beyond the remit of this planning application)
- Concern has been raised about potential disturbance during the construction of the extension. (Officers note: This is a temporary, inevitable and unavoidable part of any development and is not a material consideration.)
- Concern about mentions of a major redevelopment of the school (Officers note: This is not relevant for this planning application)

- The boundary wall that runs along the back of 59 to 67 Windus Road is higher than stated in the plans
- Sceptical that the structure will be temporary (Officers note: The structure is not intended to be temporary and will remain in perpetuity if granted approval.)
- The use of prefabricated buildings is not an acceptable standard of accommodation for school children. (Officers note: The proposal will not comprise a prefabricated structure.)
- Kitchen in close proximity to neighbouring dwellings will create odour smells (Officers note: The proposed kitchen is ancillary to the staff room and is clearly not intended to act as the primary kitchen for the whole school)
- Concerns raised relating to fire safety. (Officers note: This is not a planning consideration but is rather covered by building control.)

3.5. **Statutory / Local Group Consultees**

3.5.1. **SUDs:** No objection subject to flood mitigation and resilience conditions.

4. **RELEVANT PLANNING POLICIES**

4.1. **Hackney Local Plan 2033 2020 (LP33)**

LP1 – Design quality and local character
LP2 – Development and Amenity
LP8 - Social and Community Infrastructure
LP43 – Transport and development
LP45 – Parking and car free development
LP46 – Protection and enhancement of green infrastructure
LP47 – Biodiversity and Sites of Importance of Nature Conservation
LP51 – Tree management and landscaping
LP53 – Water and flooding
LP54 – Overheating And Adapting To Climate Change
LP55 – Mitigating Climate Change
LP57 – Waste
LP58 – Improving The Environment - Pollution

4.2. **London Plan 2021**

D3 – Optimising site capacity through the design-led approach
D4 – Delivering good design
D5 – Inclusive design
D6 – Housing quality and standards
D12 – Fire safety
D14 – Noise
H9 – Ensuring the best use of stock
G1 – Green infrastructure
G5 – Urban greening
G6 – Biodiversity and access to nature
S3 - Education and childcare facilities
SI 1 – Improving air quality
SI 2 – Minimising greenhouse gas emissions
SI 4 – Managing heat risk

- SI 5 – Water infrastructure
- SI 12 – Flood risk management
- SI 13 – Sustainable drainage
- T4 – Assessing and mitigating transport impacts
- T5 – Cycling
- T6 – Car parking
- T7 – Deliveries, servicing and construction

- 4.3. **National Planning Policies/Guidance**
National Planning Policy Framework (NPPF)
Planning Practice Guidance (NPPG)

- 4.4. **Legislation**
Town and Country Planning Act 1990

5. **Comment**

- 5.1. The proposal relates to the construction of a single storey, ground floor, rear extension that will provide internal space for an enlarged classroom, additional toilet facilities, a kitchenette for the staff room and storage space. The intention of this application is to improve the standard of accommodation and not to provide additional space for more students.
- 5.2. The main considerations relevant to this application are:
Principle
Design
Neighbouring amenity
Transport
Drainage
Sustainability
Biodiversity
- 5.3. Each of these considerations is discussed in turn below.

6. **Principle**

- 6.1. S3 of the London plan states that development proposals for education and childcare facilities should locate facilities in areas of identified need and in accessible locations, with good public transport accessibility and access by walking and cycling. Furthermore, proposals should maximise the extended or multiple use of educational facilities for community or recreational use, through appropriate design measures and ensure that facilities incorporate suitable, accessible outdoor space. LP8 states that proposals for social and community infrastructure will be permitted where they meet all of the following criteria:
i. meet the current or future identified need; and
ii. are of a high quality and inclusive design providing access for all; and
iii. provide flexible, affordable and adaptable buildings and, where possible, provide mixed used development, co-located with other social infrastructure uses and maximise use of buildings in evenings and at weekends.
- 6.2. The principle of extending the school is considered to be acceptable as it will provide an improved standard of accommodation to an established

school by developing an area that is currently just used for storage and not for recreation space.

7. Design

- 7.1. London plan policy D4 'Delivering Good Design' requires developments to provide high-quality design whilst, local plan policy LP1 Design 'Quality and Local Character' requires developments to be of a high design quality.
- 7.2. The proposed single storey extension will be a non intrusive element that will be largely contained within a gap at the rear of the site and will therefore not be visually prominent from the surrounding area. It will also be a subservient element being shorter than the neighbouring boundary wall and being set down from the cills of the first floor windows, therefore reducing any prospective townscape impact.
- 7.3. In terms of materiality, the proposed extension will be covered externally in render to match the existing school building and feature double glazed UPVC framed windows, rooflights and doors. The use of these materials is deemed acceptable, given the small size and screened location of the extension, coupled with the matching materiality present on the existing site.
- 7.4. A condition will be attached requiring the render to be smooth to match the existing white render on the host building. Furthermore, details of the roof covering will also be required in the event of approval. . The proposed development is therefore deemed acceptable in terms of design, visual appearance and townscape impact and accords with London Plan policy D4 and LP33 policy LP1.

8. Neighbouring Amenity

- 8.1. The application is subject to the requirements of LP33 LP2 'development and amenity' which states that all development must have regard to the amenity of occupiers and neighbours. These individual and cumulative impacts will be assessed and weighed against the merits of the proposal. The potential impacts of the proposal on the amenity of neighbouring properties relate to;
 - Visual privacy and overlooking;
 - Overshadowing and outlook;
 - Sunlight and daylight, and artificial light, levels;
 - Vibration, noise, fumes and odour, and other forms of pollution;
 - Microclimate conditions;
 - Safety of highway users
- 8.2. The proposal will result in no loss of light or outlook to any of the neighbouring dwellings, as the proposed extension will not exceed the height of the existing boundary wall along the southern boundary of the site. Also no new lines of sight will be created that could invade neighbouring privacy, as the only additional windows proposed are north facing, which face towards the existing school site.

- 8.3. The proposal is not expected to result in any exacerbated noise or light disturbance impacts beyond existing levels. As previously mentioned, the proposed extension's primary openings will be in the north face away from the surrounding dwellings with the only openings within the vicinity of surrounding dwellings being the rooflights. These will be small and will not produce a significantly greater impact than the existing windows in the south elevation of the host building. It will also not result in any increased light disturbance as the rooflights in the roof of the extension are small and will be obscured behind the boundary wall. The applicant has confirmed there will no additional staff or pupils numbers at the school, which also safeguards against additional noise and disturbance impacts
- 8.4. Concern has been raised about odour from the toilet block and kitchenette within the proposed extension, given the small size of these spaces ventilation will not produce significant odour to an extent that would harm residential amenity.
- 8.5. The proposed single storey extension is deemed acceptable in terms of amenity impacts and accords with LP33 LP2 'development and amenity'.

9. Transport

- 9.1. LP33 LP43 'Transport and Development' requires any significant negative impact on the operation of transport infrastructure must be satisfactorily mitigated.
- 9.2. The proposal will provide additional internal facilities and a larger classroom however this has been done in order to improve the existing standard of accommodation rather than provide more space for increased student numbers as confirmed by the applicant. Accordingly, Officers do not expect the proposed development to result in any additional transport impacts.
- 9.3. Despite this, in the event of approval, a construction management plan will be added to ensure that the proposal will not have any impact upon the surrounding highways during construction.

10. Drainage

- 10.1. London Plan policy SI 12 states that development proposals must comply with the flood risk assessment and management requirements over the lifetime of the development and have regard to measures proposed in flood management plans. Policy SI 13 of the London Plan states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- 10.2. The site is shown to have a 'high' risk of surface water flooding as stated on the 'Long Term Flood Risk Map for England' and the proposal will increase the developed footprint of the site. To mitigate potential drainage and flood

impacts arising from the development, drainage layout and surface water flood conditions are recommended

11. Sustainability

- 11.1. All new developments need to consider statutory requirements to reduce pollution, energy and carbon emissions, and should incorporate best practice design principles and guidance where appropriate.
- 11.2. Policy SI 4 of the London Plan and LP54 of LP33 requires all development to regulate internal and external temperatures through orientation, design, materials and technologies which avoid overheating, in response to the Urban Heat Island Effect and addressing climate change. LP33 LP55 states that development including the re-use or extension of existing buildings should achieve the maximum feasible reductions in carbon emissions and support in achieving the strategic carbon reductions target in the London Plan, while protecting the heritage and character of the buildings.
- 11.3. The applicant has provided a sustainability statement which outlines how the proposal will seek to achieve the maximum feasible reductions for the site. Energy and fabric efficiency measures such as passive design, insulated walls and floors, glazing with Building Regulation compliant U and G values and the use of energy efficient lighting will all be used. Other options have been explored to improve the efficiency of the overall site such as connecting to a decentralised energy network or producing clean energy on site. Whilst options for this are limited, there is potential to use heat pumps and install solar panels on the site in the future.
- 11.4. Finally the report outlines measures to ensure that the materials used in construction, the construction methods themselves and water efficiency measures will be used to enhance BREEAM credentials. The proposal is considered to achieve a high level of sustainability for a small scale extension and is therefore considered to be acceptable.

12. Biodiversity

- 12.1. Policy G5 of the London Plan and LP46 of Local Plan 33 requires that all development should enhance the network of green infrastructure and seek to improve access to open space. The proposal will not alter the existing green infrastructure of the site.
- 12.2. Policy G6 of the London Plan states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. Policy LP47 of LP33 reinforces this policy, stating that all development should protect and where possible enhance biodiversity leading to a net gain. LPP33 LP47(D) states that all development schemes involving buildings with an eaves height or a roof commencement height of 5 metres and above are required to provide nesting boxes for wildlife.

- 12.3. The proposed extension will be located on an existing area of hardstanding which features no ecological habitat. The extension is not of a size whereby a green roof can be requested by policy and is not of a height to provide meaningful bird nesting habitat. Consequently the opportunity for genuine biodiversity improvements are limited. Given the proposal will provide improved educational facilities and accommodation, the lack of improved + biodiversity is, on balance, deemed acceptable. .

13. Conclusion

- 13.1. The proposed rear extension to provide additional education accommodation is deemed acceptable as it provides an improved standard of accommodation to the pupils and staff of the school site. The proposal is deemed acceptable in terms of its design impact and will not give rise to adverse amenity or transport impacts. The development is therefore recommended for approval subject to conditions.

14. RECOMMENDATIONS

Recommendation A

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

14.2. **Commencement within three years**

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

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

14.3. **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.

14.4. **Design Details**

All new external facing render in respect of the works hereby approved shall match those of the existing building in respect of colour and texture.

REASON: In order to preserve the character and uniformity of the building

14.5. **SUDs**

Prior to superstructure works, detailed specification, a drainage layout and a management & maintenance plan (where applicable) of at least one suitable sustainable drainage system (i.e. water butt with overflow, raingarden, bioretention planter box, living roof (substrate depth of

80-150mm excluding the vegetative mat), permeable paving etc.) shall be submitted to, and approved by the LPA, in consultation with the LLFA. If soakaways i.e. plastic modules and soakaway rings are used, an infiltration test must be carried out to ensure that the capacity of the soil is suitable for infiltration. It must be demonstrated that there will be no increase in surface water flow being discharged offsite and an overall reduction in peak flow rate and volume.

REASON: In order to ensure that the proposal does not contribute to local flood risk.

14.6. Flood resilience

A scheme for the provision and implementation of flood resilient and resistant construction details and measures for the extension against surface water flood risk shall be submitted to and agreed, in writing with the LPA in consultation with the LLFA prior to the construction of the measures. The scheme shall be carried out in its entirety before the extension is occupied and; constructed and completed in accordance with the approved plans in line with current best practices.

REASON: To ensure that the proposal is resilient to potential flood risk.

14.7. Construction management plan

No development shall take place until a detailed Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the construction of the proposal will not cause undue disturbance on neighbouring occupiers and unnecessary disruption on the nearby highways.

14.8 Equalities Considerations

14.8. 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.

14.9. Having regard to the duty set out in the S149 Equality Act 2010, the development proposals do not raise any equality issues.

Recommendation B

14.10. 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).

15. INFORMATIVES

The following informatives should be added:

- SI.1 Building Control
- SI.7 Hours of Building Works
- NPPF Applicant/Agent Engagement

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

Aled Richards - Director, Public Realm

| No. | Background Papers | Name, Designation & Telephone Extension of Original Copy | Location Contact Officer |
|-----|--|--|--------------------------------------|
| 1. | <p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p> | James Clark Planning Officer x1453 | 2 Hillman Street London E8 1FB |



The PES

Sustainability Statement

5th December 2022

Beis Malka Girls School
93 Alkham Road
London
N16 6XD

Holborn Tower High Holborn London WC1V 6PL www.ThePES.co.uk

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- 5 Supplying Energy Efficiently
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- 7 Sustainable Design & Construction
- 8 Conclusions

Version Control

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|----|----------|--|
| V1 | 05/12/22 | |
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1.0 Executive Summary

This statement sets out the overall energy and sustainability strategy for the small extension at the Beis Malka Girls School.

The proposed small classroom extension has been designed to achieve the highest of environmental performance standards set out in Hackney's Local Plan policies.

The design methodology follows the energy hierarchy has been adopted, and the project seeks to achieve an overall improvement (BER/TER) in regulated emissions through a best practice building fabric and a low-energy natural ventilation strategy.

The project will utilise sustainable construction measures guided by the BRE's environmental assessment processes.

2.0 The Site & Proposal

The project involves a small ground floor extension providing a new classroom, WCs, a kitchen area and storage.

Overall the project will deliver circa 90m² of new floor space



2.1 Planning Policy.

2.1.1 Local Plan

The project sits within the London Borough of Hackney.

The Hackney Local Plan 2033 Strategic Planning was adopted in July 2020

Chapter 12 deals with "Protecting the Environment and responding to Climate Change":-

LP54 Overheating and Adapting to Climate Change

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

LP55 Mitigating Climate Change

A. All new developments in Hackney must actively seek to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability.

B. All new residential development should meet a zero carbon emissions target emission rate in line with the London Plan energy hierarchy and Sustainability and the Built Environment SPD.

C. All non-residential developments must achieve the BREEAM 'Excellent' rating (or an equivalent rating under any other system which may replace it) and where possible achieve the maximum number of water credits, and must be built to be zero-carbon.

D. In reducing carbon emissions, residential development should aim to achieve 10% and non-residential development should aim to achieve 15% through energy efficiency measures alone.

E. Major commercial development should generate at least 10% of their energy needs from renewable sources onsite or in the local area, where this is consistent with the London Plan energy hierarchy and energy infrastructure policies.

F. The design, construction and operation of new buildings should be informed by the London Plan energy hierarchy.

G. Where it can be robustly demonstrated 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.

LP56 Decentralised Energy Networks (DEN)

A. All developments should maximise opportunities to incorporate decentralised energy to support reductions in energy use and emissions.

B. New major development should connect to an existing network; unless it is clearly demonstrated that it is not technically feasible or economically viable.

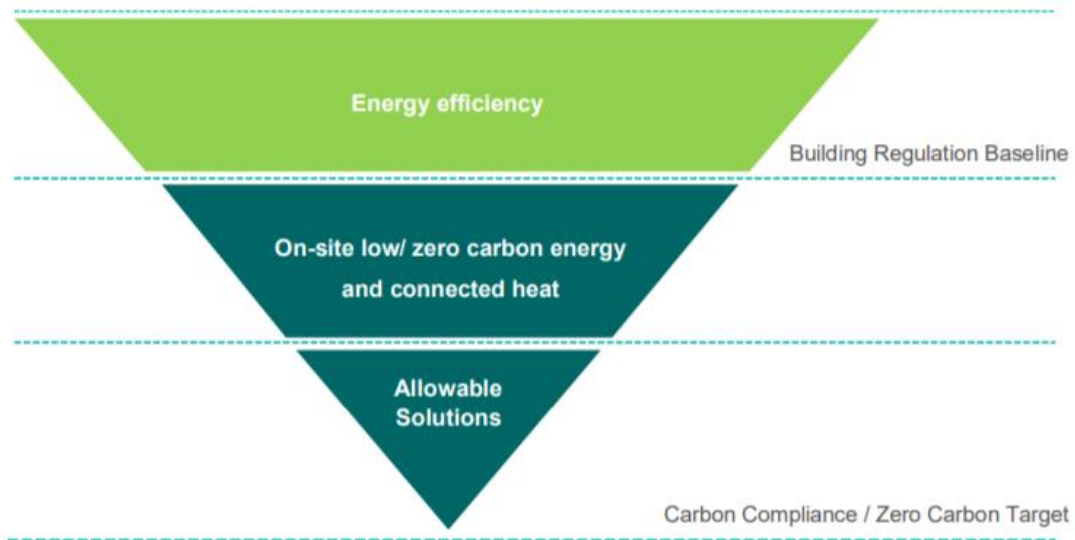
C. Only when it can be clearly demonstrated that all options to link into existing schemes have been explored should development provide on-site DEN. Developments should be designed to connect to other developments at a later date.

D. Where there is a planned Decentralised Energy Network within feasible and viable range of future connection, proposed major developments should be designed to connect to that network.

2.2 The Energy Hierarchy

In order to assess the overall efficiency of the proposed development, this report will utilise the principles of the energy hierarchy as set out below; the 3 stages being:-

- Be lean: use less energy and manage demand during construction and operation.
- Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly.
- Be green: generate, store and use renewable energy on-site.



3.0 Baseline energy

When assessing the energy efficiency credentials of a new development against the energy hierarchy, the first stage of the Energy Hierarchy is to consider the baseline energy model.

The following section details how the baseline energy requirements for the overall development are established for each element.

3.1 Commercial Space

The energy requirements for space heating, water heating and ventilation within the proposed new extension would be assessed the National Calculation Method (NCM) in line with AD L2 of the Building Regulations 2021.

The Government approved assessment methodology is the Simplified Building Energy Model (SBEM).

This provides guidance as to the minimum fabric performance for non-domestic extensions, as reproduced below.

| Table 4.1 Limiting U-values for new or replacement elements in new and existing buildings and air permeability in new buildings | |
|---|--|
| Element type | Maximum U-value ¹⁾ W/(m ² K) or air permeability |
| Roof (flat roof) ²⁾ | 0.18 |
| Roof (pitched roof) ²⁾ | 0.16 |
| Wall ²⁾ | 0.26 |
| Floor ²⁾ | 0.18 |
| Swimming pool basin ³⁾ | 0.25 |
| Windows in buildings similar to dwellings ⁴⁾ | 1.6 or Window Energy Rating ⁵⁾ Band B |
| All other windows, ⁶⁾ roof windows, curtain walling | 1.6 |
| Rooflights ²⁾ | 2.2 |
| Pedestrian doors (including glazed doors) ⁴⁾ | 1.6 |
| Vehicle access and similar large doors | 1.3 |
| High-usage entrance doors | 3.0 |
| Roof ventilators (including smoke vents) | 3.0 |
| Air permeability (for new buildings) | 8.0m ³ /(h.m ²) @ 50Pa |

Fig 1 – Table 4.1 – AD Part L2

4.0 Design for Energy Efficiency

The first step in the 'Energy Hierarchy' requests that buildings be designed to use improved energy efficiency measures to minimise energy requirements. This will reduce demand for heating, cooling, and lighting, and therefore reduce operational costs while also minimizing associated carbon dioxide emissions.

This section sets out the measures included within the design of the extension, to reduce the demand for energy, both gas and electricity (not including energy from renewable sources).

4.1 Passive Design

The national Planning Policy Framework also emphasises the need to take account of *climate change over the longer term and plan new developments to avoid increased vulnerability to the range of impacts arising from climate change*. The UK Climate Impacts Programme 2009 projections suggest that by the 2080's the UK is likely to experience summer temperatures that are up to 4.2°C higher than they are today."

Accordingly, designers are to ensure buildings are designed and constructed to be comfortable in higher temperatures, without resorting to energy intensive air conditioning.

The single storey extension has aspects to south and north and is built to the southern boundary and thus, there are no south facing windows, so rooflights are utilised to ensure sufficient levels of internal daylight.

The roof lights in the main classroom are supplemented by large patio style doors to the northern aspect.

All glazing will have a low g-value to offer significant solar control.

The build will be of traditional brick/block with a slab floor – providing thermal mass capable of further regulating the internal temperature.

The rooflights will be capable of being opened and thus offer "stack effect" ventilation, enabling warm air to be vented to outside, with make up air drawn in a lower level from the north facing doors or from adjacent zones.

With the above strategy in place, the design are proposing a natural ventilation strategy for the extension.

4.2 Heating & DHW system

The new extension will connect to the existing LTHW heating system, providing under floor heating requiring a reduced flow and return temperature – reducing energy demand and assisting the condensing process at the boilers.

4.3 Fabric heat loss

Insulation measures will be utilised to ensure the calculated u values exceed the Building regulations minima, with specific guidance taken from the design team:-

- Wall constructions will be of an insulated cavity achieving a u-value at $0.15\text{W}/\text{m}^2\text{k}$.
- New roof structures will be of lightweight warm roof and a u-value of $0.12\text{W}/\text{m}^2\text{k}$ will be targeted.
- The new floor slab will be insulated to meet u values at circa $0.11\text{W}/\text{m}^2\text{k}$ subject to the extension P/A ratio.

Glazing

- New glazing for windows and rooflights will have area weighted average U-Values of $1.4\text{W}/\text{m}^2\text{K}$ or better.

4.4 Ventilation

The natural ventilation strategy for the new extension has been detailed under 4.1 Passive Design.

In order to progress this report through the Energy Hierarchy, this report will continue to assume this as the case.

4.5 Lighting and appliances

The extension will incorporate high efficiency light fittings utilising LED lamps with an efficacy at minimum $100\text{lm}/\text{w}$ and will have PIR controls in toilets, the store and corridor areas

The LED lighting in the main classroom will meet a minimum of $120\text{l}/\text{cw}$, as well as having photocell controls to minimise daytime/unnecessary use.

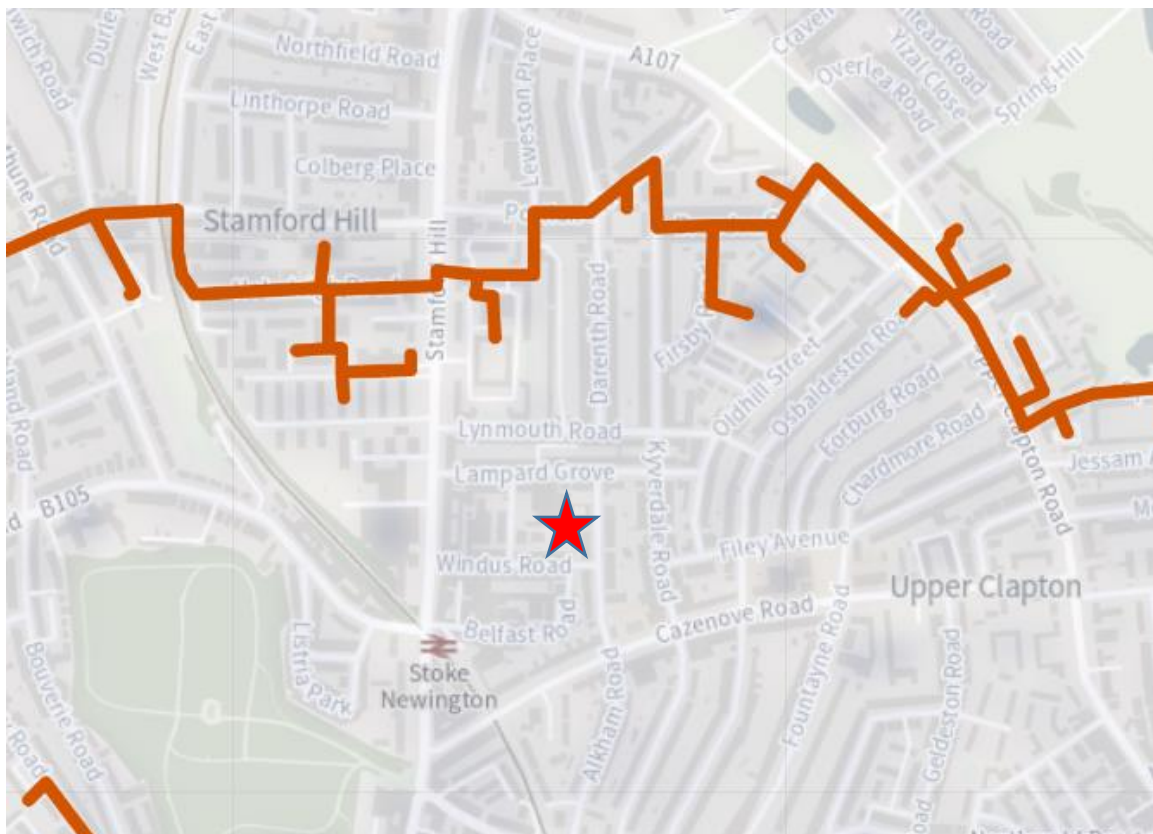
The use of LED lighting will also minimise the internal gains commonly associated with tungsten and fluorescent lighting systems as noted under 4.1 above.

5.0 Supplying Energy Efficiently

The second stage in the Energy Hierarchy is to ensure efficient and low carbon energy supply – Be Clean. In particular, this concerns provision of decentralised energy where practical and appropriate.

Clearly, a small extension connection to the existing buildings HVAC system is beyond the scope of an stand alone consideration of a DEN connection.

However, an extract from the London Heat Map reproduced below confirms that the school as close to the projected route of the Woodberry Down, Stamford Hill & Stoke Newington heat network; so there is a longer term potential for a DEN to be available to the school.



Extract from London Heat Map

6.0 Renewable Energy Options

Renewable energy can be defined as energy taken from naturally occurring or renewable sources, such as sunlight, wind, wave's tides, geothermal etc. Harnessing these energy sources can involve a direct use of natural energy, such as solar water heating panels, or it can be a more indirect process, such as the use of Biofuels produced from plants, which have harnessed and embodied the sun's energy through photosynthesis.

The energy efficiency measures and the sourcing the energy efficiently outlined above have the most significant impact on the heating and hot water energy requirements for the development, and the associated reduction in energy consumption.

This section then sets out the feasibility of implementing different energy technologies in consideration of: -

- Potential for Carbon savings
- Capital costs
- Running costs
- Payback period as a result of energy saved/Government incentives
- Maturity/availability of technology
- Reliability of the technology and need for back up or alternative systems.

6.1 Government incentives

6.1.1 Smart Export Guarantee (SEG)

Introduced in 2020, the SEG will enable solar photovoltaic (PV), wind, hydro and anaerobic digestion (AD) installations up to 5MW and micro-combined heat and power (micro-CHP) up to 50kW will be able to receive an export tariff under the policy.

The SEG is a market-led initiative, requiring electricity supply licensees to offer export tariffs to eligible generators. Suppliers are free to set their own SEG compliant tariff price (provided it is above zero pence at all times) and decide how their tariffs work.

Installation owners are able to shop around and select the Licensee of their choice based upon an offer of the most appropriate tariff.

Payment are made against metered exports only.

6.1.1 Renewable Heat Incentive

The Renewable Heat Incentive (RHI) was formally withdrawn to non-domestic projects in March 2021.

6.2 Wind turbines

Wind turbines come in two main types'- horizontal axis and vertical axis. The more traditional horizontal axis systems rotate around the central pivot to face into the wind, whilst vertical axis systems work with wind from all directions.

The potential application of wind energy technologies at a particular site is dependent upon a variety of factors. But mainly these are: -

- Wind speed
- Wind turbulence
- Visual impact
- Noise impact
- Impact upon ecology

The availability and consistency of wind in urban environments is largely dependent upon the proximity, scale and orientation of surrounding obstructions.

The proposed site is clearly located in a residential location, surrounded on all sides by other buildings 2 to 3 stories in all directions - where any wind turbine would need to be considerably above these construction; such a structure is unlikely to be acceptable in this location.

6.3 Solar Energy

The proposed development has areas of roof that could accommodate solar panels orientated to the south.

In general, the roofs will have an unrestricted aspect, so there is scope therefore to site solar photovoltaic (PV) or water heating equipment at roof level.

6.3.1 Solar water heating

Solar water heating panels come in two main types; flat plate collectors and evacuated tubes. Flat plate collectors feed water, or other types of fluid used specifically to carry heat, through a roof mounted collector and into a hot water storage tank. Evacuated tube collectors are slightly more advanced as they employ sealed vacuum tubes, which capture and harness the heat more effectively.

Both collector types can capture heat whether the sky is overcast or clear. Depending on location, approximately 900–1100 kWh of solar energy falls on each m² of unshaded UK roof surface annually. The usable energy output per m² of solar panel as a result of this amount of insolation ranges from between 380 – 550 kWh/yr.

Solar hot water systems need a constant demand for DHW to be viable – something that a small school project will not provide.

Accordingly, given the roof space available and the strategy to off-set the (expensive) electrical use, solar PV may be a stronger candidate (see below) and offer a greater return in terms of a return on investment.

Accordingly, solar thermal would not be the optimum solution for the proposed development.

6.3.2 Photovoltaics (PV)

A 1kWp (1 kilowatt peak) system in the UK could be expected to produce between 790-800kWh of electricity per year based upon a south east orientation according to SAP2005 methodology used by the Microgeneration Certification Scheme (MCS). The figure given in the London Renewables Toolkit is 783 kWh per year for a development in London.

PV panels also offer a much more attractive return from the savings in electrical consumption.

Accordingly, the design team are proposing the use of PV as the preferred renewable technology to reduce overall emission for the development.

However, the single storey development extension is under the shadow of the 2 storey dwellings to the south and as such, a PV installation specific to this extension project cannot be considered further.

However, given the potential reduction in energy consumption and the cost saving associated, the applicants may want to consider the potential to install PV to other more appropriate roof spaces on the school campus.

6.4 Biomass heating

Biomass is a term given to fuel derived directly from biological sources for example rapeseed oil, wood chip/pellets or gas from anaerobic digestion. It can only be considered as a renewable energy source if the carbon dioxide emitted from burning the fuel is later recaptured in reproducing the fuel source (i.e. trees that are grown to become wood fuel, capture carbon as they grow).

Biomass heating systems require space to site a boiler and fuel hopper along with a supply of fuel – which can be very bulky items. There also needs to be a local source of biomass fuel that can be delivered on a regular basis.

Additionally, a boiler of this type would replace the need for a conventional gas boilers and therefore offset all the gas energy typically used for space and water heating. However, biomass releases high levels of NO_x emissions and particulate matters, as well as other pollutants and would therefore have to be considered carefully against the assumed the potential impact in an area with residential accommodation surrounding the proposed development site.

6.5 Ground source heat pump

All heat pump technologies utilise electricity as the primary fuel source – in this case displacing gas, as such, the overall reduction in emissions when using this technology can be less effective when opposed to a technology that is actually displacing electricity.

Ground source heating or cooling requires a source of consistent ground temperature, which could be a vertical borehole or a spread of pipework loops and a 'heat pump'. The system uses a loop of fluid to collect the more constant temperature in the ground and transport it to a heat pump. In a cooling system this principle works in reverse and the heat is distributed into the ground.

The heat pump then generates increased temperatures by 'condensing' the heat taken from the ground, producing hot water temperatures in the region of 45°C. This water can then be used as pre-heated water for a conventional boiler or to provide space heating with an under floor heating system.

The use of a ground source heating/cooling system will therefore require:

- Vertical borehole or ground loop
- Use of under floor heating
- Space for heat pump unit

Clearly, the lack of available land area, the potential for the use of GSHP is highly limited, and given the capital costs associated with GSHP's, along with the technical & risk issues associated with having heat collection devices below ground for such a small heat demand – it is considered that a more "mainstream" solution would more appropriate.

6.6 Air source heat pump

Air source heating or cooling also employs the principle of a heat pump, but is the more "mainstream" solution with a proven track record heating and cooling offices, restaurants and public buildings for many decades - this time either, upgrading the ambient external air temperature to provide higher temperatures for water and space heating, or taking warmth from within the building and dissipating it to the outdoor air.

It must be remembered that heat pumps utilise grid based electricity and the associated emissions, so that the actual reduction in emissions can be limited, but this is a technology that is progressing rapidly with the development of variable refrigerant flow systems much improving efficiencies.

The accepted reduction in carbon emission from the UK electricity grid also supports the use of heat pump systems.

Assuming a seasonal system efficiency of 320% (Coefficient of Performance of 3.2) and that the air source heat pump will replace 100% of the space heating/hot water demand, then based on the latest CO₂ emission figures under SAP10.2, the system would reduce the overall CO₂ emissions by approximately 75%. The table below demonstrates, on the assumption of a demand of 1000kWh/year for heating and hot water.

ASHP Performance

| Type of Array | Energy Consumption (kWh/yr.) | Emission factor (kgCO ₂ /h) | Total CO ₂ emissions (kg/annum) |
|------------------------------------|------------------------------|--|--|
| 90% efficient gas boiler | 11111 | 0.210 | 2333 |
| 320% efficient ASHP | 2813 | 0.136 | 383 |
| 100% efficient immersion (back-up) | 1000 | 0.136 | 136 |

A theoretical carbon saving of 77%

Accordingly, it is recommended that the design team consider the use of heat pump technology to service the heating and/or hot water requirements for the extension and other areas of the school campus.

6.7 Recommendations

Given the outcome of the feasibility study above, this report recommends that the applicants investigate the feasibility of a PV installation on appropriate roof space on the school campus.

In the medium to longer term, the applicants should consider the opportunity to reduce fossil fuel use and introduce heat pump technology to deliver heating and hot water to the school.

7.0 Sustainable Design & Construction

The sustainable assessment criteria as developed by BRE are utilised within this report to confirm that the development is able to advance its sustainability credentials in line with Hackney's local plan policies.

The project that is the subject of this report is a small classroom extension, with WC, kitchen and storage areas.

However, the designers will seek to incorporate sustainability measures as set out below.

Materials

Construction techniques will be considered against the BRE Green Guide to ensure that, where practical, the most environmentally friendly construction techniques are deployed.

Construction materials will be sourced from suppliers capable of demonstrating a culture of responsible sourcing via environmental management certification, such as BES6001

Insulation materials will be selected that demonstrate the use of blowing agents with a low global warming potential, specifically, a rating of 5 or less. Additionally, all insulants used will demonstrate responsible sourcing of material and key processes.

The principle contractor will be required to produce a site waste management plan and sustainable procure plan, in line with BREEAM standards. The procurement plan will follow the waste hierarchy Reduce; Reuse & Recycle.

A Site Waste Management Plan (SWMP) will be developed prior to commencement of development stage to inform the adoption of good practice waste minimisation in design. This will set targets to minimise the generation of non-hazardous construction waste using the sustainable procurement plan to avoid over-ordering and to use just-in-time delivery policies.

Waste and recycling – the kitchen area will have appropriate internal and external storage space to ensure that it sort, store and dispose of waste and recyclable materials in line with Hackney's collection policies.

Pollution

The contractor will also monitor the use of energy and water use during the construction phase and incorporate best site practices to reduce the potential for air (dust) and ground water pollution.

The proposed heating system will use zero NOx emission electrical appliances.

Energy

The development will incorporate energy efficiency measures as noted in the main report above.

This will be further enhanced by the installation of sub-metering throughout, enabling occupants to accurately assess their energy usage and thereby, manage it.

Water

The development minimise water use as far as practicable by incorporating appropriate water efficiency and water recycling measures.

The WCs and handwash areas in the WCs and kitchen will employ dual flush toilets and low flow basin taps to reduce wholesome water use.

SuD's – the new development is on the footprint of the existing hard landscaping and there is no increase in impermeable area and thus the scheme will have a neutral impact of surface water run off.

8.0 Conclusions

This report has detailed the baseline energy requirements for the proposed development, the reduction in energy demand as a result of energy efficiency measures and the potential to achieve further CO₂ reductions using renewable energy technologies.

The applicant intends to introduce passive energy efficiency measures as set out under Section 4.0 and also looked to reduce CO₂ emissions across the development using renewable or low-carbon energy sources, this report has considered the feasibility of the following technologies:

- Wind turbines
- Solar hot water
- Photovoltaic systems
- Biomass heating
- CHP (Combined heat and power)
- Ground & Air source heating

The results of the assessment of suitable technologies relative to the nature, locations and type of development suggest that the most suitable solutions to meeting reduction in CO₂ emissions would be via the use of roof mounted photovoltaic (PV) panels and the school campus, with longer term consideration for the introduction of heat pump technology.

The above energy strategy and the incorporation of sustainable materials and construction practices set out under Section 7.0 above will ensure the new extension meets with the sustainability ambitions of the school and the local authority.

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Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England. There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at: https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions).

Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Beis Malka School

Planning Portal Reference (if applicable): PP-11463878

Local authority planning application number (if allocated):

Site Address:

Beis Malka Girls School, 93, Alkham Road, Hackney, London, N16 6XD

Description of development:

Single storey extension to existing teaching block, providing additional staff areas, wc facilities and storage

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes

If 'Yes', please complete the rest of this question

No

If 'No', you can skip to **Question 3**

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes No

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes No

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes

If 'Yes', please complete the rest of this question

No

If 'No', you can skip to **Question 4**

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes No

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes No

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes No

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes No

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

d) Do you wish to claim an exemption for a residential annex or extension?

Yes No

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes No

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes No

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

| Development type | (i) Existing gross internal area (square metres) | (ii) Gross internal area to be lost by change of use or demolition (square metres) | (iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres) | (iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii) |
|---|--|--|--|--|
| Market Housing (if known) | | | | |
| Social Housing, including shared ownership housing (if known) | | | | |
| Total residential | | | | |
| Total non-residential | | | | |
| Grand total | | | | |

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

| | Brief description of existing building/part of existing building to be retained or demolished. | Gross internal area (sqm) to be retained. | Proposed use of retained gross internal area. | Gross internal area (sqm) to be demolished. | Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)? | | When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use. |
|------------------|--|---|---|---|---|-----------------------------|---|
| | | | | | Yes <input type="checkbox"/> | No <input type="checkbox"/> | |
| 1 | | | | | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Date: <input type="text"/> or Still in use: <input type="checkbox"/> |
| 2 | | | | | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Date: <input type="text"/> or Still in use: <input type="checkbox"/> |
| 3 | | | | | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Date: <input type="text"/> or Still in use: <input type="checkbox"/> |
| 4 | | | | | Yes <input type="checkbox"/> | No <input type="checkbox"/> | Date: <input type="text"/> or Still in use: <input type="checkbox"/> |
| Total floorspace | | <input type="text"/> | | <input type="text"/> | | | |

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes No

If yes, please complete the following table:

| | Brief description of existing building (as per above description) to be retained or demolished. | Gross internal area (sqm) to be retained | Proposed use of retained gross internal area | Gross internal area (sqm) to be demolished |
|---|---|--|--|--|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission | | | | |

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes No

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

| Use | Mezzanine gross internal area (sqm) |
|-----|-------------------------------------|
| | |
| | |
| | |

8. Declaration

I/we confirm that the details given are correct.

Name:

MR B WALKER

Date (DD/MM/YYYY). Date cannot be pre-application:

09/08/2022

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:

John Stebbing Architects

Unit2b Barton Road Retail Park Bury St Edmunds IP32 7BE
01284 704546 johnstebbing@architectatwork.co.uk www.architectatwork.co.uk

09/08/2022

DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATION @

BEIS MALKA GIRLS SCHOOL, 93 ALKHAM ROAD, LONDON, N16 6XD

Single storey extension to existing teaching block, providing additional staff areas, wc facilities and storage.

Introduction

The Beis Malka Girls school are assessing ways of expansion and are currently looking at ways to redevelop their current school site in the future. JSA have been appointed to undertake the work to explore these options and the school have recently engaged with Hackney in pre-app discussions for large scale redevelopment of the school site. In the interim period the school are looking at ways to improve staff and pupil facilities. One way immediately identified is small scale extensions to a teaching block located at the south of the site.

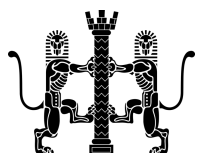
The works proposed are small scale and utilise an area of the school grounds currently used for storage. The works do not reduce the size of the playground spaces and replace portacabins currently situated in area of the proposed works.

There is no increase in staff or pupil numbers. The proposals merely improve facilities for current staff and pupils with a small scale single storey extension.

Use

State what the proposed new buildings and spaces will be used for and explain why.

- A single storey extension is proposed to an existing teaching block located at the



south of the site

- The extensions will provide additional staff areas, wc's and storage areas.

Amount

State how many buildings you are proposing and amount of floor space. Explain and justify the amount of development proposed and how this will be distributed across the site.

- 82sqm of floor area is to be added.
- This creates additional 1no. staff kitchenette and wc's, 2no. additional pupil wc's and 2no. storage areas (replacing storage areas currently situated in portacabins on site).
- A classroom is also moved to accommodate the additional new ancillary spaces. This classroom increases in size from 24.7sqm to 42.4sqm.
- There is no increase in staff or pupil numbers

Layout

State how the new buildings and spaces will be arranged, what the relationships between new buildings and spaces and existing buildings and spaces will be, both private and public and both within the site and surrounding area. Justify the layout proposed.

- The layout is adequately described on the accompanying drawings
- The proposed works are a logical extension to the teaching block and infill a under-utilised space.
- The location of the extension has been carefully considered and does not impact upon any neighbouring property.

Scale

State how big the new buildings and spaces will be (height, width and length in metres), if outline this can be the upper limits. Justify the proposed scale(s).

- The proposed extension is small scale and matches the height of existing single storey element to building.
- The extension is completely hidden from view as it is situated by a 3.2m high boundary wall.
- The extension itself is less than 3m in height. And can not be seen from any neighbouring property.

Appearance

State what the new buildings and spaces will look like. Explain and justify the appearance of

the proposed development and how it will relate to its surroundings. Information on materials, sense of place, lighting and design should be included.

- The appearance of the temporary building is adequately described on the drawings
- The new extension is only seen from the north within the playground, and abuts the boundary walls to the south.
- It is to be finished in self coloured render matching the existing.

Landscaping

Describe how the development will be landscaped (hard and soft) for all open spaces, both private and public in your proposal and how the landscaping will be managed.

- There are no major changes to the landscaping.
- The area where extension is to be placed is not used as playground and is currently utilised for storage.

Access a)

State how the site relates to the surrounding road layout and public transport as well as any footpaths, cycle ways or other transport connections in the area.

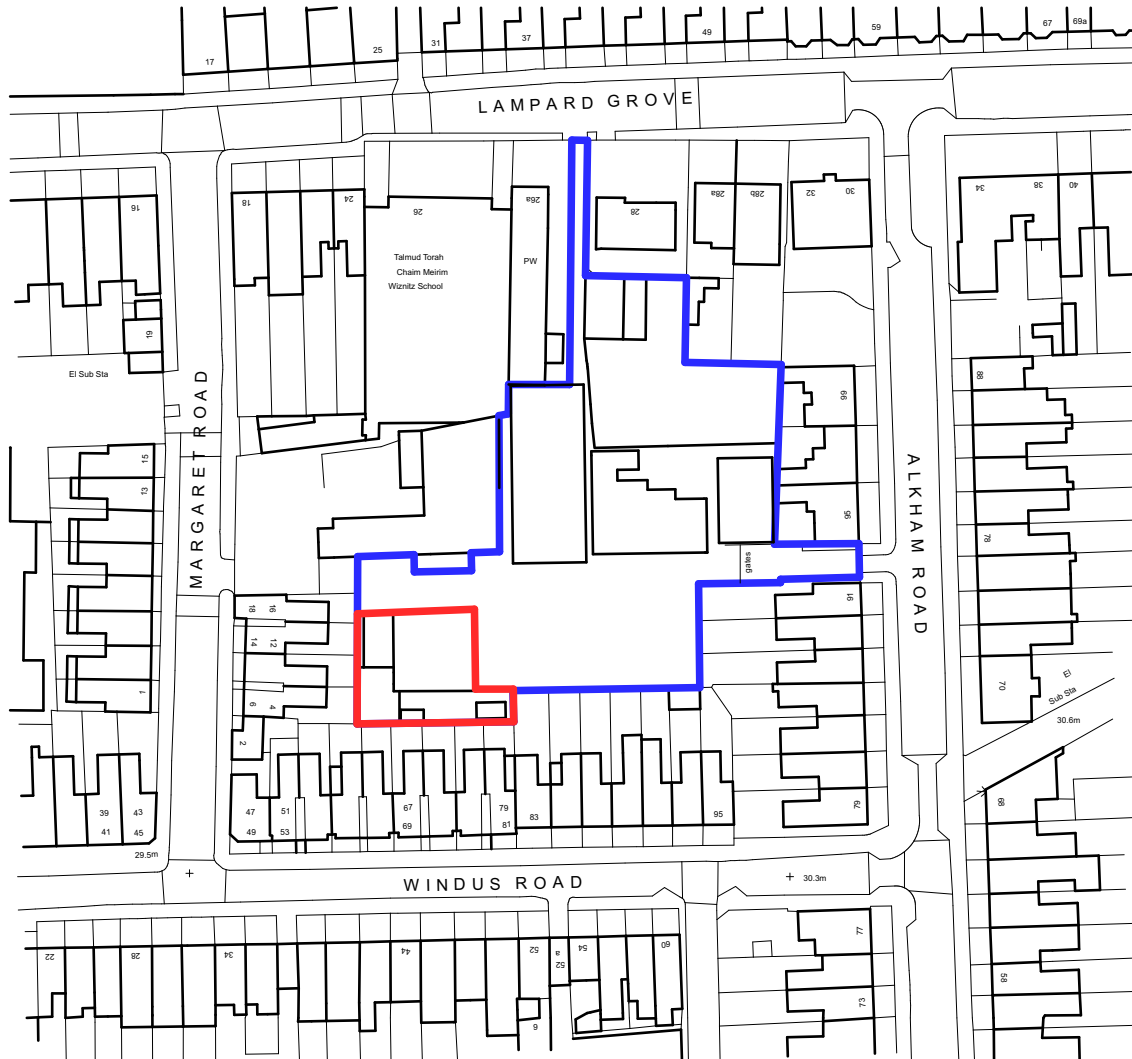
- There are no changes

Access b)

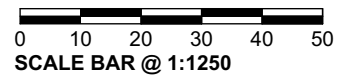
State how your proposal has considered all potential users regardless of age, disability, ethnicity or social grouping.

- The proposals will not discriminate against any users regardless of age, disability, ethnicity or social grouping.

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SITE LOCATION

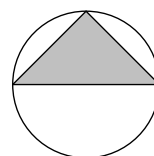


project:
93 Alkham Road
London, N16 6XD

drawing ID:
2170_20
site location

rev:

notes:



John Stebbing
Architects

Unit2b Barton Road Retail Park Bury St Edmunds IP32 7BE
01284 704546 johnstebbing@architectatwork.co.uk www.architectatwork.co.uk

drawn by: date:
bw 08/08/22

scale:
1:1250 @ A4

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| | |
|--|--|
| ADDRESS: Portico City Learning Centre, 34 Linscott Road, Hackney, London, E5 0RD | |
| APPLICATION NUMBER: 2022/2626 | |
| WARD: Lea Bridge | REPORT AUTHOR: Catherine Slade |
| DOCUMENTS: Specification of London Stock Bricks - Danehill Yellow; sample panel utilising London Stock Bricks - Danehill Yellow and the intended pointing; drawing numbers ADP-00-01-DR-A-1012 rev S4 C17, ADP-00-R1-DR-A-1020 rev S4 C16, ADP-00-XX-DR-A-1210 rev S4 C7, ADP-00-XX-DR-A-1211 rev S4 C6, ADP-00-XX-DR-A-1213 rev S4 C7, ADP-00-XX-DR-A-1330 rev S4 C6, ADP-00-XX-DR-A-1331 rev S4 C7, ADP-00-XX-DR-A-1332 rev S4 C8, ADP-00-XX-DR-A-4100 rev SC4 7, ADP-00-XX-DR-A-4200 rev S4 C2, ADP-00-XX-DR-A-4201 rev S4 C3, ADP-XX-XX-SC-A-6150 rev S4 C4, ADP-XX-XX-SC-A-6151 rev S4 C4, ADP-XX-XX-SC-A-6154 rev S4 C6, ADP-XX-XX-SC-A-6155 rev S4 C5, ADP-XX-XX-SC-A-6156 rev S4 C6 and ADP-XX-XX-SH-A-6152 rev S4 C4; Ali-fabs Crest Coping Basic Fixing Details, Kawneer Architectural Aluminium Glazing Systems brochure - Curtain Wall Systems (AA100), Kawneer Architectural Aluminium Glazing Systems brochure - Framing Systems (451PT), Kawneer Architectural Aluminium Glazing Systems brochure - Window Systems (AA720), Guttercrest Downpipe Selection (round) and Guttercrest Rainwater Hopper Selection (640) | VALID DATE: 31/10/2022 |
| APPLICANT: London Borough of Hackney Property Services | AGENT: ADP Architecture |
| PROPOSAL: Submission of details pursuant to condition 3 (materials - brick only), 4 (sample panel) and 5 (details - parts (i) details of all new and replacement windows and doors; and (ii) details of the new windows behind the South Colonnade and their reveals; and (iv) details of all rainwater goods; and (v) details of all parapet coverings) attached to listed building consent 2021/1653 dated 04/04/2022 | |
| POST SUBMISSION REVISIONS: Additional information provided | |

RECOMMENDATION SUMMARY:

Approve details

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

ANALYSIS INFORMATION

ZONING DESIGNATION: (Yes) (No)

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

CASE OFFICER'S REPORT
1. SITE AND CONTEXT

- 1.1 The site comprises a roughly triangular parcel of land located at the eastern end of Linscott Road. The site has varied ground levels and contains a Grade II listed building known as The Portico, together with associated car parking and landscaping, including a number of mature trees.
- 1.2 The site is bounded to the north and east by playing fields associated with Clapton Girls Academy, and to the south by the gardens of two storey Victorian dwellings fronting onto Powerscroft Road. The site has an

access to Linscott Road along its western boundary, to the north of which is a car park used by Clapton Girls Academy which adjoins the site's west boundary. A three storey block of mid-twentieth century flats and associated amenity space is located adjacent to the site boundary to the south of Linscott Road. Elsewhere on Linscott Road are two and three storey Victorian terraced properties in residential use.

2. CONSERVATION IMPLICATIONS

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

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

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

3. RELEVANT HISTORY

- 3.1 2021/1653 (LBC)

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

roof-top plant and landscaping, and alterations including repairs and maintenance to the Grade II listed Portico building, fence and gates.

Granted 04/04/2022

3.2 2021/1651 (FPP)

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

Granted 04/04/2022

3.3 No relevant appeal or enforcement history.

4. CONSULTATION

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

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

4.3 Neighbour Consultation

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

4.4 Other Council Departments

4.4.1 No responses have been received from other Council departments.

5. POLICIES

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

5.2 Hackney Local Plan (2020)

LP3 Designated heritage assets

5.3 **London Plan (2021)**

HC1 Heritage conservation and growth

5.4 **National Planning Policies**

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

6. COMMENT

6.1 In the determination of listed building consent 2021/1653 (associated with planning application 2021/1651) by the Planning Sub-Committee, it was requested that conditions 3 (materials), 4 (sample of brickwork) and 5 (details) be brought back before the Planning Sub-Committee for consideration.

6.2 Condition 3 of listed building consent 2021/1653 dated 04/04/2022 states:

Details, including physical samples made available on site, of all materials to be used on the external surfaces of the building and boundary walls shall be submitted to and, following reporting to Planning Sub-Committee, approved by the Local Planning Authority, in writing, before commencement of the relevant part of the works.

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

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

6.3 Condition 4 of listed building consent 2021/1653 dated 04/04/2022 states:

The external facing brickwork for the east and south extensions shall not be carried out unless in accordance with a 1 metre square sample panel, which shall have first been constructed on site and , following reporting to Planning Sub-Committee, approved in writing by the Local Planning Authority. The sample panel shall show the type, size, colour, bond, pointing, coursing, jointing, profile and texture of the facing brickwork including coping bricks/stones (if applicable).

The approved sample panel shall be retained on site and made available for inspection by the Local Planning Authority for the duration of the construction works.

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

6.4 Condition 5 of listed building consent 2021/1653 dated 04/04/2022 states:

Detailed drawings and full particulars of the following shall be submitted to and, following reporting to Planning Sub-Committee, approved in writing by the Local Planning Authority before the start of the relevant part of the works. The works shall not be carried out otherwise than in accordance with the details thus approved:

*(i) Details of all new and replacement windows and doors; and
(ii) Details of the new windows behind the South Colonnade and their reveals; and*

...

*(iv) Details of all rainwater goods; and
(v) Details of all parapet coverings; and*

...

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

6.5 The conditions require the submission and approval of external materials together with other details of the approved scheme, to ensure that the design quality of the development achieves the standard expected of an extension to a heritage asset and development of corporate importance.

6.6 In support of the submission, the following documentation and information has been received:

Condition 3 - (materials - bricks only):

Specification of London Stock Bricks - Danehill Yellow

Drawing numbers ADP-00-XX-DR-A-1210 rev S4 C7,
ADP-00-XX-DR-A-1211 rev S4 C6, ADP-00-XX-DR-A-1213 rev S4 C7,
ADP-00-XX-DR-A-1330 rev S4 C6, and ADP-00-XX-DR-A-1332 rev S4
C8

Condition 4 - (sample of brickwork):

A sample panel utilising London Stock Bricks - Danehill Yellow and the intended pointing has been provided on the site.



Condition 3 - (details):

Drawing numbers ADP-00-01-DR-A-1012 rev S4 C17, ADP-00-R1-DR-A-1020 rev S4 C16, ADP-00-XX-DR-A-1210 rev S4 C7, ADP-00-XX-DR-A-1211 rev S4 C6, ADP-00-XX-DR-A-1213 rev S4 C7, ADP-00-XX-DR-A-1330 rev S4 C6, ADP-00-XX-DR-A-1331 rev S4 C7, ADP-00-XX-DR-A-1332 rev S4 C8, ADP-00-XX-DR-A-4100 rev SC4 7, ADP-00-XX-DR-A-4200 rev S4 C2, ADP-00-XX-DR-A-4201 rev S4 C3, ADP-XX-XX-SC-A-6150 rev S4 C4, ADP-XX-XX-SC-A-6151 rev S4 C4, ADP-XX-XX-SC-A-6154 rev S4 C6, ADP-XX-XX-SC-A-6155 rev S4 C5, ADP-XX-XX-SC-A-6156 rev S4 C6 and ADP-XX-XX-SH-A-6152 rev S4 C4

Ali-fabs Crest Coping Basic Fixing Details

Kawneer Architectural Aluminium Glazing Systems brochure - Curtain Wall Systems (AA100)

Kawneer Architectural Aluminium Glazing Systems brochure - Framing Systems (451PT)

Kawneer Architectural Aluminium Glazing Systems brochure - Window Systems (AA720)

Guttercrest Downpipe Selection (round)

Guttercrest Rainwater Hopper Selection (640)

- 6.7 The details and the sample panel which is located on the site have been reviewed by the Local Planning Authority's Conservation, Urban Design and Sustainability Team, and are considered to be acceptable.

7. CONCLUSION

- 7.1 The details submitted are considered sufficient and acceptable. As such, it is recommended that the details submitted pursuant to conditions 3 (materials - bricks only), 4 (sample of brickwork) and 5 (details - parts (i) details of all new and replacement windows and doors; and (ii) details of the new windows behind the South Colonnade and their reveals; and (iv) details of all rainwater goods; and (v) details of all parapet coverings only) of listed building consent 2021/1653 dated 04/04/2021 be approved.
- 7.2 For the avoidance of doubt, all other materials relating to condition 3 (materials) and parts (iii) details of all balustrades, handrails and other similar barriers; (vi) details of external services including but not limited to lighting and CCTV to be affixed to listed buildings and structures; (vii) details of the proposed works to the North and South Colonnade Vaults, including the flooring, any wall treatments, details of the proposed glazed screens, lighting and any other works; (viii) details of all damp proofing works, particularly to the front Barrel Vault below the central steps; (ix) details of the cathodic protection system for the historic iron and steelwork of the listed building; (x) details of interior finishes (e.g. plastering) within the historic building; and (xi) details of the proposed excavation and demolition of the south east door to the South Colonnade Vault (currently buried) of condition 5 (details) remain outstanding and should be considered in due course under a separate submission.

RECOMMENDATION

RECOMMENDATION A:

That details pursuant to conditions 3 (materials - bricks only), 4 (sample of brickwork) and 5 (details - parts (i) details of all new and replacement windows and doors; and (ii) details of the new windows behind the South Colonnade and their reveals; and (iv) details of all rainwater goods; and (v) details of all parapet coverings only) of listed building consent 2021/1653 dated 04/04/2021 be approved.

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

ALED RICHARDS – DIRECTOR, PUBLIC REALM

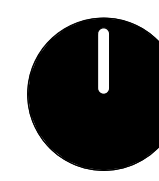
| NO | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|----|--|---|--------------------------------------|
| 1. | Submission documents and LBH policies/guidance | Catherine Slade Planning Officer Ext. 8056 | 2 Hillman Street, Hackney, E8 1FB |

| | | | |
|---------------------|---|--|--|
| <p>2.</p> <p>3.</p> | <p>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> | | |
|---------------------|---|--|--|

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1 LOCATION PLAN
1:1250



| REVISION | DATE | DESCRIPTION | ARCHITECT | PARTNER |
|----------|----------|---------------------|-----------|---------|
| SZP 1 | 26/03/21 | Stage 3 Issue | JP | ADP |
| SZP 2 | 11/05/21 | Issued for Planning | JP | ADP |

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

PLANNING ISSUE



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| | | |
|---|---|---------------------------|
| JOB TITLE: PORTICO GP SURGERY | | |
| DRAWING TITLE: LOCATION PLAN | | |
| SCALE: As indicated | DRAWING SHEET SIZE: A1 | |
| JOB CODE: 001086 | DRAWING NUMBER: ADP-00-XX-DR-A-0900 | REVISION: SZP 2 |

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| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|---|--|---------------------|-----------------|----------------|-------------------------------|----------------------|
| 2022/2440 | 7 Finsbury Park Road, Hackney, London, N4 2LA | Discharge of Condition | Submission of details pursuant to condition 3 (window details) attached to planning permission 2022/0375 dated 17/06/2022. | Micheal Garvey | Brownswood Ward | Delegated | Grant | 01-12-2022 |
| 2022/2159 | Barkway Court, 58 Queens Drive, Hackney, London, N4 2YG | Works to a Tree in Conservation Area Notification | T1 to T5 - Reduce 5 x Norway Maple by 25% to control height and spread, reduce to previous points leaving shortened furnishing growths around 30cm long and internal shoots so as not to strip the trees entirely of leaf. Trees have no space for future growth. | Eugene McGee | Brownswood Ward | Delegated | No Objection | 05-12-2022 |
| 2022/2099 | 104 Queens Drive, Hackney, London, N4 2HW | Works to a Tree in Conservation Area Notification | Rear Garden: T1: Sycamore - (right hand boundary): Approximately 14.00m. Reduce back to previous and most recent reduction points (approx.2.50m) whilst preserving a suitable amount of furnishing growth to ensure crown continuity and preserve aesthetic value. Remove dead wood throughout crown. T2: Sycamore - (right hand boundary): Approximately 14.00m. Reduce back to previous and most recent reduction points (approx.2.50m) whilst preserving a suitable amount of furnishing growth to ensure crown continuity and preserve aesthetic value. Remove dead wood throughout crown. T3: Sycamore - (right hand boundary): Approximately 14.00m. Reduce back to previous and most recent reduction points (approx.2.50m) whilst preserving a suitable amount of furnishing growth to ensure crown continuity and preserve aesthetic value. Remove dead wood throughout crown. T4: Mture Multi stemmed Ash - (right hand boundary in seating area to rear): Approximately 16.00m. Reduce crown back to previous and most recent reduction points (approximately 2.00m). Thin crown density throughout by 20-25%. Remove dead wood throughout crown. T5: Gleditsia: Reduce crown by approximately 1.50m all round. Thin crown density by approximately 20%. Remove dead wood throughout crown. T6: Leyland Cypress - (growing directly beneath T5 but overhanging from No.106): Trim back to reduce overhang by up to 0.50m as is practicable, whilst preserving strong viable foliage cover). T7: Small Acer - (left hand boundary near to the house): Approximately 4.00m. Thin crown density throughout by 20%. Reasons: General maintenance to increase light levels, reduce hazard potential and help maintain the trees at reasonable dimensions for their locations | Eugene McGee | Brownswood Ward | Delegated | No Objection | 05-12-2022 |
| 2022/1880 | Basement And Ground Floor Front, 310 - 312 Seven Sisters Road, Hackney, London, N4 2AW | Full Planning Permission | Removal of existing signage and replacement with 1 no. internally illuminated sign. Removal of 1 no. external machine and replacement with 1 no. new external machine. | Thomas Russell | Brownswood Ward | Delegated | Granted - Standard Conditions | 12-12-2022 |
| 2022/2657 | Accessory World, Myrdle Mansions, 2 Stamford Hill, Hackney, | Removal/Variation of Condition (s) | Variation of condition 2 (approved drawings) of planning permission 2021/2268 allowed on appeal 06/10/2022 (PINS Ref: APP/U5360/W/21/3288085). Effect of variation would be to create internal access from ground floor retail unit to first floor office space | Gerard Livett | Cazenove Ward | Delegated | Granted - Extra Conditions | 20-12-2022 |
| 2022/2653 | 26 Darenth Road, Hackney, London, N16 6EJ | Householder Planning | Erection of ground floor rear extension | Thomas Russell | Cazenove Ward | Delegated | Granted - Standard Conditions | 14-12-2022 |
| 2022/2409 | 26 Fountayne Road, Hackney, London, N16 7DX | Discharge of Condition | Discharge of condition 3 (horn details) of 2022/0515 dated 05/09/2022 for the replacement of all front elevation existing windows with double glazed timber painted sliding sash windows to match the existing. | Jonathan Bainbridge | Cazenove Ward | Delegated | Grant | 28-11-2022 |
| 2022/2189 | 80 Forburg Road, Hackney, London, N16 6HT | Works to a Tree in Conservation Area Notification | T1 - Multi Stemmed Sycamore in garden of No 78 Forburg Road London N16 6HT - tree has never been maintained . To remove lateral branch overhanging garden of No 80 completely back to trunk. This will not lower the crown of the tree, just reduce the spread over the garden of No 80 | Leif Mortensen | Cazenove Ward | Delegated | No Objection | 05-12-2022 |
| 2022/2173 | 1 Gilda Crescent, Hackney, London, N16 6JT | Householder Planning | Ground Floor Infill Extension | Thomas Russell | Cazenove Ward | Delegated | Granted - Extra Conditions | 28-11-2022 |
| 2022/1437 | 12 Cazenove Road, Hackney, London, N16 6BD | Prior approval - new dwellings | Prior approval for the change of use of the ground floor to create 1 x 1 bedroom dwelling. | Danny Huber | Cazenove Ward | Delegated | Granted - Standard Conditions | 19-12-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|---|---|---------------------|--------------------|----------------|-------------------------------|----------------------|
| 2022/2983 | 85 Gracechurch Street, London, EC3V 0AA | Adjoining Borough Observations | Notification from City of London of application 22/01155/FULEIA for Partial demolition of existing building (Gracechurch Street frontage adapted) and the erection of a 32 storey (155.70m AOD) building plus basement levels including office use (Class E(g)(i)); flexible retail use (Class E(a), Class E(b), drinking establishments and hot food takeaway); Public Hall (sui generis); and Heritage Garden and Cultural Space at level 5 (sui generis), with cycle parking, servicing, refuse and plant areas, public realm improvements and other works associated with the development including access and highways works. (The proposal would provide 37,098sq.m GEA of Class E offices, 946sq.m GEA of Public Hall, 892sq.m of Heritage Garden and Cultural space; total floorspace 39,557sq.m GEA; overall height 155.70m AOD) | Robert Brew | City of London (N) | Delegated | No Objection | 14-12-2022 |
| 2022/2397 | 65 Gresham Street, London EC2V 7NQ | Adjoining Borough Observations | Notification from City of London of application 22/00848/FULMAJ for Horizontal extension at 8th and 9th floor level; extensions at upper levels to create four new storeys plus plant enclosure to create Class E floorspace; alterations and refurbishment to existing windows and facades; structural alterations and repositioning of cores; creation of new and refurbished entrances on Gresham Street and at the junction of Aldermanbury and Love Lane; creation of inset balconies and roof terraces at levels 8, 10 and 12; , removal and replacement of new plant and installation of PV; public realm improvements for new hard and soft landscaping and the provision of retail frontages and retail units to Aldermanbury; provision of cycle storage and other works incidental to the development. | Robert Brew | City of London (N) | Delegated | No Objection | 16-12-2022 |
| 2022/2200 | 100, 106 & 107 Leadenhall Street London EC3A 3BP | Adjoining Borough Observations | Notification from the City of London of application 22/00790/FULEIA under Section 73 of the Town and Country Planning Act 1990 to vary condition Condition 60 (Plans and particulars) of planning permission reference 18/00152/FULEIA and Conditions 62 (floor areas) and 63 (use restrictions) (of non-material amendment reference 22/00373/NMA) to enable minor material amendments to the approved scheme including: (i) alterations to structural, mechanical and ventilation systems; (ii) reconfigured ground floor to provide new access routes; (iii) increase in retail provision; (iv) new restaurant on upper levels and (v) associated alterations to facade and basement configuration. | Robert Brew | City of London (N) | Delegated | No Objection | 16-12-2022 |
| 2022/2645 | 17 Lidfield Road, Hackney, London, N16 9NA | Discharge of Condition | Submission of details pursuant to condition 4 (SuDs) and 5 (Flood resilient construction) of planning permission 2022/1306 granted 21/07/2022 for the erection of a ground floor rear side return and rear extension. | Erin Glancy | Clissold Ward | Delegated | Grant | 20-12-2022 |
| 2022/2502 | Flat C, 103 Albion Road, London, N16 9PL | Householder Planning | Erection of a rear mansard roof extension, roof extension above outrigger and insertion of 2x rooflights to the front roof slope. | Alishba Emanuel | Clissold Ward | Delegated | Refuse | 12-12-2022 |
| 2022/2491 | 11 Lidfield Road, Hackney, London, N16 9NA | Householder Planning | Demolition of the existing rear extension and the erection of single storey side and ground floor rear extension. | Jonathan Bainbridge | Clissold Ward | Delegated | Grant | 07-12-2022 |
| 2022/2463 | 67, Red Square, 3 Piano Lane, Hackney, London, N16 9AY | Certificate of Lawful Development Existing/Proposed | Existing use as a self-contained dwelling (Use class C3) | Micheal Garvey | Clissold Ward | Delegated | Refuse | 14-12-2022 |
| 2022/2453 | Flats 1D and 3C, 1-3 Clissold Road, London, N16 9EX | Listed Building Consent | Internal alterations to second floor flats to change from 1 x 3-bed and 1 x 1-bed to 2 x 2-bed | Gerard Livett | Clissold Ward | Delegated | Granted - Extra Conditions | 05-12-2022 |
| 2022/2452 | Flats 1D and 3C, 1-3 Clissold Road, London, N16 9EX | Full Planning Permission | Internal alterations to second floor flats to change from 1 x 3-bed and 1 x 1-bed to 2 x 2-bed | Gerard Livett | Clissold Ward | Delegated | Granted - Standard Conditions | 05-12-2022 |
| 2022/2269 | 33 Hawksley Road, Hackney, London, N16 0TL | Certificate of Lawful Development Existing/Proposed | Lawful Development Certificate for the erection of a rear dormer and the installation of 2x front rooflights | Thomas Russell | Clissold Ward | Delegated | Grant | 01-12-2022 |
| 2022/2020 | Flat A, 6 Aden Grove, Hackney, London, N16 9NJ | Works to Tree with Preservation Order | AS ON PLAN - T1 Tilia Cordata (LIME TREE) at rear of property (6 ADEN GROVE) Backing onto (5 SPRINGDALE ROAD) reduce crown selectively overall to balance weight using a guideline of no more than 2.5m. Reduce large limb overhanging large shed at 5 Springdale by 3m. Sever ivy at base up to 3m. Crown lift up to 4m. Reasons: the tenant at 5 Springdale has had fallen limbs on his property from the lime tree & is concerned about the overhanging nature of the tree | Eugene McGee | Clissold Ward | Delegated | Grant | 05-12-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|------------------------------------|---|---------------------|------------------|----------------|----------------------------|----------------------|
| 2022/1236 | Flat A, 118 Shakspeare Walk, Hackney, London, N16 8TA | Listed Building Consent | Erection of balustrade to flat roof, garden staircase and new aluminium doors on existing ground floor extension. | Raymond Okot | Clissold Ward | Delegated | Refuse | 08-12-2022 |
| 2022/1145 | Flat A, 118 Shakspeare Walk, Hackney, London, N16 8TA | Full Planning Permission | Erection of balustrade to flat roof, garden staircase and new aluminium doors on existing ground floor extension. | Raymond Okot | Clissold Ward | Delegated | Refuse | 08-12-2022 |
| 2022/0733 | 95 Green Lanes, London, N16 9BX | Full Planning Permission | Erection of mansard-style roof extension | Danny Huber | Clissold Ward | Delegated | Granted - Extra Conditions | 06-12-2022 |
| 2021/3340 | 138 Albion Road, Hackney, London, N16 9PA | Removal/Variation of Condition (s) | Variation of condition 2 of planning permission ref.2017/4876 granted 08/02/2018 for the Conversion of the existing 4 bedroomed self contained flat (at first and second floors) into one studio flat and one three bedroom flat, including the erection of a roof extension, alterations to the shopfront and the creation of a front lightwell at basement level. Extent of variations are: On the first floor studio flat, change the position of the sleeping area to enable the cooking and living area to be together; Amended design of light well on front elevation; Change the third floor double bedroom to more of a square shape. Amend the roof extension larger than approved. | Erin Glancy | Clissold Ward | Delegated | Granted - Extra Conditions | 15-12-2022 |
| 2021/1455 | 1e Springdale Mews, London, N16 9NR | Full Planning Permission | Demolition of existing garage and erection of a 2-storey, plus basement, building to provide a 2-bed residential unit (Use Class C3) and office floor space (Use Class E) and associated works. | Alix Hauser | Clissold Ward | Delegated | Grant | 16-12-2022 |
| 2022/2600 | 19 Ridley Road, Hackney, London, E8 2NP | Full Planning Permission | Change of use of ground floor shop from a betting shop (suis generis) to a composite use as a tattoo studio along with product sales (sui generis). | James Clark | Dalston Ward | Delegated | Grant | 15-12-2022 |
| 2022/2428 | 85d Forest Road, Hackney, London, E8 3BT | Householder Planning | Creation of a roof terrace on the flat roof together with associated works including stairs, balustrade and planting. | James Clark | Dalston Ward | Delegated | Refuse | 05-12-2022 |
| 2022/2415 | 2-8 Ashwin Street, London, E8 3DL | Discharge of Condition | Submission of details pursuant to condition 3 (boundary fencing) attached to planning permission 2021/0448 dated 03/06/2021. | Alix Hauser | Dalston Ward | Delegated | Grant | 28-11-2022 |
| 2022/2414 | 29 Colvestone Crescent, Hackney, London, E8 2LG | Discharge of Condition | Discharge of condition 3 (horn details) of 2022/0479 dated 05/09/2022 for the replacement of all existing windows with double glazed timber painted sliding sash windows to match the existing. | Jonathan Bainbridge | Dalston Ward | Delegated | Grant | 28-11-2022 |
| 2022/2413 | 26 St Marks Rise, Hackney, London, E8 2NL | Discharge of Condition | Discharge of condition 3 (horn details) of 2022/0532 dated 05/09/2022 for the replacement of all existing windows with double glazed timber painted sliding sash windows to match the existing | Jonathan Bainbridge | Dalston Ward | Delegated | Grant | 28-11-2022 |
| 2022/2408 | 11 Alvington Crescent, Hackney, London, E8 2NN | Discharge of Condition | Discharge of condition 3 (horn details) of 2022/0536 dated 05/09/2022 for the replacement of all existing windows with double glazed timber painted sliding sash windows to match the existing. | Jonathan Bainbridge | Dalston Ward | Delegated | Grant | 28-11-2022 |
| 2022/2267 | 17 John Campbell Road, Hackney, London, N16 8JY | Full Planning Permission | Basement excavation including rear lightwell, together with construction of single storey ground floor rear extension. | Erin Glancy | Dalston Ward | Delegated | Grant | 29-11-2022 |
| 2022/1263 | The Railway Tavern, 59 Kingsland High Street, Hackney, London, E8 2JS | Full Planning Permission | Replacement of shopfront and tiles at a ground-floor level. | Thomas Russell | Dalston Ward | Delegated | Refuse | 06-12-2022 |
| 2021/2905 | 91 - 93 Kingsland High Street, Hackney, London, E8 2PB | Full Planning Permission | Installation of a flue pipe. | James Clark | Dalston Ward | Delegated | Refuse | 06-12-2022 |
| 2022/2667 | Flat A, 93 Balls Pond Road, Hackney, London, N1 4BL | Discharge of Condition | Submission of details pursuant to condition, 3 (Details-Render) attached to Listed building consent 2022/2141 dated 27/10/2022 | Micheal Garvey | De Beauvoir Ward | Delegated | Grant | 16-12-2022 |
| 2022/2661 | 94 De Beauvoir Road, Hackney, London, N1 4EN | Full Planning Permission | Removal of existing gates and enclosure of existing undercroft to create a new building reception, including the installation of glazed doors and the erection of a canopy over the main entrance | Jonathan Bainbridge | De Beauvoir Ward | Delegated | Grant | 19-12-2022 |
| 2022/2572 | 94 De Beauvoir Road, Hackney, London, N1 4EN | Advertisement Consent | Installation of externally illuminated fascia sign. | Jonathan Bainbridge | De Beauvoir Ward | Delegated | Grant | 19-12-2022 |
| 2022/2567 | 67 Balls Pond Road, Hackney, London, N1 4BW | Listed Building Consent | Erection of a single-storey rear extension. Replacement of rear window along the rear elevation at first-floor level with a double-glazed, timber-framed alternative. | Thomas Russell | De Beauvoir Ward | Delegated | Granted - Extra Conditions | 20-12-2022 |
| 2022/2559 | 67 Balls Pond Road, Hackney, London, N1 4BW | Householder Planning | Erection of a single-storey rear extension. Replacement of rear window along the rear elevation at first-floor level with a double-glazed, timber-framed alternative. | Thomas Russell | De Beauvoir Ward | Delegated | Granted - Extra Conditions | 20-12-2022 |
| 2022/2506 | Flat A, 55 Lawford Road, Hackney, London, N1 5BJ | Full Planning Permission | Erection of single-storey rear extension at lower-ground floor level | Thomas Russell | De Beauvoir Ward | Delegated | Granted - Extra Conditions | 19-12-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|---|--|----------------|------------------|----------------|-------------------------------|----------------------|
| 2022/2499 | 121 Tottenham Road, Hackney, London, N1 4EA | Discharge of Condition | Submission of details pursuant to condition 5 (flood resilience) attached to planning permission 2021/3377 granted 26/04/2022 for the erection of a full width lower ground floor rear extension and part upper ground floor rear extension together with window replacement to rear elevation at first floor and removal of soil stacks and boiler flue to main elevation. | Erin Glancy | De Beauvoir Ward | Delegated | Grant | 01-12-2022 |
| 2022/2484 | 45 Buckingham Road, Hackney, London, N1 4HY | Householder Planning | Construction of pergola to rear garden and new awning to ground floor rear and retention of railing gate to front driveway | Micheal Garvey | De Beauvoir Ward | Delegated | Granted - Extra Conditions | 16-12-2022 |
| 2022/2387 | First Floor And Second Floor Flat, 43 Stamford Road, Hackney, London, N1 4JJ | Full Planning Permission | Replacing single-glazed wooden frame sash windows at front of property with double-glazed wooden frame sash windows. | Raymond Okot | De Beauvoir Ward | Delegated | Granted - Standard Conditions | 19-12-2022 |
| 2022/2310 | 505 Kingsland Road, Hackney, London, E8 4AU | Advertisement Consent | Display of internally illuminated fascia and window signs | Gerard Livett | De Beauvoir Ward | Delegated | Grant | 01-12-2022 |
| 2022/2205 | 4 De Beauvoir Square, Hackney, London, N1 4LG | Listed Building Consent | Erection of single-storey outbuilding in rear garden [Note for consultation: Planning application 2022/2202 also received] | Gerard Livett | De Beauvoir Ward | Delegated | Granted - Extra Conditions | 14-12-2022 |
| 2022/2202 | 4 De Beauvoir Square, Hackney, London, N1 4LG | Full Planning Permission | Erection of single-storey outbuilding in rear garden [Note for consultation: Listed Building Consent application 2022/2205 also received] | Gerard Livett | De Beauvoir Ward | Delegated | Granted - Extra Conditions | 14-12-2022 |
| 2022/2167 | 135 Hertford Road, London, N1 4LR | Householder Planning | Installation of solar panels at roof level. | Danny Huber | De Beauvoir Ward | Delegated | Granted - Standard Conditions | 08-12-2022 |
| 2022/2165 | 48 Upton Road, Hackney, London, N1 4HH | Works to a Tree in Conservation Area Notification | Lime T1 (15M high, 350mm dia.) - cut back the overhanging branches to flat roof by up to 4 metres and to provide a 2 metre clearance from the flat roof. Tree is located in 32 Northchurch Road next to the side boundary | Eugene McGee | De Beauvoir Ward | Delegated | No Objection | 05-12-2022 |
| 2022/2160 | 43 Ardleigh Road, Hackney, London, N1 4HS | Works to a Tree in Conservation Area Notification | T1 - Lime, 25% crown reduction and 6m crown lift. 2 to 2.5m to removed from all branch extents to control the height and spread as the tree is extremely large for its location, crown lift is to remove foliage and branches from the micro house directly beneath it. | Eugene McGee | De Beauvoir Ward | Delegated | No Objection | 05-12-2022 |
| 2022/2115 | 125 Culford Road, Hackney, London, N1 4HX | Works to a Tree in Conservation Area Notification | Eucalyptus – Reduce crown 1m below previous cuts to allow more light into garden. Raise crown over pavement to 3.5m. Sycamore at 125 Culford Road N1 - Pruning back to boundary of 127, (3m reduction) to let more light into the garden. | Eugene McGee | De Beauvoir Ward | Delegated | No Objection | 05-12-2022 |
| 2022/2098 | 25 Stamford Road, Hackney, London, N1 4JP | Works to a Tree in Conservation Area Notification | lease identify the tree(s) and provide a full and clear specification of the works you want to carry out You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a Tree Preservation Order, please number them as shown in the First Schedule to the Tree Preservation Order where this is available. You should use the same numbering on your sketch plan (see below for sketch plan requirements). Please provide the following information: Cherry (T1)- Reduce upto 2m on all aspects, remove any dead wood. Raise crown by 1m to create clearance from summer house, taking out branches that are rubbing on roof. To allow more light into no 27's garden and to prevent damage to building. Apple (T2)- Reduce height by 4m, reduce sides by 1.5m. Thin crown by 10%, remove any dead wood to allow more light into garden and for the neighbouring plum tree. Plum (T3)- Reduce height by 2m and lateral branches by upto 1.5m to allow more light into garden. Neighbours viburnum (T4)- Remove stem leaning on summer house. Raise crown to create 1m clearance from roof to prevent damage to building. Loquat (T5)- Reduce by 1m on all aspects whilst retaining greenery. Maintain shape but reduce side to allow light into garden | Eugene McGee | De Beauvoir Ward | Delegated | No Objection | 05-12-2022 |

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|-----------------------|--|---|---|---------------------|----------------------|----------------|-------------------------------|----------------------|
| 2022/2097 | 109 Culford Road, Hackney, London, N1 4HT | Works to a Tree in Conservation Area Notification | T1 - Swedish whitebeam Fell to ground level and grind out stump to minimum 400mm below ground level to facilitate replacement planting Provide replacement planting T2 - Eucalyptus Fell to ground level and grind out stump All replacement tree planting to the following specifications: - Replacement location with rear garden (rear boundary area) - Minimum 12-14cm girth tree - Full topsoil exchange from removal of stump and associated grindings - Appropriate staking / irrigation - All tree planting undertaken in accordance with BS8545: Trees: From Nursery to Independence in the Landscape - Implementation of O&M watering manual 7.3 Replacement tree planting shall be from the following recommended species palette: Crataegus persimilis 'Splendens' Malus 'Evereste' Magnolia 'Galaxy' Prunus accolade | Eugene McGee | De Beauvoir Ward | Delegated | No Objection | 05-12-2022 |
| 2021/1291 | Kingsgate Estate Tottenham Road, Hackney, London, N1 4DD | Full Planning Permission | Replacement telecoms equipment including antennas, support poles and cabinets. | Erin Glancy | De Beauvoir Ward | Delegated | Granted - Standard Conditions | 08-12-2022 |
| 2022/2543 | 85 Eleanor Road (north), Hackney, London, E8 1DN | Householder Planning | Reconstruction of a rear extension together with alterations to the front boundary wall and front garden as well as the creation of bin and bike storage, replacement of windows and alterations to the rear elevation brickwork along with associated work. | James Clark | Hackney Central Ward | Delegated | Grant | 14-12-2022 |
| 2022/2490 | 2 Bohemia Place, Hackney, London, E8 1DU | Full Planning Permission | Replacement of windows and doors on the front elevation. | Alix Hauser | Hackney Central Ward | Delegated | Grant | 07-12-2022 |
| 2022/2473 | 26 Horton Road, Hackney, London, E8 1DP | Householder Planning | Erection of a rear dormer roof extension and insertion of two rooflights in front roofslope | Gerard Livett | Hackney Central Ward | Delegated | Granted - Extra Conditions | 06-12-2022 |
| 2022/2402 | 45 Montague Road, Hackney, London, E8 2HN | Discharge of Condition | Discharge of condition 3 (horn details) of 2022/0494 dated 05/09/2022 for the replacement of all existing windows with double glazed timber painted sliding sash windows to match the existing | Jonathan Bainbridge | Hackney Central Ward | Delegated | Grant | 28-11-2022 |
| 2022/2210 | Flat B, 49 Montague Road, Hackney, London, E8 2HN | Works to a Tree in Conservation Area Notification | T1 - 63 DBH Sycamore Crown reduce height by 4-5m Reduce laterals by 3m Crown thin 20% Remove deadwood Crown lift to 5m Tree location - rear garden Access - side access GRP1- 0-10 DBH 4x Banana Plant Fell as close as possible to ground level and apply appropriate herbicide | Eugene McGee | Hackney Central Ward | Delegated | No Objection | 05-12-2022 |
| 2022/2014 | 158 Sandringham Road, Hackney, London, E8 2HS | Works to Tree with Preservation Order | T1 mature sycamore, in the rear garden of 158 Sandringham Road, visible from Wayland Avenue: the tree's branches are touching the applicant's house. They fear it may damage their property. Propose minor works: reduce away from the building at 29 Wayland Avenue to give about a 1m straight line clearance from it. This will be done by pruning back to significant branches, leaving the tree looking as natural as possible. | Leif Mortensen | Hackney Central Ward | Delegated | Grant | 05-12-2022 |
| 2022/0485 | 40 Montague Road, Hackney, London, E8 2HW | Full Planning Permission | Replacement of windows throughout together with general refurbishment work. | James Clark | Hackney Central Ward | Delegated | Grant | 14-12-2022 |
| 2021/3671 | 382 Mare Street, Hackney, London, E8 1HR | Discharge of Condition | Submission of details pursuant to condition 3 (Materials), 6 (Construction Logistics Plan), 7 (Archaeological Report) & 8 (Heritage Assets) attached to planning permission 2018/3476 dated 19/11/2018 for the erection of three-storey extension at rear of site to provide a self-contained dwellinghouse and creation of means of pedestrian access in rear boundary wall of site | Erin Glancy | Hackney Central Ward | Delegated | Refuse | 09-12-2022 |
| 2021/3446 | 25 Navarino Road, Hackney, London, E8 1AD | Full Planning Permission | Replacement of windows throughout the property together with general refurbishment works. | James Clark | Hackney Central Ward | Delegated | Grant | 14-12-2022 |
| 2022/2786 | Braydon Motors, 1a Downs Road, Hackney, London, E5 8QJ | Non-Material Amendment | Non material amendment to Condition 9 (Photovoltaic Panels) of planning permission 2017/1484 dated 28 August 2018, to change the trigger point of the condition. | Nick Bovaird | Hackney Downs Ward | Delegated | Granted - Extra Conditions | 06-12-2022 |
| 2022/2774 | 7 Charnock Road, Hackney, London, E5 8DP | Prior Notification - Larger Home Extension | Prior notification application for a larger home side extension measuring 5.43m in depth and a maximum height of 4m. | Micheal Garvey | Hackney Downs Ward | Delegated | Prior Approval Not Required | 14-12-2022 |
| 2022/2566 | 34 Powell Road, Hackney, London, E5 8DJ | Discharge of Condition | Submission of details pursuant to condition 3 (SUDs) attached to planning permission 2020/3076 dated 21-09-2022. | James Clark | Hackney Downs Ward | Delegated | Grant | 01-12-2022 |
| 2022/2403 | 41 Brooke Road, Hackney, London, N16 7RA | Discharge of Condition | Discharge of condition 3 (horn details) of 2022/0506 dated 05/09/2022 for the replacement of existing single glazed timber framed windows with double glazed timber framed windows. | Jonathan Bainbridge | Hackney Downs Ward | Delegated | Grant | 28-11-2022 |

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| 2022/2111 | Flat B, 140 Evering Road, Hackney, London, N16 7BD | Works to a Tree in Conservation Area Notification | T1 = TO REDUCE 1 X MIMOSA BACK TO PAST DAMAGED BRANCHES APPROX. 4.0 /5.0MTRS T2 = TO REDUCE 1 X OAK TREE BY 2.5/3.0MTRS LIGHT ACCESS GENERAL MAINTENANCE | Eugene McGee | Hackney Downs Ward | Delegated | No Objection | 05-12-2022 |
| 2022/2081 | First Floor Flat 3, 234 Evering Road, Hackney, London, E5 8AJ | Works to a Tree in Conservation Area Notification | Rear Garden T1 - Sycamore Cut back to boundary full crown height. Remove/sever Ivy. • The subject tree is of a large spreading nature straddling gardens and encroaching on to neighboring properties • It is the cause of an unreasonable amount of shade to the rear garden of the property • It is a large dominant tree in close proximity to the property G2 - Various Fell Ash and Sycamore saplings. Cut back to boundary remainder of group full crown height. • The group are of a large spreading nature and are encroaching on to the tenant's property • The trees are self set and require removal before they become an issue • The subject tree group is interfering with the reasonable enjoyment of a large proportion of the rear garden | Eugene McGee | Hackney Downs Ward | Delegated | No Objection | 05-12-2022 |
| 2022/1841 | 17 Reighton Road, Hackney, London, E5 8SQ | Householder Planning | Erection of rear dormer window and installation of rooflights on front roof slope. | Alix Hauser | Hackney Downs Ward | Delegated | Granted - Extra Conditions | 28-11-2022 |
| 2022/1564 | 23 Narford Road, Hackney, London, E5 8RJ | Householder Planning | Erection of a single storey rear extension at basement level. Installation of window at rear basement level. Enlargement of basement window on front lightwell and installation of additional windows, along with landscaping to rear | Jonathan Bainbridge | Hackney Downs Ward | Delegated | Grant | 09-12-2022 |
| 2022/0788 | Flat 2, 29 Alconbury Road, Hackney, London, E5 8RG | Discharge of Condition | Submission of details pursuant to condition 3 (SuDS) and 4 (flood risk) attached to planning permission 2022/0065 dated 21/03/2022. | James Clark | Hackney Downs Ward | Delegated | Grant | 20-12-2022 |
| 2021/3109 | 184 Evering Road, London E5 8AJ | Removal/Variation of Condition (s) | Variation of conditions 4 (design details) and 8 (landscaping) attached to planning permission 2019/2907 dated 11/11/2019: Effect of variation would be to change the rear garden landscaping, rear window arrangements and massing of rear extension | Gerard Livett | Hackney Downs Ward | Delegated | Granted - Extra Conditions | 07-12-2022 |
| 2021/2683 | 78 Maury Road, Hackney, London, N16 7BT | Householder Planning | Replacement windows and front door. | Erin Glancy | Hackney Downs Ward | Delegated | Granted - Standard Conditions | 07-12-2022 |
| 2022/2460 | 29 Meynell Crescent, London, E9 7AS | Non-Material Amendment | Non-material amendment to planning permission 2020/2130 dated 14/09/2020 comprising alterations to the lean-to external store | Catherine Nichol | Hackney Wick Ward | Delegated | Grant | 29-11-2022 |
| 2022/2454 | 16 Brookfield Road, Hackney, London, E9 5AH | Full Planning Permission | Replacement of existing door along rear elevation at ground-floor level with double doors; Installation of sash window along rear elevation at first-floor level; Installation of two rooflights in rear outrigger; Internal alterations | Thomas Russell | Hackney Wick Ward | Delegated | Granted - Extra Conditions | 16-12-2022 |
| 2022/2625 | Museum Of The Home, 136 Kingsland Road, Hackney, London, E2 8EA | Discharge of Condition | Submission of details pursuant to condition 6 (Written Scheme of Investigation) attached to planning permission 2021/3697 dated 13/06/2022. | Alix Hauser | Haggerston Ward | Delegated | Grant | 07-12-2022 |
| 2022/2537 | Fairchilds Garden, Hackney Road, London, E2 8ET | Discharge of Condition | Submission of details pursuant to condition 7 (contaminated land) attached to planning permission 2019/3630 dated 17/10/2022 (amended under NMA 2022/2246 granted 07/10/2022). | Alix Hauser | Haggerston Ward | Delegated | Grant | 09-12-2022 |
| 2022/2517 | Ground Floor Front, 138 Kingsland Road, Hackney, London, E2 8DY | Advertisement Consent | Installation of awning with signage. | Catherine Nichol | Haggerston Ward | Delegated | Grant | 14-12-2022 |
| 2022/2505 | William Hill, 208 Mare Street, Hackney, London, E8 3RD | Full Planning Permission | Change of use of ground floor from betting office (Sui generis) to restaurant and cafe (Class E), including installation of extraction flue on the rear elevation. | Gerard Livett | Homerton Ward | Delegated | Granted - Extra Conditions | 12-12-2022 |
| 2022/1889 | Percy Ingle Bakery, 231 Well Street, London, E9 6RG | Removal/Variation of Condition (s) | Variation of Condition 7 (Class Use Restriction) attached to planning permission ref 2021/0194 dated 13/04/2021 for the proposed ground floor rear extension, first floor rear extension, and mansard roof extension and use of upper levels as office floorspace (Use Class E(g)). Installation of windows to the front of the building at first floor level and ground floor shop front alterations. The variation will result in the expansion of the uses of the ground floor of the building from Class E (a) to include Class E (b) | Alishba Emanuel | Homerton Ward | Delegated | Granted - Standard Conditions | 19-12-2022 |
| 2022/2815 | 1 Holywell Lane, Hackney, London, EC2A 3ET | Non-Material Amendment | Non-material amendment to planning permission 2018/1390 dated 29/06/2018: Effect of variation would be to change material of bin store to Marley Weatherboard Slate Grey. | Gerard Livett | Hoxton East and Shoreditch Ward | Delegated | Refuse | 15-12-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
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| 2022/2638 | The Stage, Land Bounded By Curtain Road, Hewett Street, Great Eastern Street, Fairchild Place, Plough Yard & Hearn Street, Hackney, London, London, EC2A 3LP | Discharge of Condition | Submission of details pursuant to condition 3 (Materials) of planning permission 2021/3676 dated 23/03/2022 | Louise Prew | Hoxton East and Shoreditch Ward | Delegated | Grant | 28-11-2022 |
| 2022/2471 | Units 31 And 32, Dorchester House Bridport Place, Hackney, London, N1 5FH | Advertisement Consent | Retrospective advertisement consent for the installation of; 2 x fascia signs with external illumination; 1 x non-illuminated fascia sign; 10 x vinyl stickers on windows and doors. | Catherine Nichol | Hoxton East and Shoreditch Ward | Delegated | Refuse | 08-12-2022 |
| 2022/2464 | 171 Hoxton Street, Hackney, London, N1 6PJ | Full Planning Permission | Alterations to the shopfront. | Erin Glancy | Hoxton East and Shoreditch Ward | Delegated | Refuse | 15-12-2022 |
| 2022/2444 | The Stage: Land Bounded By Curtain Road / Hewett Street, Great Eastern Street, EC2A 3LP | Non-Material Amendment | Non-material amendment to planning application 2017/0864 dated 23/03/2018 as amended by NMA ref 2021/3649 dated 21/03/2021. Amendments include alterations to the facade of building 1 including changes to the cap framing system, relocating the office entrance and a proposed tree. | Louise Prew | Hoxton East and Shoreditch Ward | Delegated | Grant | 06-12-2022 |
| 2022/2441 | 6-8 Luke Street, Hackney, London, EC2A 4XY | Full Planning Permission | Installation of roof top Photovoltaic Panels, installation of roof-top boundary planting, extension of existing roof top plant enclosure, alterations to entrances, removal of services entrance, new Crittall windows, alterations to the fenestration and staining of existing dark brick window sills, lintels and surrounds together with associated works. | James Clark | Hoxton East and Shoreditch Ward | Delegated | Grant | 30-11-2022 |
| 2022/2412 | 58 - 62 Scrutton Street, Hackney, London, EC2A 4XP | Discharge of Condition | Submission of details pursuant to condition 5 (green roof) attached to planning permission 2022/1500 dated 16/08/2022. | Alix Hauser | Hoxton East and Shoreditch Ward | Delegated | Grant | 28-11-2022 |
| 2022/2299 | Basement And Ground Floor, 36 Great Eastern Street, Hackney, London, EC2A 3ES | Full Planning Permission | Application for a retrospective change of use from Class E (restaurant) to Sui generis (restaurant and take-away). | James Clark | Hoxton East and Shoreditch Ward | Delegated | Grant | 07-12-2022 |
| 2022/2130 | First Floor, 147 - 149 Curtain Road, Hackney, London, EC2A 3QE | Full Planning Permission | Change of use of the first floor from a tattoo artist studio (Use Class Sui Generis) to residential flat (Use Class C3). | Erin Glancy | Hoxton East and Shoreditch Ward | Delegated | Refuse | 30-11-2022 |
| 2022/2088 | The Tramshed, 32 Rivington Street, Hackney, London, EC2A 3LX | Advertisement Consent | Erection of two permanently fixed external flagpole mounts for two flags and poles (LBC 2022/2073 / ADV 2022/2088) | Catherine Nichol | Hoxton East and Shoreditch Ward | Delegated | Grant | 01-12-2022 |
| 2022/2073 | The Tramshed, 32 Rivington Street, Hackney, London, EC2A 3LX | Listed Building Consent | Erection of two permanently fixed external flagpole mounts for two flags and poles (LBC 2022/2073 / ADV 2022/2088) | Catherine Nichol | Hoxton East and Shoreditch Ward | Delegated | Grant | 01-12-2022 |
| 2022/1882 | Regan Court, 40 Regan Way, Hackney, London N1 6FU | Prior approval - new dwellings | Prior notification for the erection of a single storey extension above third floor to provide 2 flats | Micheal Garvey | Hoxton East and Shoreditch Ward | Delegated | Granted - Extra Conditions | 06-12-2022 |
| 2022/0164 | 183 - 187 Shoreditch High Street, Hackney, London, E1 6HU | Discharge of Condition | Submission of details pursuant to condition 24 (Details of compliance with approved air quality assessment) of planning permission 2017/0596 dated 18th May 2018. | Nick Bovaird | Hoxton East and Shoreditch Ward | Delegated | Grant | 06-12-2022 |
| 2022/0192 | Land On Wimbourne Street, London, N1 7HB | Non-Material Amendment | Non-material amendment to planning permission 2020/1667 dated 11-03-2021 comprising amendments to the approved drawings to accommodate an enlarged substation, leading to the removal of 2 standard parking bays, changes to the approved tenure mix and changes to labelling on the bin store. | Nick Bovaird | Hoxton West Ward | Delegated | Grant | 15-12-2022 |
| 2022/2777 | 53 Cropley Street, Hackney, London, N1 7JB | 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 3.5m and height of 3m | Thomas Russell | Hoxton West Ward | Delegated | Grant | 19-12-2022 |
| 2022/2090 | Nisa Local, 93 - 95 Murray Grove, Hackney, London, N1 7QP | Full Planning Permission | Proposed shopfront shutters and metal roof sheets to the front | James Clark | Hoxton West Ward | Delegated | Refuse | 07-12-2022 |
| 2022/1910 | Second Floor Unit D, 12 Wharf Road, Hackney, London, N1 7TB | Prior approval - new dwellings | Prior approval for change of use from Commercial, (Use Class E) at second floor to two bedroom flat | Micheal Garvey | Hoxton West Ward | Delegated | Granted - Extra Conditions | 09-12-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|---|--|---------------------|-----------------------------|----------------|-------------------------------|----------------------|
| 2022/2516 | 14 Colne Road, Hackney, London, E5 0HR | Householder Planning | Proposed erection of infill extension and insertion of glazed doors to the rear. | Erin Glancy | Kings Park Ward | Delegated | Grant | 07-12-2022 |
| 2022/2508 | 6 Trehurst Street, Hackney, London, E5 0EB | Certificate of Lawful Development Existing/Proposed | Certificate of Lawful Development for the erection of a rear dormer, extension to the roof of the outrigger and installation of front roof slope. | Alix Hauser | Kings Park Ward | Delegated | Grant | 08-12-2022 |
| 2022/2420 | 83 Dunlace Road, London, E5 0NG | Householder Planning | Removal of single storey rear extension, replacement side/return extension and installation of rooflights and additional fenestrations to the rear wall. Relocation of first floor window | Alishba Emanuel | Kings Park Ward | Delegated | Granted - Extra Conditions | 28-11-2022 |
| 2022/2279 | Commercial Unit, 33 Marsh Hill, Hackney, London, E9 5QA | Full Planning Permission | Erection of a ground floor rear extension | Raymond Okot | Kings Park Ward | Delegated | Granted - Standard Conditions | 20-12-2022 |
| 2022/2669 | 150 Powerscroft Road, Hackney, London, E5 0PR | Householder Planning | Construction of infill extension together with the reconstruction and enlargement of the existing lean to extension. | James Clark | Lea Bridge Ward | Delegated | Grant | 19-12-2022 |
| 2022/2616 | 13 Gunton Road, Hackney, London, E5 9JT | Discharge of Condition | Submission of details pursuant to conditions 4 (Sustainable Urban Drainage) and 5 (Groundwater) attached to planning permission 2022/0445 allowed on appeal reference APP/U5360/D/22/3298541 dated 20/09/2022 | Gerard Livett | Lea Bridge Ward | Delegated | Grant | 07-12-2022 |
| 2022/2611 | 15 Gunton Road, Hackney, London, E5 9JT | Discharge of Condition | Submission of details pursuant to conditions 4 (Sustainable Urban Drainage) and 5 (Groundwater) attached to planning permission 2022/0449 allowed on appeal reference APP/U5360/D/22/3298598 dated 20/09/2022 | Gerard Livett | Lea Bridge Ward | Delegated | Grant | 07-12-2022 |
| 2022/2579 | Flat A, 125 Chatsworth Road, Hackney, London, E5 0LA | Full Planning Permission | Erection of a single storey rear extension | Thomas Russell | Lea Bridge Ward | Delegated | Granted - Extra Conditions | 06-12-2022 |
| 2022/2574 | 46 Thistlewaite Road, Hackney, London, E5 0QQ | Householder Planning | Erection of a ground floor rear extension, erection of a conservatory to the rear elevation at first floor level, rendering the rear elevation, replacement of windows with double glazing, works to the front lightwell. | Catherine Nichol | Lea Bridge Ward | Delegated | Granted - Standard Conditions | 19-12-2022 |
| 2022/2548 | Basement & Ground Floor Flat, 76 Powerscroft Road, Hackney, London, E5 0PP | Full Planning Permission | Erection of single-storey side/rear extension; Erection of detached outbuilding | Thomas Russell | Lea Bridge Ward | Delegated | Granted - Extra Conditions | 13-12-2022 |
| 2022/2534 | 150 Lower Clapton Road, Hackney, London, E5 0QJ | Certificate of Lawful Development Existing/Proposed | Lawful development certificate (existing) for the use of Flats A, B & C, 150 Lower Clapton Road, Hackney, London, E5 0QJ as a self-contained flat. | Jonathan Bainbridge | Lea Bridge Ward | Delegated | Grant | 15-12-2022 |
| 2022/2498 | Rear of 38 Chatsworth Road, Hackney, London, E5 0LP | Householder Planning | Erection of a single-storey rear extension at basement level and elevational alterations to the northern elevation at ground floor level. | Alix Hauser | Lea Bridge Ward | Delegated | Grant | 12-12-2022 |
| 2022/2433 | Flat 3, 50 Dunlace Road, Hackney, London, E5 0NE | Full Planning Permission | Erection of roof extension with front terrace for air source heat pump to create an additional storey at third floor level including raising of party walls. | Alix Hauser | Lea Bridge Ward | Delegated | Refuse | 01-12-2022 |
| 2022/2358 | 101-107 Chatsworth Road, Hackney, London, E5 0LE | Full Planning Permission | New shopfront, formation of front lightwell and new front railings, new basement windows, and new entrance door on Chatsworth Road and new fire door on Elderfield Road; subdivision of the commercial units a ground and basement level to create two retail units . | Micheal Garvey | Lea Bridge Ward | Delegated | Refuse | 12-12-2022 |
| 2022/2336 | Ground Floor And Mezzanine Floor, 26 Chatsworth Road, Hackney, London, E5 0LP | Full Planning Permission | Installation of extraction flue and ducting to the rear of the site and increased hours of operation from 1100-0000 Monday-Sunday including Bank Holidays. | Erin Glancy | Lea Bridge Ward | Delegated | Refuse | 16-12-2022 |
| 2022/2752 | Flat 1, 9 Waterfront Mews, London, N1 7FE | Adjoining Borough Observations | Notification from LB Islington of application P2022/3270/FUL for Proposed roof extension to provide a new self contained 2no. bedroom flat with terrace | Robert Brew | London Borough of Islington | Delegated | No Objection | 07-12-2022 |
| 2022/2751 | 186 City Road, Hackney, London, EC1V 2NT | Adjoining Borough Observations | Notification from LB Islington of application P2022/3596/FUL for Creation of new office floorspace (Use Class E(g)) including demolition and replacement of existing fourth, fifth and sixth floors together with the erection of a seventh storey extension, internal and external alterations, plant alongside other associated works. | Robert Brew | London Borough of Islington | Delegated | No Objection | 08-12-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|--------------------------------|---|--------------|-------------------------------------|----------------|--------------|----------------------|
| 2022/2746 | PA/22/02317 Former Westferry Printworks, 235 Westferry Road, London | Adjoining Borough Observations | Notification from LB Tower Hamlets of application PA/22/02317 for Request for an Environmental Impact Assessment (EIA) Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), in respect of the construction of a residential mixed-use scheme ranging between ground plus four to 30 storeys (approximately +110.90m Above Ordnance Datum (AOD)), comprising approximately 1,200 residential units, approximately 23,000 m2 of non-residential uses, (likely to include retail, community uses and flexible workspace), public open space including parkland and improved access to the dockside, and enables the delivery of a secondary school. | Robert Brew | London Borough of Tower Hamlets (N) | Delegated | No Objection | 08-12-2022 |
| 2022/2686 | PA/21/02377/A1 Aberfeldy Estate, Phase A, Land to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbott Road. | Adjoining Borough Observations | Notification from LB Tower Hamlets of application PA/21/02377/A1 which is a Hybrid application seeking detailed planning permission for Phase A and Outline planning permission for future phases, comprising: Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m AOD) and up to 139, 629sqm (GEA) of floorspace comprising the following mix of uses: Residential (Class C3); Retail, workspace, food and drink uses (Class E); Car and cycle parking; Formation of new pedestrian route through the conversion and repurposing of the Abbot Road vehicular underpass for pedestrians and cyclists connecting to Jolly's Green; Landscaping including open spaces and public realm; and New means of access, associated infrastructure and highway works. In Full, for residential (Class C3), retail, food and drink uses and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and open space. This application is accompanied by an Environmental Statement. Further Information not forming part of formal Description of Development: For the Outline phase: Up to a maximum of 132,701sqm (GEA) of Residential floorspace (Class C3) within a number of buildings ranging between maximum heights of 13.5m AOD and 100m AOD; and Up to 4,329sqm (GEA) of retail, workspace, food and drink uses (Class E); For the Detailed phase: 30,141sqm sqm (GEA) of Residential floorspace (Class C3) within a number of buildings ranging between maximum heights of 25.17m (AOD) and 42.73m (AOD); and 1643 sqm of retail, food and drink uses associated with a replacement Neighbourhood Centre and a temporary marketing suite (Class E and Sui Generis). Amended Application: The application has been amended as follows: Removal of Block A3 (contains 9 Social Rent units) from Phase B of the masterplan; 42 Intermediate units in Block B1 (Phase B) changed to 34 Social Rent units (including 9 relocated Social Rent units from Block A3); 42 Market units in Block B2 (Phase B) changed to Intermediate units with 141 Market units remaining in Block B2; 16 Market units in Block E2 (Phase C) changed to Social Rent units with 26 Market units remaining in Block E2. Aberfeldy Estate, Phase A, Land to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbott Road. | Robert Brew | London Borough of Tower Hamlets (N) | Delegated | No Objection | 08-12-2022 |
| 2022/2564 | 67a Vyner Street, London, E2 9DQ | Adjoining Borough Observations | Notification from LB Tower Hamlets of application PA/22/02124 for a Single storey extension to existing two storey mixed use building to create three storey mixed use building with ground floor office space and 1no. additional flats (2 in total). | Robert Brew | London Borough of Tower Hamlets (N) | Delegated | No Objection | 09-12-2022 |
| 2022/1056 | 1 Emma Street, London, E2 9FP | Adjoining Borough Observations | Notification from LB Tower Hamlets of application PA/22/00615 for Permanent retention of 3-storey buildings built from reconditioned shipping containers comprised of commercial floorspace (Use Class E) with associated landscaping, cycle parking and waste storage. | Robert Brew | London Borough of Tower Hamlets (N) | Delegated | No Objection | 16-12-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|--------------------------------|---|--------------|-------------------------------------|----------------|--------------|----------------------|
| 2022/0034 | Ensign House, 17 Admirals Way, Isle of Dogs, London, E14 9XQ | Adjoining Borough Observations | Notification from LB Tower Hamlets of receipt of additional EIA information associated with application PA/21/00952 for Demolition of the existing building (Use Class E) and the comprehensive redevelopment of the site to provide a single tall building (205m AOD to the top of the building and 230m AOD to the top of the spire) providing residential accommodation (Use Class C3) along with a mix of flexible commercial uses (Use Class E) at ground floor level with associated hard and soft landscaping including the delivery of a new pocket park providing general public realm improvements. The Application is accompanied by an Environmental Impact Assessment. Further explanation (not forming part of the formal description of development set out above): 'Erection of a 56-storey building (plus associated mezzanines) to accommodate 495 residential units (Use Class C3) with ancillary private and communal amenity and play space along with 296sqm of flexible commercial floorspace at ground level (Use Class E)' | Robert Brew | London Borough of Tower Hamlets (N) | Delegated | No Objection | 16-12-2022 |
| 2021/3531 | PA/21/02377/A1 Aberfeldy Estate, Phase A, Land to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbot Road. | Adjoining Borough Observations | Notification from LB Tower Hamlets of application PA/21/02377/A1 which is a hybrid application seeking detailed planning permission for Phase A and Outline planning permission for future phases, comprising: Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m AOD) and up to 141, 014sqm (GEA) of floorspace comprising the following mix of uses: Residential (Class C3); Retail, workspace, food and drink uses (Class E); Car and cycle parking; Formation of new pedestrian route through the conversion and repurposing of the Abbot Road vehicular underpass for pedestrians and cyclists connecting to Jolly's Green; Landscaping including open spaces and public realm; and New means of access, associated infrastructure and highway works. In Full, for residential (Class C3), retail, food and drink uses and a temporary marketing suite (Class E and Sui Generis), together with access, car and cycle parking, associated landscaping and new public realm, and open space. This application is accompanied by an Environmental Statement. Further Information not forming part of formal Description of Development: For the Outline phase: Up to a maximum of 133,971sqm (GEA) of Residential floorspace (Class C3) within a number of buildings ranging between maximum heights of 13.5m AOD and 100m AOD; and Up to 4,444sqm (GEA) of retail, workspace, food and drink uses (Class E); For the Detailed phase: 30,133sqm sqm (GEA) of Residential floorspace (Class C3) within a number of buildings ranging between maximum heights of 25.17m (AOD) and 42.73m (AOD); and 1658 sqm of retail, food and drink uses associated with a replacement Neighbourhood Centre and a temporary marketing suite (Class E and Sui Generis. Amended Application: The application has been amended as follows: Change to the application red line boundary to include Jolly's Green; Amendments to Phase A including change to Phase A boundary, relocation of cycle provision for Plot H1/H2; Relocation of Phase A temporary play provision; Landscape amendments; and Correction in details of number of homes to be demolished. Aberfeldy Estate, Phase A, Land to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbott Road. | Robert Brew | London Borough of Tower Hamlets (N) | Delegated | No Objection | 16-12-2022 |
| 2022/2513 | AVENUE ROAD ESTATE, WALTHAM FOREST, LONDON, E11 - | Adjoining Borough Observations | Notification from LB Waltham Forest of application 222588 for Demolition of the existing buildings and structures and comprehensive redevelopment to provide replacement and additional homes (Use Class C3), replacement and additional community floorspace (Use Classes F2b, Ee, Ef & Sui Generis), new commercial floorspace (Use Classes Ea, Eb, Ec, Ee, Ef & Sui Generis) and new public realm, together with associated car parking, cycle parking, landscaping, highways works and infrastructure works. (Information only: The development shall provide 617 residential dwellings, 810sqm (GIA) of community floorspace and 211sqm (GIA) of commercial floorspace all within buildings of up to 23 storeys only) | Robert Brew | London Borough of Waltham Forest | Delegated | No Objection | 14-12-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|--|--|----------------|--|----------------|--------------|----------------------|
| 2022/2474 | Uplands Business Park Blackhorse Lane | Adjoining Borough Observations | Notification from LB Waltham Forest of application 222739 for HYBRID PLANNING APPLICATION for the phased demolition of all existing buildings and structures (excluding Uplands House), site preparation works, and comprehensive industrial-led mixed-use redevelopment of parts of UPLANDS BUSINESS PARK AND FOREST TRADING ESTATE, BLACKHORSE LANE, WALTHAM FOREST, LONDON, comprising: DETAILED planning application for the construction of one 3 storey building and one 4 storey building (Blocks A1 and A2) comprising 17,636 sqm (GEA) of flexible industrial floorspace (Use Classes B2, B8, and E(g)(ii and iii)) and one mixed-use 18 storey building (Block B) comprising 119 residential dwellings (Use Class C3) and 540 sqm (GEA) of flexible industrial floorspace (Use Classes B2, B8, and E(g)(ii and iii)), as well as ancillary yard areas; car/cycle parking; amenity; plant; public, communal, and private realm; soft/hard landscaping; infrastructure, access, and highway works; and other associated works; and OUTLINE planning application (with all matters reserved) for the construction of up to eight development plots (with maximum building heights of up to 22.6 m A.O.D. (Plot C), up to 145.0 m A.O.D. (Plots D and H), up to 110.2 m A.O.D (Plots E and J), up to 72.4m A.O.D. (Plot F), up to 51.0 m A.O.D. (Plot G), and up to 40.5 m A.O.D. (Plot K) comprising up to 167,398sqm (GEA) residential floorspace (Use Class C3), up to 14,824 sqm (GEA) of flexible industrial floorspace (Use Classes B2, B8, and E (g)(ii and iii)), and up to 5,000 sqm (GEA) of Classes E and F and Sui Generis (Drinking Establishment/Bar) floorspace, as well as ancillary yard areas; car/cycle parking; amenity; plant; public, communal, and private realm; soft/hard landscaping; infrastructure, access, and highway works; and other associated works. | Robert Brew | London Borough of Waltham Forest | Delegated | No Objection | 15-12-2022 |
| 2022/2493 | 109 Lansdowne Drive, Hackney, London, E8 4NE | Householder Planning | Erection of single storey infill extension, together with replacement of all windows and rooflight. | Erin Glancy | London Fields Ward | Delegated | Grant | 07-12-2022 |
| 2022/2447 | 1 Malvern Road, Hackney, London, E8 3LT | Householder Planning | Replacement of front gate with new front gate, and part new front timber panel. and external alterations | Micheal Garvey | London Fields Ward | Delegated | Refuse | 01-12-2022 |
| 2022/2434 | 29 Albion Square, Hackney, London, E8 4ES | Discharge of Condition | Submission of details of condition 5 (lower ground floor details) of planning permission 2022/1637 granted on 11/08/2022 | Raymond Okot | London Fields Ward | Delegated | Grant | 01-12-2022 |
| 2022/2405 | 37 Albion Drive, Hackney, London, E8 4LT | Householder Planning | Demolition of lower ground floor extension and erection of replacement single-storey lower ground floor rear extension; replacement door at upper ground floor in rear elevation and installation of balustrade to upper ground floor terrace. | Erin Glancy | London Fields Ward | Delegated | Grant | 08-12-2022 |
| 2022/2398 | 37 Albion Drive, Hackney, London, E8 4LT | Certificate of Lawful Development Existing/Proposed | Proposed erection of a single storey outbuilding in the rear garden. | Erin Glancy | London Fields Ward | Delegated | Grant | 28-11-2022 |
| 2022/2313 | 81 Albion Drive, Hackney, London, E8 4LT | Householder Planning | Erection of replacement single-storey rear extension at lower ground floor level, erection of single-storey side extension at upper ground floor level; replacement of single-glazed windows with double-glazed windows and alterations to boundary fencing. | Alix Hauser | London Fields Ward | Delegated | Grant | 28-11-2022 |
| 2022/2215 | 100 Albion Drive, Hackney, London, E8 4LY | Works to a Tree in Conservation Area Notification | Rear Garden: Remove two sycamores - growing as one tree - on the rear boundary of 100 Albion Drive. Standing too close to the building next door.. | Leif Mortensen | London Fields Ward | Delegated | No Objection | 05-12-2022 |
| 2022/2148 | 145 Middleton Road, Hackney, London, E8 4LL | Works to a Tree in Conservation Area Notification | Sycamore (T1) - reduce crown to points of previous reduction (5m approx. height reduction, 2.5m approx. from side branches | Eugene McGee | London Fields Ward | Delegated | No Objection | 05-12-2022 |
| 2022/2109 | 33 Albion Drive, Hackney, London, E8 4LX | Works to a Tree in Conservation Area Notification | I planted the Catalpa about 7 years ago. It has grown hugely. the branches are extending over our neighbour's small front garden (1a malvern road), as well as blocking their light from the south. The branches tend to snap off in high wind, and fall into their front garden. They are elderly, and find this very alarming, and have asked us to get rid of the catalpa. We trimmed it last year, but this has failed to resolve the difficulties | Eugene McGee | London Fields Ward | Delegated | No Objection | 05-12-2022 |

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| 2022/2106 | 33 Albion Drive, Hackney, London, E8 4LX | Works to a Tree in Conservation Area Notification | I planted the plum tree about 7 years ago. For some years it has extended over the pathway leading to the entrance to the next door basement flat (31 albion drive). Large quantities of ripe plums fall onto this entrance path, which is the only access to the basement flat. The fallen plums make the path very messy, slippery and hazardous, and attract wasps and other ants. As a consequence our neighbour has asked us to remove the plum tree | Eugene McGee | London Fields Ward | Delegated | No Objection | 05-12-2022 |
| 2022/2103 | 6 Malvern Road, Hackney, London, E8 3LT | Householder Planning | Erection of a single-storey rear extension, loft conversion with the erection of a rear dormer and the installation of a side rooflight; alterations to fenestrations; associated landscaping works to rear garden | Thomas Russell | London Fields Ward | Delegated | Granted - Extra Conditions | 02-12-2022 |
| 2022/2093 | London Lane Court London Lane, Hackney, | Works to a Tree in Conservation Area Notification | 6 x Malus - Crown lift to 2.5m, selectively prune, remove weeds and apply mulch | Eugene McGee | London Fields Ward | Delegated | No Objection | 05-12-2022 |
| 2022/2893 | Cafe, Trowbridge Gardens, 1 Trowbridge Road, Hackney, London, E9 5LD | Adjoining Borough Observations | Notification from LLDC of application 22/00482/FUL for Full planning application for the installation of a glazed double doors to the north elevation of the building | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 07-12-2022 |
| 2022/2862 | Site known as 'Hackney Wick Central' comprising land to the north and south of (although excluding), Hackney Wick Overground Station; bounded to the east by the Lee, Navigation, to the south by Rothbury Road, to the west by Hepscott Road, Wallis Road and | Adjoining Borough Observations | Notification from LLDC of application 22/00481/AOD for Submission of details to discharge Condition 33 (Ecological Management Plan) of outline planning permission 16/00166/OUT, dated 18th March 2019, in relation to Plot E/F, Plot J East and Plot K2 North. | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 07-12-2022 |
| 2022/2812 | Site Comprising The International Broadcast Centre (IBC), Main Media Conference Room (MMCR), Multi Storey Car Park (MSCP) And Adjoining Land Within The North Western Part Of PDZ 5: South Of Eastway And West Of Waterden Road In LB Hackney | Adjoining Borough Observations | Notification from LLDC of application 22/00472/NMA for Application made under Section 96A of the Town and Country Planning Act 1990 (as amended) seeking non-material amendments, attached to planning permission 13/00534/FUM dated 20th March 2014, to make minor changes to the external building fabric along the western façade to incorporate a new dry riser. | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 07-12-2022 |
| 2022/2811 | Unit 8, Former International Broadcast Centre, Here East Waterden Road, Hackney, London, E20 3BS | Adjoining Borough Observations | Notification from LLDC of application 22/00464/FUL for Full planning application for the Installation of 21 rooflights to existing roofscape. | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 07-12-2022 |
| 2022/2802 | Site known as 'Hackney Wick Central' comprising land to the north and south of (although excluding), Hackney Wick Overground Station; bounded to the east by the Lee, Navigation, to the south by Rothbury Road, to the west by Hepscott Road, Wallis Road | Adjoining Borough Observations | Notification from LLDC of application 22/00466/NMA for Application under Section 96a of the Town and Country Planning Act 1990 (as amended) seeking non-material amendment to Conditions 45 (Contamination) and 46 (Remediation, Implementation, and Verification Method Statement) to enable demolition to the base of the ground floor slab and site clearance prior to discharge of Planning permission 16/00166/OUT, dated 18 March 2019, to proposes minor modifications to the wording. | Robert Brew | London Legacy Development Corporation | Delegated | Objection | 07-12-2022 |
| 2022/2782 | 92-94 Wallis Road, Hackney, London, E9 5LN | Adjoining Borough Observations | Notification from LLDC of application 18/00525/FUL for Application for the temporary use of the ground floors as commercial, business and service use (Class E) for a maximum period of 5 years from date of approval. | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 07-12-2022 |
| 2022/2722 | Mcgrath Works Depot Waste Recycling Station, 3-13 Hepscott Road, London, E9 5HB | Adjoining Borough Observations | Notification from LLDC of application 22/00440/106 for Submission of details pursuant to Schedule 9 (Public Open Space and Play Areas) of the Section 106 Agreement accompanying planning permission 16/00451/OUT, dated 21 January 2020 | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 08-12-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
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| 2022/2721 | East Wick Phase 2, Development Parcel 5.6, Planning Delivery Zone 5 Queen Elizabeth Olympic Park, London, E20 | Adjoining Borough Observations | Notification from LLDC of application 22/00449/AOD for the approval of detail to partially discharge Condition 2 (Material, Samples and Detailed Drawings) in so far as they relate to the Phase 2 buildings and landscape (excluding Waterden Green) and partial discharge of Condition 6 (Wheelchair User Dwellings Marketing) in so far as it relates to part (b) of the East Wick Phase 2 Reserved Matters Approval (20/00482/REM, as amended by 22/00337/NMA) dated 17 May 2021. | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 14-12-2022 |
| 2022/2522 | Site known as 'Hackney Wick Central' comprising land to the north and south of (although excluding), Hackney Wick Overground Station; bounded to the east by the Lee, Navigation, to the south by Rothbury Road, to the west by Hepscott Road, Wallis Road and | Adjoining Borough Observations | Notification from LLDC of application 22/00429/AOD for Submission of details to discharge Condition 44 (Foundation Works Risk Assessment) of outline planning permission (16/00166/OUT), dated 18th March 2019, in relation to Plot E/F, Plot J East and Plot K2 North. | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 09-12-2022 |
| 2022/2512 | Site known as 'Hackney Wick Central' comprising land to the north and south of (although excluding), Hackney Wick Overground Station; bounded to the east by the Lee, Navigation, to the south by Rothbury Road, to the west by Hepscott Road, Wallis Road and | Adjoining Borough Observations | Notification from LLDC of application 22/00428/AOD for Submission of details to discharge Condition 29 (Construction Noise and Vibration Monitoring and Mitigation), Condition 30 (Construction Air Quality Assessment and Dust Monitoring and Mitigation) and Condition 32 (Construction Transport Management Plan) of outline planning permission (16/00166/OUT), dated 18th March 2019, in relation to Plot E/F, Plot J East and Plot K2 North. | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 15-12-2022 |
| 2022/2503 | 22/00421/AOD site known as 'Hackney Wick Central' comprising land to the north and south of (although excluding), Hackney Wick Overground Station; bounded to the east by the Lee, Navigation, to the south by Rothbury Road, to the west by Hepscott Road, Wallis Road and | Adjoining Borough Observations | Notification from LLDC of application 22/00421/AOD for Submission of details to discharge of Condition 45 (Contamination) of outline planning permission (16/00166/OUT) dated 18th March 2019, in relation to Plot E/F, Plot J East and Plot K2 North. | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 15-12-2022 |
| 2022/2477 | Unit G1, Trowbridge Gardens, 1 Trowbridge Road, Hackney, London, E9 5LD | Adjoining Borough Observations | Notification from LLDC of application 22/00420/AOD for Submission of details to discharge Condition 6 (Hard and Soft Landscaping) and Condition 7 (External Structure Details) of planning permission 18/00487/FUL dated 13th March 2019. | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 09-12-2022 |
| 2022/2333 | 15-49, Chapman Road, Hackney, London, E9 5DW | Adjoining Borough Observations | Notification from LLDC of Full planning application 22/00374/FUL for the retrospective temporary change of use from car pound (Sui Generis) to highways storage depot (Use class B8) with retention of existing offices (Use Class E (g)(i)) and reduction in length of the existing vehicle airlock, for a period of 5 years. | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 16-12-2022 |
| 2022/0228 | 22/00032/AOD at 80Z, Eastway, Hackney, London, E9 5JH | Adjoining Borough Observations | Notification from LLDC of application 22/00032/AOD for Submission of details to discharge Condition 3 (Material samples) of planning permission (19/00575/FUL) dated 07-Apr-2020. | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 16-12-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|---|---|---------------------|---------------------------------------|----------------|-----------------------------|----------------------|
| 2022/0112 | 21/00561/VAR at Land comprised within the Development Parcels 8.1 and 8.4 (Bridgewater Triangle), Queen Elizabeth Olympic Park, London | Adjoining Borough Observations | Notification from LLDC of application 21/00561/VAR of Application made under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary the Legacy Communities Scheme Outline Planning Permission (11/90621/OUTODA, as varied by 18/00471/VAR and 20/00197/NMA) by removing ('slotting out') all of Planning Development Parcels 8.1 and 8.4 (Bridgewater Triangle Site) from Planning Delivery Zone 8 of the Legacy Communities Scheme, remove or vary conditions relating to Development Parcels 8.1 and 8.4, in order to allow for an alternative redevelopment of the site (as proposed by application ref: 21/00403/OUT), and an update of the description of development to reflect the updated Use Classes as per the amended Use Class Order (2020). As a result of this application the Legacy Communities Scheme shall comprise residential (C3) uses (reduced by 32,034 sqm), including Sheltered Accommodation (C3); offices/research and development/industrial processes which can be carried out in a residential area (E(g)) (reduced by 110 sqm); shopping, food and drink and financial and professional services (E(a - c) and Sui Generis) (reduced by 231 sqm); leisure space (E(d) and Sui Generis) and community, health, cultural, assembly and educational facilities (E(d - f), F1 & F2), including two primary schools and one secondary school; new streets and other means of access and circulation, construction of open and covered car parking; landscaping including laying out of open space with provision for natural habitats and play space; new and replacement bridge crossings, re-profiling of site levels, demolition and breaking out of roads and hardstanding, utilities diversions and connections; and other supporting infrastructure works and facilities (and where the total quantum of built floorspace on the Site is subject to Condition LCS0.45 as a result of the slot out of the Superseded Development Land)" | Robert Brew | London Legacy Development Corporation | Delegated | No Objection | 16-12-2022 |
| 2022/2494 | Flat 210, Olympic House, 12 Somerford Grove, Hackney, London, N16 7TY | Certificate of Lawful Development Existing/Proposed | Existing use of the premises as a self-contained dwelling (use class C3). | Jonathan Bainbridge | Shacklewell Ward | Delegated | Grant | 08-12-2022 |
| 2022/2874 | Tower Court Clapton Common, Hackney, London, E5 9AJ | Discharge of Condition | Submission of partial details pursuant to condition 28 (Block D only- Air Permeability Certificates) attached to planning permission 2016/1930 dated 27/11/2017. | Nick Bovaird | Springfield Ward | Delegated | Grant | 13-12-2022 |
| 2022/2860 | Tower Court Clapton Common, Hackney, London, E5 9AJ | Discharge of Condition | Submission of partial details pursuant to condition 27 (Block B only- Photovoltaic Panel Commissioning Certificates) attached to planning permission 2016/1930 dated 27/11/2017. | Nick Bovaird | Springfield Ward | Delegated | Grant | 13-12-2022 |
| 2022/2698 | 130 Clapton Common, London, E5 9AG | 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 6m, eaves height of 3m and maximum height of 4m | Danny Huber | Springfield Ward | Delegated | Prior Approval Not Required | 19-12-2022 |
| 2022/2685 | Springfield Cafe, Springfield House, Springfield Park Springfield, Hackney, London, E5 9EF | Certificate of Lawfulness (Proposed) for Works to a Listed Building | Certificate of Lawfulness for Works to a Listed Building: Installation of extract duct to north (new) elevation | Gerard Livett | Springfield Ward | Delegated | Grant | 15-12-2022 |
| 2022/2651 | Flat B, 116 Upper Clapton Road, Hackney, London, E5 9JY | Full Planning Permission | Erection of a rear dormer roof extension | Jonathan Bainbridge | Springfield Ward | Delegated | Grant | 15-12-2022 |
| 2022/2650 | 26 Jessam Avenue, Hackney, London, E5 9DU | Householder Planning | Erection of front, rear, and side roof extensions together with erection of first floor rear extension. | James Clark | Springfield Ward | Delegated | Refuse | 20-12-2022 |
| 2022/2423 | 12 Hurstdene Gardens, Hackney, London, N15 6NA | Full Planning Permission | Extension of Porches on No 12 and 14 Hurstdene Gardens | Alishba Emanuel | Springfield Ward | Delegated | Refuse | 28-11-2022 |
| 2022/2391 | 21 Lingwood Road, Hackney, London, E5 9BN | Discharge of Condition | Discharge of conditions 3 (SUDS) & 4 (Flooding) of the application 2022/1300, dated 22/08/2022 for the erection of a rear ground floor wraparound extension | Jonathan Bainbridge | Springfield Ward | Delegated | Grant | 29-11-2022 |
| 2022/2113 | 13 Leadale Road, Hackney, London, N16 6BZ | Householder Planning | Proposed Basement below existing rear kitchen extension, and into half level of rear garden | James Clark | Springfield Ward | Delegated | Granted - Extra Conditions | 13-12-2022 |
| 2022/2104 | Tower Court Clapton Common, Hackney, London, E5 9AJ | Discharge of Condition | Submission of details pursuant to condition 20 (CHP) attached to planning permission 2016/1930 dated 27/11/2017. | Nick Bovaird | Springfield Ward | Delegated | Grant | 13-12-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|---|---|---------------------|-------------------------|----------------|-------------------------------|----------------------|
| 2022/1960 | 5 -9 Lingwood Road, Hackney, London, E5 9BN | Removal/Variation of Condition (s) | Variation of condition 1 (approved plans) of planning permission 2021/0790 dated 26/04/2021, for modifications to the approved southwestern (rear) elevation at no 9 Lingwood Road. This includes widening the first-floor extension, enlargement of the single-storey ground floor extension and alterations to the patio doors on the rear ground floor of 9 Lingwood Road. | Jonathan Bainbridge | Springfield Ward | Delegated | Grant | 28-11-2022 |
| 2022/1553 | Flat C, 22 Castlewood Road, Hackney, London, N16 6DW | Full Planning Permission | Construction of a single-storey rear extension. | James Clark | Springfield Ward | Delegated | Grant | 14-12-2022 |
| 2022/2680 | Flat A, 9 Linthorpe Road, Hackney, London, N16 5RE | Discharge of Condition | Discharge of condition 4 (SUDs) of application 2019/3869, dated 23/12/2019 for the excavation for a lower ground floor extension with front and rear lightwells, associated retaining and balustrades. A rear extension at upper ground floor level. | Jonathan Bainbridge | Stamford Hill West Ward | Delegated | Grant | 01-12-2022 |
| 2022/2590 | 33-35 West Bank, Hackney, London, N16 5DF | Full Planning Permission | Erection of lower ground floor rear extensions at no. 33 and 34 West Bank Road; Erection of ground floor rear extensions at no. 33, 34 and 35 West Bank Road | Catherine Nichol | Stamford Hill West Ward | Delegated | Granted - Standard Conditions | 20-12-2022 |
| 2022/2580 | 51 Stamford Hill, Hackney, London, N16 5SR | Full Planning Permission | External alterations involving the relocation of boiler flues, relocation of cycle store and alterations on the front boundary fence and bin store. | Gerard Livett | Stamford Hill West Ward | Delegated | Granted - Extra Conditions | 20-12-2022 |
| 2022/2573 | 51 Stamford Hill, Hackney, London, N16 5SR | Listed Building Consent | Internal and external alterations involving the relocation of boiler flues; relocation of cycle store and alterations on the front boundary fence and bin store. | Gerard Livett | Stamford Hill West Ward | Delegated | Granted - Extra Conditions | 20-12-2022 |
| 2022/2552 | 42 Fairholt Road, Hackney, London, N16 5HW | Householder Planning | Demolition of existing rear structures to facilitate the construction of a part two storey and part single storey rear extension together with the excavation and extension of existing basement level with provision of associated front and rear lightwells. | James Clark | Stamford Hill West Ward | Delegated | Grant | 16-12-2022 |
| 2022/2541 | 59 Fairholt Road, Hackney, London, N16 5EW | Householder Planning | Erection of roof infill extension on main roof | Micheal Garvey | Stamford Hill West Ward | Delegated | Granted - Extra Conditions | 08-12-2022 |
| 2022/2529 | 7a-7b Heathland Road, Hackney, London, N16 5PD | Full Planning Permission | Erection of single-storey side and front extensions at ground floor level to No. 7b and single-storey rear extension at first floor level to No. 7a; erection of additional storey (part) to both properties | Gerard Livett | Stamford Hill West Ward | Delegated | Granted - Extra Conditions | 05-12-2022 |
| 2022/2470 | Lubavitch Ruth Lunzer Girls Primary School, 107 - 115 Stamford Hill, Hackney, London, N16 5RP | Full Planning Permission | Temporary erection of a Menorah - a candelabrum with eight branches for religious festival of Hanukkah fronting Northfield Road. | Micheal Garvey | Stamford Hill West Ward | Delegated | Granted - Extra Conditions | 06-12-2022 |
| 2022/2446 | 6 Grangecourt Road, Hackney, London, N16 5EG | Discharge of Condition | Submission of details pursuant to condition 4 (SuDs) of planning permission 2021/3171 granted 20/12/2021 for the joint application for the erection of a first floor and ground floor rear extension. | Erin Glancy | Stamford Hill West Ward | Delegated | Grant | 28-11-2022 |
| 2022/2064 | Flat A, 9 Lordship Park, Hackney, London, N16 5UN | Works to a Tree in Conservation Area Notification | Poplar tree on boundary with pavement. Removal of branch of tree that is over the pavement, as the tree has died due to age, for safety reasons. | Eugene McGee | Stamford Hill West Ward | Delegated | No Objection | 05-12-2022 |
| 2022/1247 | 21 Colberg Place, Hackney, London, N16 5RA | Householder Planning | Construction of a single-storey, ground-floor rear extension. | Danny Huber | Stamford Hill West Ward | Delegated | Granted - Extra Conditions | 08-12-2022 |
| 2021/3155 | 105 Dunsmore Road, Hackney, London, N16 5HT | Full Planning Permission | Removal of the stairway enclosure to the roof and retention of the two storey rear extension | Raymond Okot | Stamford Hill West Ward | Delegated | Granted - Extra Conditions | 28-11-2022 |
| 2022/2652 | 121 Nevill Road, Hackney, London, N16 0SU | Non-Material Amendment | Non-material amendment to planning application 2021/3581 granted 03/02/2022 for the erection of a ground floor rear and side extension. Extent of variation for the change of structure height and material. | Erin Glancy | Stoke Newington Ward | Delegated | Grant | 01-12-2022 |
| 2022/2545 | Flat B, 307 Amhurst Road, London, N16 7UX | Householder Planning | Erection of single storey detached outbuilding in rear garden | Alishba Emanuel | Stoke Newington Ward | Delegated | Granted - Standard Conditions | 15-12-2022 |
| 2022/2531 | 11 Harcombe Road, London, N16 0RX | Householder Planning | Erection of roof extension to roof of outrigger. | Alishba Emanuel | Stoke Newington Ward | Delegated | Refuse | 14-12-2022 |
| 2022/2472 | 47 Oldfield Road, Hackney, London, N16 0RR | Full Planning Permission | Erection of rear and side infill extension on the ground level and outrigger roof extension. | Erin Glancy | Stoke Newington Ward | Delegated | Refuse | 07-12-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|--|---|---|------------------|----------------------|----------------|-------------------------------|----------------------|
| 2022/2456 | 50 Manse Road, Hackney, London, N16 7QD | Full Planning Permission | Erection of a two storey rear extension at lower ground and ground floor level. | Catherine Nichol | Stoke Newington Ward | Delegated | Refuse | 15-12-2022 |
| 2022/2427 | Monument to William and Catherine Booth, Abney Park Cemetery, Hackney, London, N16 0LH | Listed Building Consent | Refurbishment works including cleaning, structural repairs and re-gilding of the text on Monument. | Alishba Emanuel | Stoke Newington Ward | Delegated | Granted - Extra Conditions | 28-11-2022 |
| 2022/2381 | 13 Lavers Road, Hackney, London, N16 0DU | Householder Planning | Excavation to front garden to form front basement lightwell, new basement windows, removal of front porch and replace with new porch and new bay window to ground floor. | Micheal Garvey | Stoke Newington Ward | Delegated | Granted - Extra Conditions | 13-12-2022 |
| 2022/2380 | 13 Lavers Road, Hackney, London, N16 0DU | Certificate of Lawful Development Existing/Proposed | Erection of rear dormer roof extension; erection of a roof extension above 2-storey rear outrigger and installation of two front roof lights | Micheal Garvey | Stoke Newington Ward | Delegated | Grant | 13-12-2022 |
| 2022/2375 | 13 Lavers Road, Hackney, London, N16 0DU | Householder Planning | Erection of single storey ground floor rear extension, replacement of existing upvc windows with new timber windows. | Micheal Garvey | Stoke Newington Ward | Delegated | Granted - Extra Conditions | 13-12-2022 |
| 2022/2337 | 15 Foulden Road, Hackney, London, N16 7UU | Householder Planning | Erection of a single-storey rear extension at ground floor level. | Alix Hauser | Stoke Newington Ward | Delegated | Grant | 08-12-2022 |
| 2022/2082 | 14 Sanford Terrace, Hackney, London, N16 7LH | Works to a Tree in Conservation Area Notification | Quotation from Mick Parkin and son stipulating that the Birch tree is dead and plan to fell it. | Eugene McGee | Stoke Newington Ward | Delegated | No Objection | 05-12-2022 |
| 2021/2152 | 251 Amhurst Road, Hackney, London, N16 7UN | Full Planning Permission | Retention of rear single storey ground floor extension. | Erin Glancy | Stoke Newington Ward | Delegated | Granted - Extra Conditions | 30-11-2022 |
| 2022/2530 | 5 Leopold Mews, Hackney, London, E9 7NL | Householder Planning | Replacement of 2x existing single-glazed timber-framed sash windows with 2x double-glazed timber-framed sash windows along the rear elevation at first-floor level | Thomas Russell | Victoria Ward | Delegated | Granted - Standard Conditions | 19-12-2022 |
| 2022/2488 | 1 Clermont Road, Hackney, E9 7RR | Certificate of Lawful Development Existing/Proposed | Proposed erection of rear roof extension | Alishba Emanuel | Victoria Ward | Delegated | Grant | 09-12-2022 |
| 2022/2063 | Flat A, 16 Warneford Street, Hackney, London, E9 7NG | Works to a Tree in Conservation Area Notification | T1 - Rear garden - Acer negundo - reduce reshape by 30% foliage area - Approx 2m from branch ends | Eugene McGee | Victoria Ward | Delegated | No Objection | 05-12-2022 |
| 2022/0860 | Flat 3, 74 Lauriston Road, Hackney, London, E9 7HA | Householder Planning | Erection of rear roof extension and the provision of two new skylights and the replacement of sash windows to match the existing windows. | Alishba Emanuel | Victoria Ward | Delegated | Grant | 05-12-2022 |
| 2022/0327 | 22 Warneford Street, Hackney, London, E9 7NG | Householder Planning | Alteration of ground floor window and lower ground floor external door to rear elevation. | Erin Glancy | Victoria Ward | Delegated | Granted - Standard Conditions | 06-12-2022 |
| 2021/2840 | Lidl Foodstore, 27-37 Well Street, London, E9 7QX | Full Planning Permission | Erection of single storey ground floor side extension, elevational and landscaping alterations, erection of a trolley shelter, installation of EV charging points, alterations to boundary treatment and associated works | Danny Huber | Victoria Ward | Delegated | Granted - Extra Conditions | 02-12-2022 |

| Application Reference | Location Description | Application Type | Proposal | Officer Name | Ward | Decision Level | Decision | Decision Issued Date |
|-----------------------|---|---|--|---------------------|---------------------|----------------|----------------------------|----------------------|
| 2021/3447 | John Scott Health Centre Green Lanes, Hackney, London, N4 2NU | Works to Tree with Preservation Order | T1 - Sycamore - Remove major deadwood. There is major deadwood present within the crown. T2 - London Plane - Crown lift to 3 metres above ground level, remove major deadwood. Branches are hanging low of footpath and there is major deadwood present within the crown. T3 - Common Lime - Remove major deadwood. There is major deadwood present within the crown. T4 - Horse Chestnut - Remove major deadwood. There is major deadwood present within the crown. T5 - Horse Chestnut - Remove major deadwood. There is major deadwood present within the crown. T6 - Horse Chestnut - Remove major deadwood. There is major deadwood present within the crown. | Leif Mortensen | Woodberry Down Ward | Delegated | Grant | 30-11-2022 |
| 2022/2571 | Pavement outside 258 Green Lanes, London, N4 2HE | Prior Telecommunications Notice | Prior approval for siting and appearance: Proposed erection of 15m telecommunications pole with wraparound cabinet at base. | Alix Hauser | Woodberry Down Ward | Delegated | Refuse | 14-12-2022 |
| 2022/2555 | 13 Bergholt Crescent, Hackney, London, N16 5JE | Householder Planning | Retention of a single-storey ground floor rear extension with modifications | Micheal Garvey | Woodberry Down Ward | Delegated | Granted - Extra Conditions | 13-12-2022 |
| 2022/2533 | 22 Denver Road, Hackney, London, N16 5JH | Certificate of Lawful Development Existing/Proposed | Lawful development certificate (existing) to confirm the use of 22 Denver Road, Hackney, London, N16 5JH as three separate and self-contained flats is lawful. | James Clark | Woodberry Down Ward | Delegated | Grant | 01-12-2022 |
| 2022/2439 | Pavement Adjoining No. 71 Bethune Road, Fairholt Road, Hackney, London, N16 5EN | Prior Telecommunications Notice | Prior approval for siting and appearance: Proposed erection of 15m telecommunications pole and additional equipment cabinets. | Alix Hauser | Woodberry Down Ward | Delegated | Refuse | 30-11-2022 |
| 2022/2376 | Woodberry Down Centre Woodberry Down, Hackney, London, N4 2TW | Discharge of Condition | Submission of details pursuant to condition 6 (contaminated land - implementation) for Phase 3 (parts i installation of below ground services and ii installation of upgraded potable water supply pipes ONLY) attached to planning permission 2019/2514 dated 09/12/2020 | Catherine Slade | Woodberry Down Ward | Delegated | Grant | 06-12-2022 |
| 2022/2174 | 28 Bergholt Crescent, Hackney, London, N16 5JE | Householder Planning | Demolition of existing single storey rear extension; the erection of a ground floor rear extension; and the excavation at basement level including front and rear lightwells | Jonathan Bainbridge | Woodberry Down Ward | Delegated | Grant | 15-12-2022 |
| 2022/2074 | 12g Newnton Close, Hackney, London, N4 2RQ | Works to Tree with Preservation Order | Tree location - front garden T1 - 96 DBH Chestnut Crown thin 20% Remove deadwood Lift 5m | Eugene McGee | Woodberry Down Ward | Delegated | Grant | 05-12-2022 |

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