



PLANNING SUB - COMMITTEE

Wednesday 1 February 2023
at 6.30 pm Council Chamber, Hackney
Town Hall

The live stream can be viewed here:

<https://youtu.be/JDRSmNOWTbU>

Back up live stream:

<https://youtu.be/9nPXfb3MGdY>

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 23 January 2023
www.hackney.gov.uk

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

Planning Sub-Committee

Wednesday 1 February 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 9 - 14)

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

- 7 December 2022 Planning Sub-Committee meeting

5 2020/3758: 44 - 46 Well Street, Hackney, London E9 7PX (Pages 15 - 16)

APPLICATION REPORT TO FOLLOW.

6 2022/2801: 20 Clevedon Close, London, N16 7LD (Pages 17 - 32)

7 2022/2563: Jack Watts community flat, 10 Detmold Road, London E5 9NJ (Pages 33 - 46)

8 Delegated Decisions (Pages 47 - 66)

9 Any Other Business

10 Dates of future meetings

The Planning Sub-Committee is to note the following future meeting dates for 2023:

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

Public Attendance

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

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

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

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

Rights of Press and Public to Report on Meetings

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

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

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

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

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

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

Advice to Members on Declaring Interests

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

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

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

Disclosable Pecuniary Interests (DPIs)

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

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

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

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

You must not:

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

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

Other Registrable Interests

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

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

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

Disclosure of Other Interests

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

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

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

Introduction

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

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

The Planning Sub-Committee

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

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

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

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

How the Meeting Works

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

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

The Chair welcomes attendees to the meeting and explains the procedure the meeting will follow,

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

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

Decisions

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

- National planning policies set out by Government,
- Regional strategy, the London Plan, set out by the Greater London
- Authority, Development plan documents, such as the Core Strategy,
- Development Management Local Plan etc., and
- Other 'material planning considerations' such as the planning history of a site. Non-planning considerations are not relevant to the Planning Sub-committee's decision making and should be disregarded by the Sub-Committee.

Speaking at the Meeting

If you have submitted a written representation to the Council in respect of a planning application you, your nominated agent or any local Councillor can register to speak at the meeting at which the application is considered by the Planning Sub-Committee. Any person registering to speak should contact governance@hackney.gov.uk 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 Chair will retain their discretion to refuse the use of such illustrative material.

DRAFT MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE WEDNESDAY 7 DECEMBER 2022

THIS MEETING WAS LIVE STREAMED AND CAN BE VIEWED HERE:

<https://youtu.be/r7gMR5XOerI>

- Councillors Present:** Cllr Steve Race in the Chair
- Cllr Michael Desmond
Cllr Michael Levy
Cllr Jon Narcross
Cllr Clare Potter
Cllr Ali Sadek
Cllr Jessica Webb (Vice-Chair)
Cllr Sarah Young
- Apologies:** Cllr Clare Joseph
Cllr Lee Laudat-Scott
- Officers in Attendance:** Rob Brew, Major Applications Team Leader
Natalie Broughton, Head of Planning and Building Control
Graham Callam, Growth Team Manager
Louise Claeys, Principal Sustainability and Climate Change Officer
Luciana Grave, Conservation, Urban Design and Sustainability Manager
Mario Kahraman, ICT Support
Peter Kelly, Conservation, Urban Design and Sustainability Officer
Catherine Nichol, Senior Planning Officer - Central Team
Qasim Shafi, Principal Transportation Planner
Gareth Sykes, Governance Officer
John Tsang, Development Management & Enforcement Manager
Sam Woodhead, Legal Officer

1 Apologies for Absence

1.1 Apologies for absence were received from Cllrs Joseph and Laudat-Scott.

2 Declarations of Interest - members to declare as appropriate

2.1 None were declared.

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

3.1 None.

4 Minutes of the previous meeting

4.1 The minutes of the previous meeting, held on 2 November 2022, subject to minor amendments, was agreed as an accurate record of those meetings' proceedings.

RESOLVED:

The minutes of the previous meeting, held on 2 November 2022, subject to minor amendments, was agreed as an accurate record of those meetings' proceedings.

5 2022/1480: 49 - 51 East Road, London, N1 6AH

5.1 PROPOSAL: Erection of a three storey roof extension to create office accommodation (Use class E), partial rear infill to provide improved vertical circulation, creation of terraces at second, fourth, fifth, and sixth levels, replacement of plant and alterations to the windows and doors at ground floor level, and alterations of the existing building.

POST SUBMISSION REVISIONS:

Submission of additional information with regard to transport, sustainability and fire strategy. No re-consultation on this information has been carried out, as revised plans feature amendments which are very small in nature.

5.2 The Senior Planning Officer introduced the application as published. During the course of their presentation reference was made to the published addendum outlining a number of amendments to the following sections of the published application report:

- 6.1 Affordable Workspace;
- Paragraph 6.1.7
- Paragraph 6.2 Design: Conclusions;
- Paragraph 6.2.18
- Paragraph 6.4 Quality of Commercial Accommodation;
- Paragraph 6.4.4;
- Paragraphs 6.8 Flood Risk Impact and 6.8.1 to 6.8.3;
- 8. Recommendation: 7 Overheating 26. Privacy Mitigation Strategy;
- 28. Energy Statement;
- 29. Energy Statement;
- 8.2 Recommendation B.

No persons had registered to speak in objection to the planning application.

5.3 The Sub-Committee heard from the agent and applicant who gave a brief overview of the existing site and the proposals. They were seeking to transform the existing building into a flexible and modern office space with proposals that would significantly enhance the building's appearance and use, providing an

affordable and flexible workspace specifically aimed at local small businesses. Remodelling and extension work would make the most efficient use of the existing building while sustainability would be at the core of the applicant's proposals.

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

- The applicant had undertaken a series of measures to ensure their proposals were as energy efficient as possible including, for example, eradicating the use of fossil fuels, installing sass windows and implementing a natural ventilation strategy;
- Ensuring a zero carbon policy on site was challenging for the applicant because of the existing site's constraints. It was noted that the proposed extension would be over and above the current set compliance standards;
- The monitoring of the buildings' energy statement would be undertaken by part of the Greater London Authority (GLA). The Planning Service would contact the GLA to ascertain if they were content to extend the statement beyond the proposed one year as set in the application report. If it was possible to grant an extension for five years the relevant condition in published report would be amended accordingly;
- The Planning Service was satisfied that the development could achieve a certain level of sustainability, however, they were not entirely confident over some of the information that had been submitted. They required a lot more information to ensure that the applicant's sustainability objectives could be delivered. They felt that the applicant could do more, but they agreed that the applicant could achieve the net zero carbon target. Despite there being an information gap it was felt that this was not fundamental to the scheme and could be dealt with by condition;
- Constructing a new build, instead of retrofitting the existing site, was not an option for the applicant because it would result in it being carbon positive. On site renewables had been exhausted and the highest efficiency cooling systems had been provided along with domestic hot water. The natural ventilation strategy would also be of the highest efficiency compared to the installation of a mechanical ventilation system;
- A commitment to a target of 10% affordable work space in the proposals was secured by condition. If the affordable work space had been below 10% only then the Planning Service would have required a viability assessment;
- It was noted a correction in the addendum and the published application report under section 6.1.7: the affordable workplace strategy would apply to the ground and basement floor;
- The basement's affordable workspace had been proposed following the applicant's consultation with an affordable workspace provider. This part of the proposals was policy compliant;
- The qualification criteria for proposed occupants and its monitoring of that system was part of the Workspace Management Plan. The criteria varied depending on the site and its surrounding area;
- The affordable workspace component of the proposals were secured under a s106 legal agreement;
- The existing basement was already being used as office space, under the proposals part of it would be retained for office use while another

part would be used for bicycle storage and shower facilities for example. The applicant considered the basement not to be at risk from flood;

- There were existing light vaults on site allowing light into the basement area but the applicant was also making interventions to open up the space. The configuration of the ground floor plate was such, being set back from the facade, to allow for a large amount of natural light to enter the basement area. Pavement lights were also to be refurbished in the basement and in some areas new sets of stairs were to be installed in the basement to allow for more light to enter;
- The basement area would be the only area on site that would have ventilation. There was an existing plant room in the basement area, in that area there would be a mechanical heat recovery unit which would ventilate the lower ground space. It would be disconnected from the back of house and would only be used for the habitable space on site;
- For the staircases and roof balustrades revised drawings had been received and it was noted for the latter that they had been set back so that it could not be seen from street level. In relation to the stair core, amendments were sought to reduce it, however, it was discovered that this would conflict with fire safety requirements. Therefore the most practical solution was for the stair core to follow the length of the fire escape;
- A condition was proposed to secure final details of the plant room's installation on the roof;
- The Planning Service concluded that the proposed height of the roof extension was appropriate against the southern tall buildings and provided a buffer between the 23 storey high mixed use building, and the northern modest warehouse buildings;
- A range of cycle parking spaces with a mix of single and two tier cycle spaces was proposed. The Sub-Committee were not keen on the installation of two tier cycle spaces;
- It was noted that some outdoor communal space would be lost, however this would be balanced out in the proposals by a payment in lieu as required under the policy LP48 to provide or improve additional space elsewhere. This payment would be captured within the s106 legal agreement and the Planning Service considered this to be acceptable;
- It was noted that a collapsible safety railing was a safety railing that was designed to fold down when not in use;
- The applicant explained that under their business model they would provide bookable office space to their clients so that they would not have to build their own office space. It could be booked by the hour at an affordable rate;
- Page 52 of the published application report, between the end of 8.2 Recommendation B paragraph and the Highways and Transportation section, would be amended to include a recommendation C. This would state that 'planning permission should be granted subject to a section 106 legal agreement';
- As set out on page 53 of the published application report, the affordable workspace shown on the approved plans was to be provided with a discount of 40% in perpetuity;
- As set out in the published addendum, under recommendation B, additional contributions would be added to Highways and Transportation including a payment of £3000 in lieu of a blue badge, which would

provide highways with the means to provide a blue badge space within 50m of the existing site.

Vote:

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

Against: None.

Abstention: None.

RESOLVED:

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

6 Delegated Decisions

6.1 The Sub-Committee noted the delegated decisions document.

RESOLVED:

The delegated decisions document was noted.

7 Any other business

7.1 None.

8 Future meeting dates

8.1 Sub-Committee members noted the following future meeting dates:

2023

11 January

3 April

1 February

3 May

22 February

END OF MEETING

Duration of the meeting: 6:30pm – 7:42pm

Chair of the meeting: Cllr Steve Race.

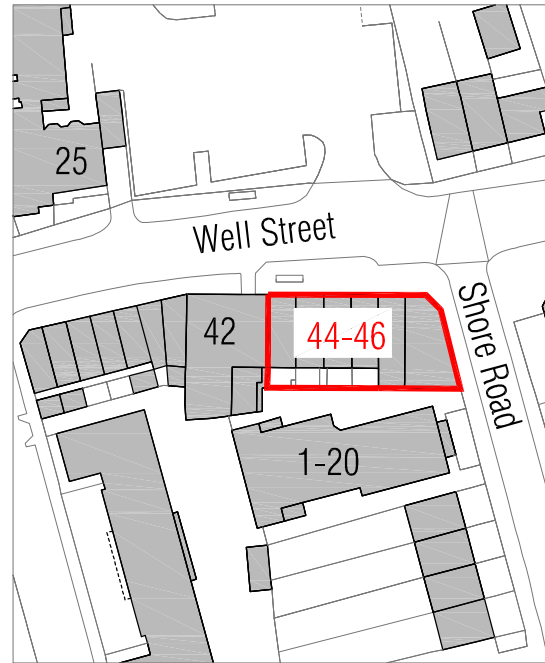
Contact:

Gareth Sykes

Governance Officer

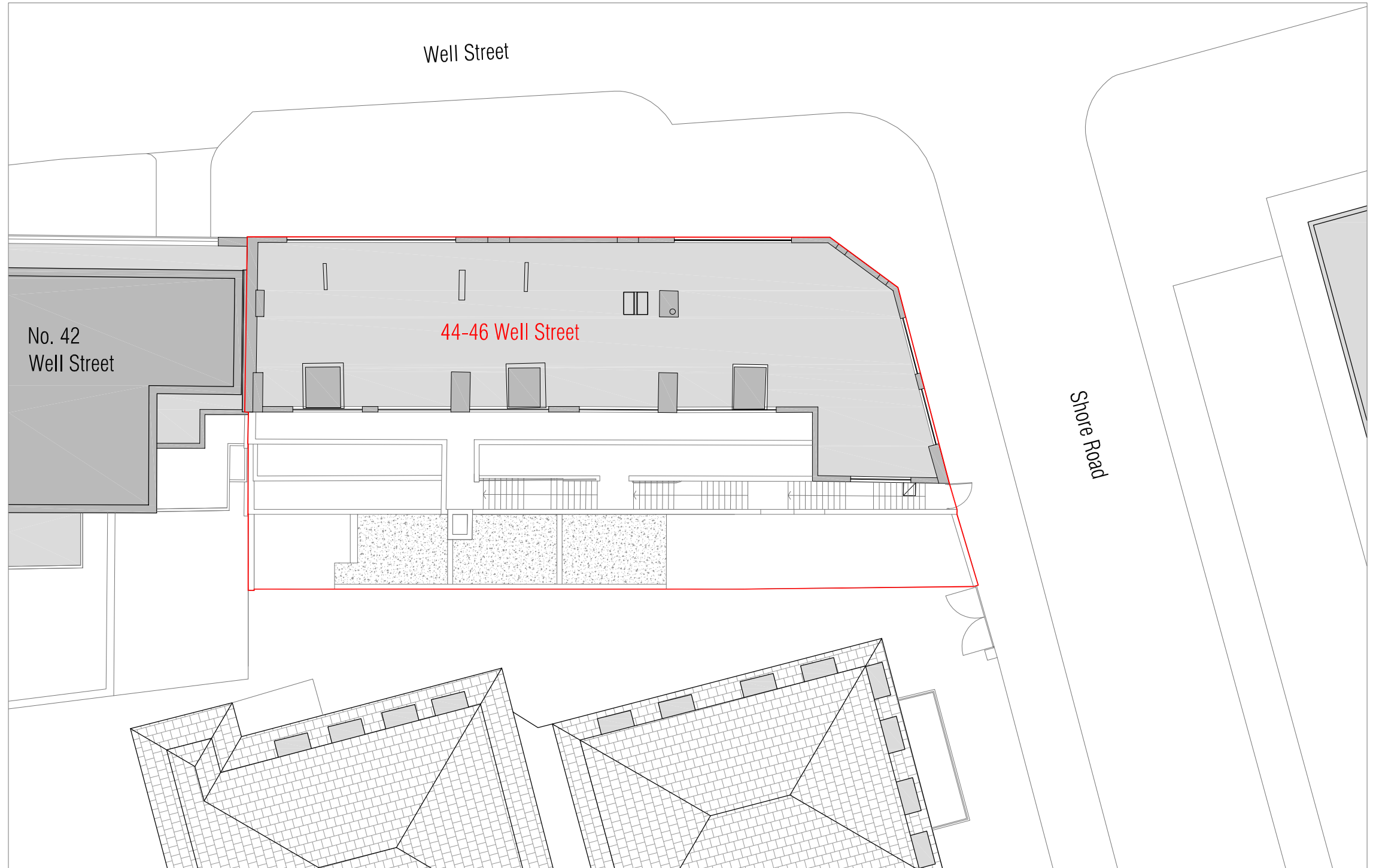
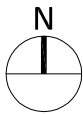
Email: gareth.sykes@hackney.gov.uk

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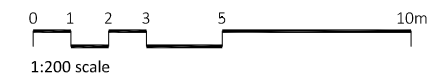
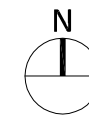
LOCATION PLAN

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SITE PLAN AS EXISTING

site boundary



- General Notes
1. This drawing is the copyright of Studio Verve Architects Ltd and may not be reproduced without permission.
 2. Drawings must be read in conjunction with all relevant drawings and specifications.
 3. Do not scale from this drawing.
 4. Contractors to check all dimensions on site prior to fabrication and setting out. Any discrepancies to be reported to the architect.

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London N1 4BZ

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www.studioverve.co.uk



Client
Nicer Estates Ltd

Project
44-46 Well Street
London
E9 7PX

Drawing Title
AS EXISTING
Location Plan
Site Plan

Scale 1:1250 & 1:200 @ A3	Purpose of Issue PLANNING	Date of First Issue 11.11.20
Project no. 2012	Drawing no. A-DR-00-0001	Revision No. P01

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Planning Sub-Committee – 01/02/2023

ADDRESS: 20 Clevedon Close, London, N16 7LD	
WARD: Stoke Newington	REPORT AUTHOR: Alix Hauser
APPLICATION NUMBER: 2022/2801	VALID DATE: 17/11/2022
DRAWING NUMBERS: PL-001; PL-002; PL-003 P1; Design & Access Statement prepared by HP Architects dated October 2022; Planning Statement prepared by Montagu Evans dated November 2022; Secure Cycle Store Manufacturers Brochure for SBD Secure Cycle Protection Box.	
APPLICANT: London Borough of Hackney Housing Services Department 1 Hillman Street, Hackney, London, E8 1DY	AGENT: Graham Allison Montagu Evans LLP 70 St Mary Axe, London, EC3A 8BE
PROPOSAL: Change of use from community centre (Use Class F2) to residential unit (Use Class C3) including installation of cycle store.	
POST SUBMISSION REVISIONS: None	
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions and Section 106 legal agreement.	
NOTE TO MEMBERS: None.	

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

ANALYSIS INFORMATION

ZONING DESIGNATION

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

LAND USE

	Use Class	Use Description	Floorspace Sqm
Existing	F2	Community Centre	74
Proposed	C3	Residential unit	74

CASE OFFICER’S REPORT

1.0 SITE CONTEXT

- 1.1 The application site sits within a post-war terrace comprising two storey independent units, with a third floor above comprising flats, on the eastern side of Clevedon Close.
- 1.2 The site consists of a two-storey maisonette spanning the ground and first floor. The maisonette sits in conjunction with maisonettes of the same size and layout. The walls are faced with exposed brick with joinery being composed of uPVC.
- 1.3 The main access is from the north, via the pedestrian gardens off Clevedon Close, with an additional access to the south from the rear garden. An area of communal green space is located to the north of the site.
- 1.4 The surrounding area to the north, east and south is characterised by residential buildings of similar scales. To the west buildings are of a slightly larger scale and include varied high street uses.
- 1.5 There are no locally or statutorily listed buildings in the surrounding area and the closest conservation area is Northwold & Cazenove located to the east of the site.

2.0 RELEVANT HISTORY

- 2.1 NORTH/327/98/CO3 - Use as community office and meeting rooms. Granted - 22/10/1998

3.0 CONSULTATIONS

- 3.1 Date Statutory Consultation Period Started: 28/11/2022
- 3.2 Date Statutory Consultation Period Ended: 16/01/2023
- 3.3 Site Notice: Yes.
- 3.4 Press Advert: Not required

Neighbours

- 3.5 Letters of consultation were sent to 14 adjoining owners/occupiers.
- 3.6 No responses as a result of public consultation had been received at the time of this report being authored.

Statutory Consultees

- 3.7 Crossrail Safeguarding: No comment on application.
- 3.8 Crossrail 2 Safeguarding: No comment on application.

Council Departments

- 3.9 Traffic & Transportation: No response received.
- 3.10 Waste: No response received.

Local Groups

- 3.11 Clapton CAAC: No objection.

4.0 RELEVANT PLANNING POLICIES**4.1 Hackney Local Plan 2033 2020 (LP33)**

- LP1 Design Quality and Local Character
- LP2 Development and Amenity
- LP8 Social and Community Infrastructure
- LP12 Meeting Housing Needs and Locations for New Homes
- LP13 Affordable Housing
- LP14 Dwelling Size Mix
- LP17 Housing Design
- LP42 Walking and Cycling
- 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
- LP53 Water and Flooding
- LP54 Overheating and adapting to climate change
- LP55 Mitigating Climate Change
- LP58 Improving the Environment - Pollution

4.2 London Plan 2021

- D1 London's Form, Character and Capacity for Growth
- D3 Optimising Site Capacity through the Design-led Approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D6 Housing Quality and Standards
- D7 Accessible Housing
- H1 Increasing Housing Supply
- H2 Small Sites
- H4 Delivering Affordable Housing
- H6 Affordable Housing Tenure

- H10 Housing Size Mix
- S1 Developing London's Social Infrastructure
- G5 Urban Greening
- G6 Biodiversity and Access to Nature
- SI 2 Minimising Greenhouse Gas Emissions
- SI 4 Managing Heat Risk
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T5 Cycling
- T6 Car Parking

4.3 SPD / SPG / Other

Mayor of London

Mayor's Housing SPG (2016)

London Borough of Hackney

Residential Extensions and Alterations SPD (2009)
Sustainable Design & Construction SPD (2016)
S106 Planning Contributions SPD (2020)

4.4 National Planning Policies/Guidance

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

4.5 Legislation

Town and Country Planning Act 1990

5.0 COMMENT

5.1 Background

- 5.1.1 The proposal is for the conversion of the property from a community centre to a single residential unit together with the installation of a cycle store within the rear garden. The property would be laid out as a 2 bed 3 person flat with a gross internal area (GIA) of 74sqm. The proposed residential unit will be Social Rent or London Affordable Rent.
- 5.1.2 The permitted use of the property as shown by the planning record reference NORTH/327/98/CO3 is for use as a community office and meeting rooms. Prior to the 1998 change of use, the site was used as a flat and the layout remains unaltered.
- 5.1.3 The property was last occupied as a community meeting room for tenants and residents association (TRA) meetings and local ward Councillor 'surgeries' but has not been used since October 2019. There have been no requests since then to use the site for community / TRA uses and there are currently no requests for any TRA for the estate.

5.1.4 The main considerations relevant to this application are:

- Principle of Development/Land Use
- Housing Mix
- Affordable Housing
- Design
- Standard of Accommodation
- Neighbouring Amenity
- Traffic & Transportation
- Energy & Sustainability
- Biodiversity & Ecology
- Drainage

Each of these considerations is discussed in turn below.

5.2 Principle of Development / Land Use

Loss of Community Facility

- 5.2.1 Policy S1 (Development London's Social Infrastructure) of the London Plan requires that development proposals that would result in a loss of social infrastructure should only be permitted where there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community or the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services.
- 5.2.2 Policy LP8 (Social and Community Infrastructure) of LP33 specifies that proposals involving the loss of existing social and community infrastructure will be permitted where a replacement facility of equivalent or better quality that meets the needs currently met by the existing facility is provided; or it has been demonstrated, as evidenced by at least a year of active marketing, that the facility is no longer required in its current use and it has been demonstrated that it is not suitable and viable for any other forms of social infrastructure for which there is a defined need in the locality, or for which there is a current or future need identified in the Infrastructure Needs Assessment and Delivery Plan (IDP).
- 5.2.3 Although no marketing evidence was provided to show the existing facility is no longer required in its current use, the applicant provided lists of nearby alternative community facilities.
- 5.2.4 According to the planning statement submitted, the nearest community hall to 20 Clevedon Close is The Beckers Community Hall at 70 Rectory Road, London, N16 7QU and Landfield Community at Stellman Close, London, E5 8QN. Both are fully accessible and compliant with The Disability Discrimination Act, which requires all establishments and service providers that are open to the public to take reasonable steps to provide access for disabled people, and are situated within 0.2 and 0.6 miles respectively from the unit. The Nelson Mandela Meeting Room is the closest Housing Services community facility (0.2 miles), followed by Hawksley Court (0.5 miles).

- 5.2.5 There are also other non-Council community facilities nearby that can be accessed by local groups. The Boiler House community facility (charity managed) is about 0.25 miles from the property and offers a range of spaces that community groups can book and use and community space is also available at the Old Fire Station (a VCS community hub) 0.1 mile from the site.
- 5.2.6 Furthermore, the applicant has indicated that Housing Services will cover the costs of non-Council facilities for groups registered with the resident participation team (e.g TRA, gardening groups, older people's groups etc). Were a new tenant's resident association to be formed, LB Hackney would offer the TRA use of a community building for their meetings and activities at no cost.
- 5.2.7 Policy LP8 of LP33 also requires proposals for social and community infrastructure to meet current or future identified need, be of a high quality and inclusive design providing access for all, provide flexible, affordable and adaptable buildings, provide mixed used development, co-located with other social infrastructure uses and be located in places that are accessible by walking, cycling or public transport for its end users.
- 5.2.8 The existing community room, spread over two levels, is considered not to be of a high quality and inclusive design providing access for all, as cited above under policy LP8.
- 5.2.9 It is also considered that due to the size of the premises it is only capable of being used for small gatherings and cannot hold classes or events of more than 6-8 people in a single room. As such, it is therefore considered not to provide a high quality space able to meet the needs of the local community.
- 5.2.10 Given the presence of nearby community facilities that meet the standards of policy LP8, on balance, officers consider that the loss of the social and community floor space with significant accessibility and size constraints to be replaced with affordable housing, is a positive response which is supported in land use terms.

Proposed Residential Use

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

5.3 Housing Mix

- 5.3.1 Policy H10 (Housing Size Mix) of the London Plan 2021 indicates that to determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to, amongst other things, the nature and location of the site and the aim to optimise housing potential on sites.
- 5.3.2 This policy is amplified by Hackney's LP33 policy LP14 (Dwelling Size Mix) which sets out that the preferred dwelling mix for a market housing development is at least 33% of 3 or more bed units and a higher proportion of 2-bed units than 1-bed units.
- 5.3.3 The property would be laid out as a 2 bed 3 person flat, with living room, 2 bedrooms, kitchen and dining area and bathroom. The dwelling mix is supported due to the site constraint of being able to provide one unit only. Furthermore this would have been the original layout of the unit.
- 5.3.4 As such, and part of an otherwise acceptable scheme, the provision of two 2-bedroom units is supported in this instance.

5.4 Affordable Housing

- 5.4.1 Policy LP13 (Affordable Housing) of LP33 requires schemes which fall below the 10 unit threshold to provide on-site provision or payments in lieu, up to the equivalent of 50%, of housing delivered as affordable housing subject to viability.
- 5.4.2 The dwelling has been proposed as a Social Rent / London Affordable Rent unit, of which there is great current need within the borough. The delivery of the proposed affordable housing unit will be secured through a legal agreement.

5.5 Design

- 5.5.1 Policy LP1 of the Hackney Local Plan notes that all development must be of the highest architectural and urban design quality.
- 5.5.2 There would be no alterations or building works to the exterior of the building except for the provision of a cycle store within the rear garden. The cycle store would be constructed from PVC coated galvanised steel.
- 5.5.3 The store would be of an appropriate design and materials, at a scale subordinate to the host building. It would have a modest appearance and would preserve the character and appearance of the host building and the surrounding area.
- 5.5.4 Given the above it is considered that the proposed development is acceptable in design terms.

5.6 Standard of Accommodation

- 5.6.1 The Greater London Authority Housing SPG, London Plan Policy D6 and Technical Housing Standards – Nationally Described Space Standard (NDSS) contain a

number of requirements relating to reasonable and required standards of accommodation.

- 5.6.2 The property would be laid out as a 2 bed 3 person unit with a GIA of 74sqm and as such, surpasses the recommended GIA for a 2 bed 3 person unit set over two storeys (70 sqm).
- 5.6.3 All bedrooms are in accordance with specifications, all floors have acceptable floor to ceiling heights, and the units have adequate area to comply with the built-in storage requirements.
- 5.6.4 All rooms would be served with suitable sized windows to ensure receipt of good levels of light and outlook. Furthermore the unit would have a good level of privacy.
- 5.6.5 Standards 26 and 27 of the Housing SPG require private outdoor space to be provided for occupants. Private amenity space is provided in the form of a rear garden which exceeds the requirements set out in the Housing SPG.
- 5.6.6 In terms of accessibility, step-free access is not provided as the property is set over two levels. The development therefore is unable to provide a fully inclusive and accessible layout. However, it is considered that the size of the development would ensure that it could comply with the relevant building regulations. It is also noted that a lift is not a standard inclusion within a converted building, particularly serving 1 unit. As such, and as part of an otherwise acceptable scheme, the lack of a lift is on balance considered acceptable.
- 5.6.7 Given the above, the proposal is considered to provide an acceptable standard of accommodation.

5.7 Neighbouring Amenity

- 5.7.1 Policy LP2 (Development and Amenity) of LP33 requires development proposals to be designed to ensure there are no significant adverse impacts on the amenity of occupiers and neighbours.
- 5.7.2 The cycle store would have a maximum height of 1.34m and is proposed to be located adjacent to the side boundary wall in the rear garden. No other external changes are proposed.
- 5.7.3 Given the nature of the proposal which would mainly involve internal alterations, it is considered that the development will not result in an unacceptable detrimental impact upon neighbouring occupiers in terms of provision of daylight/sunlight or outlook from the site, and would not result in unacceptable overbearing impact or sense of enclosure.
- 5.7.4 The provision of additional residential accommodation in a predominantly residential area is also deemed unlikely to cause exacerbated noise and disturbance impacts.
- 5.7.5 Given the above, the development is considered to be acceptable in relation to impacts on the amenity of surrounding properties.

5.8 Traffic & Transportation

- 5.8.1 The development is not considered to be of a scale that would have an unacceptable impact on parking pressure or highways infrastructure. The site has a moderate Public Transport Accessibility Level (PTAL) of 5 with good access to public transport. Bus routes run along Stoke Newington High Street to the west and Rectory Road to the east of the site. The site is within a Controlled Parking Zone.
- 5.8.2 LP42 requires all development to promote sustainable transport by prioritising walking and cycling within the Borough. A 2 bed unit of this size is required to provide 2 cycle spaces. The development includes the provision of a cycle store to the rear of the property which would provide space for 3 cycles. This would provide secure and sheltered cycle storage, in accordance with LP42 and is considered to be acceptable. Adequate details were provided in the form of a brochure.
- 5.8.3 The development is proposed to be car-free, so that future occupants will not be eligible for CPZ parking permits, ensuring that the development will not result in additional parking pressure on the surrounding highway network but will rely on more sustainable modes of transport. This is in line with LP45 (Parking and Car-Free Development) of LP33 and the London Plan. This will be secured via legal agreement.

5.9 Energy & Sustainability

- 5.9.1 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.
- 5.9.2 Policy SI 4 of the London Plan and LP54 of LP33 require 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.
- 5.9.3 Policy LP55 of LP33 applies to all new developments and states they must actively seek to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability.
- 5.9.4 A development of this scale would be expected to comply with any building regulations to ensure the statutory requirements to reduce pollution, energy and carbon emissions are met. The development would be required to demonstrate that it incorporates fabric efficiency measures.
- 5.9.5 The flat is part of a larger building and opportunities for improvements are limited to replacing the heating system, improving insulation and replacing the lights and appliances with energy efficient versions. The proposed development seeks to ensure compliance with Building Regulations Part L.
- 5.9.6 In the event that zero carbon emissions are not met, a payment to offset the shortfall is required. This is calculated based on the per tonne of carbon to be offset, with a value of £2,850 per tonne of carbon to be offset. As such, a carbon offset should be secured via legal agreement.

5.10 Biodiversity & Ecology

- 5.10.1 Policy G5 (Urban Greening) of the London Plan and LP46 (Protection and Enhancement of Green Infrastructure) of LP33 requires that all development should enhance the network of green infrastructure and seek to improve access to open space.
- 5.10.2 The development, whilst not providing any additional open space, will ensure that the existing open space to the rear of the site is maintained.
- 5.10.3 Given the constraints of the site, the nature and scale of the proposed development and acknowledging that the development will not result in a net loss of biodiversity, the level of landscaping maintained within the rear garden is considered acceptable in this instance.
- 5.10.4 Policy G6 (Biodiversity and Access to Nature) of the London Plan states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. Policy LP47 (Biodiversity and Sites of Importance of Nature Conservation) of LP33 reinforces this policy, stating that all development should protect and, where possible, enhance biodiversity leading to a net gain.
- 5.10.5 It is noted that all development schemes involving buildings with an eaves height or roof commencement height of 5 metres and above are required to provide nesting boxes for swifts, sparrows, starlings and/or bats as appropriate to help preserve endangered urban biodiversity in Hackney.
- 5.10.6 Given the nature and scale of the development and acknowledging that the development will not result in a net loss of biodiversity and that no external works are proposed, it is considered that no mitigation measures are necessary to enhance biodiversity values on site.

5.11 Drainage

- 5.11.1 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.
- 5.11.2 Policy LP53 of LP33 requires all development to have regard to reducing flood risk, both to and from the site, over its expected lifetime. The policy further states that all development should decrease vulnerability to flooding through appropriate siting, design and on and off-site mitigation.
- 5.11.3 The proposed development would result in a marginal increase in non-permeable area of 1.75sqm as a result of the proposed bin store. The proposal is not located within a critical drainage area and proposes to retain a sufficient amount of planting and permeable area within the rear garden. As such, and given the scale of the development, no mitigation measures are considered necessary in this instance.

6.0 CONCLUSION

- 6.1 The proposed conversion of the community centre (use class F2) to a residential unit (use class C3) including the provision of a cycle store at ground floor front is deemed acceptable. The residential unit will provide much needed affordable housing and will have a good standard of accommodation; the proposals will not have a demonstrably adverse impact upon neighbouring amenity, nor on the character and appearance of both the application site and wider surrounding context.
- 6.2 The proposal is deemed to comply with the relevant policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021) and the granting of planning permission is recommended subject to conditions.

7.0 RECOMMENDATIONS

Recommendation A

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

7.1.1 Commencement within three years

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

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

7.1.2 Development in accordance with plans

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

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

Recommendation B

- 7.2 That the above recommendation be subject to the landowners and their mortgagees entering into a Legal Agreement by means of a legal deed in order to secure the following matters to the satisfaction of the Corporate Director, Legal and Governance Services:

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

2) The dwelling hereby approved shall be maintained as a Social Rent / London Affordable Rent unit in perpetuity.

3) Carbon offset contribution of £1,500.

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

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

Recommendation C

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

8.0 INFORMATIVES

The following informatives should be added:

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

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

Aled Richards - Strategic Director, Sustainability & Public Realm

No.	Background Papers	Name, Designation & Telephone Extension of Original Copy	Location Contact Officer
1.	<p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection</p>	<p>Alix Hauser Planning Officer X 6377</p>	<p>1 Hillman Street London E8 1FB</p>

	<p>upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>		
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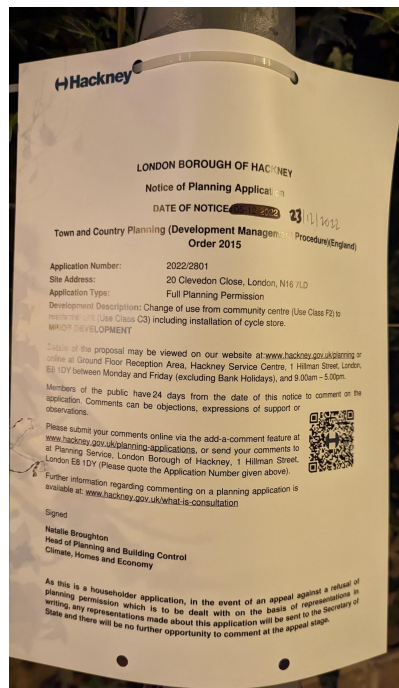
Site Photos



Front Elevation

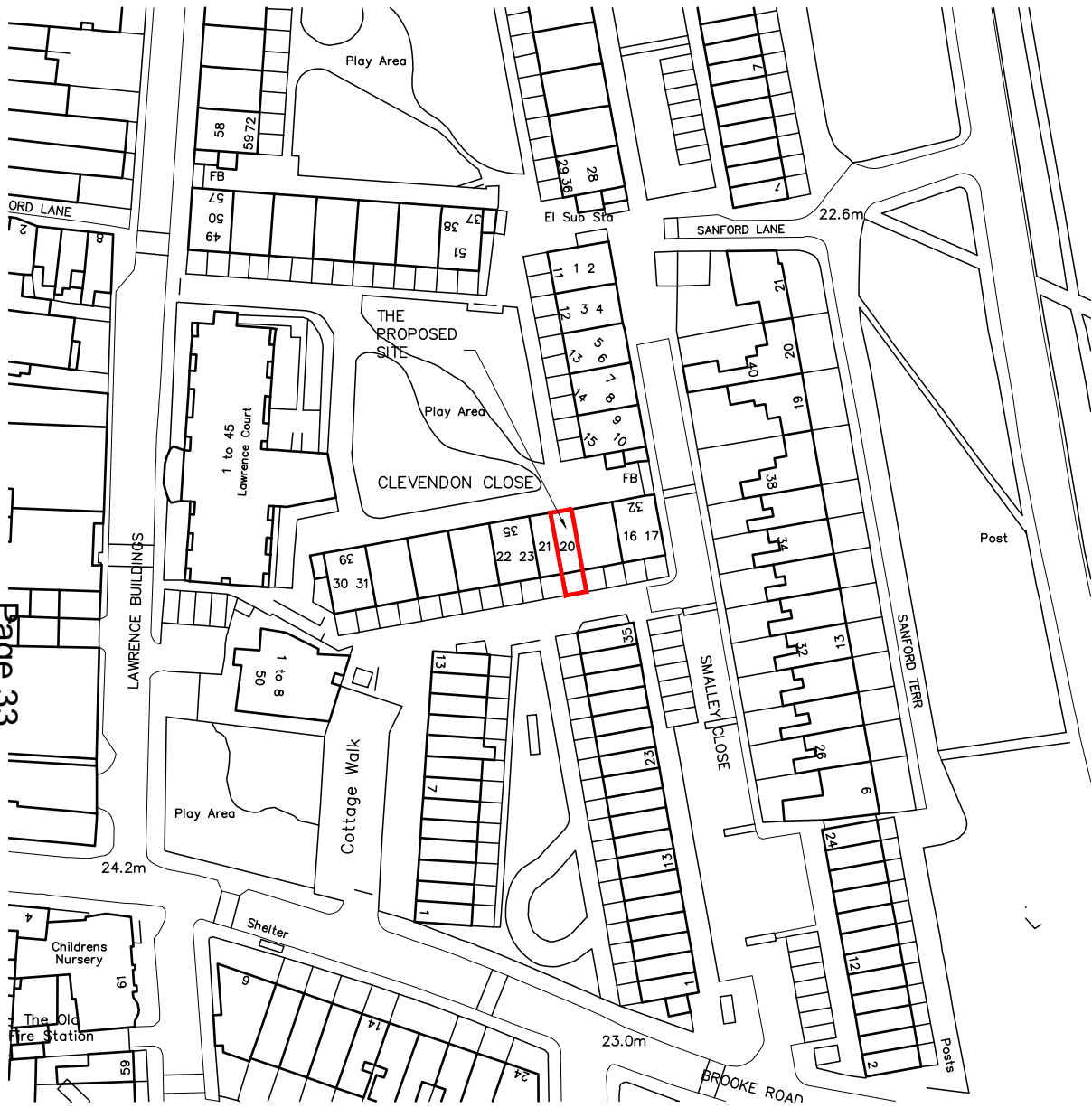


Rear Elevation

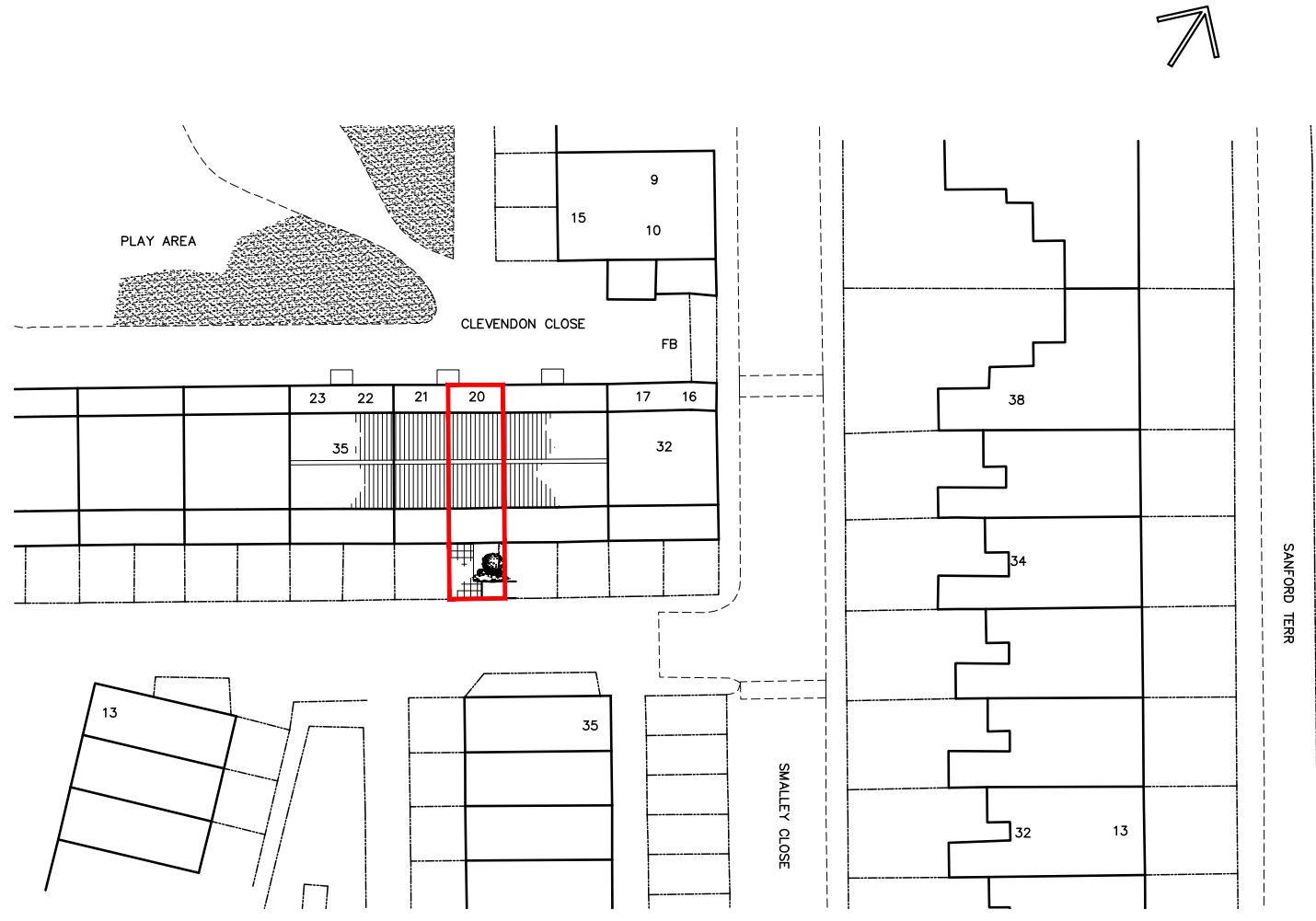


Site Notice

Notes
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LOCATION PLAN
 SCALE 1:1250 © A3



EXISTING SITE PLAN
 SCALE 1:500 © A3



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Rev.	Date	Comment	By
/	/	PRELIMINARY	/

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Client
 Hackney Council
 20 Clevedon Close N16 7LD

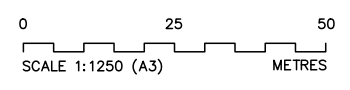
Project
Proposed Change of Use
 E(g)(i) TO C3 (RESIDENTIAL)

Drawing
 Existing Location and Site Plans

Project No.	Drawing No.	Issue	Status
1407	PL-001	-	-

Scale	Date	Drawn By	Checked By
As Shown	Sept '22	JP	NH

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Planning Sub-Committee 01/02/2023

ADDRESS: Jack Watts Community Flat, 10 Detmold Road, Hackney, London, E5 9NJ	
WARD: Lea Bridge	REPORT AUTHOR: Micheal Garvey
APPLICATION NUMBER: 2022/2563	VALID DATE: 16/11/2022
DRAWING NUMBERS: 1403-PL001, PL002, PL003, Planning Statement October 2022; Design and Access Statement, SBD secure cycle protection box.	
APPLICANT: London Borough of Hackney	AGENT: Graham Allison Montagu Evans LLP
PROPOSAL: Conversion of ground floor community meeting rooms (class F2 (b) to a residential unit (class C3) and provision of cycle store to front elevation at ground floor level.	
POST SUBMISSION REVISIONS: None	
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions and Section 106 legal agreement.	
NOTE TO MEMBERS: None.	

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

ANALYSIS INFORMATION

ZONING DESIGNATION

	Yes	No
CPZ	U	

Conservation Area		X
Listed Building (Statutory)		X
Listed Building (Local)		X
Priority Employment Area		X

LAND USE	Use Class	Use Description	Floorspace Sqm
Existing	F2 (b)	Community meeting rooms	46
Proposed	C3	Residential unit	46

CASE OFFICER'S REPORT

1.0 SITE CONTEXT

- 1.1 The application site is located to the north-eastern side of Detmold Road, opposite Southwold Primary School.
- 1.2 The site consists of a three-storey end of terrace block of flats containing 9 individual flats. There are three flats to the front and six flats to the rear. There are several other similar blocks within the immediate area all located around a central grassed courtyard. The building is constructed in red brick and has a pitched roof. The school building is the only building in the immediate locality that is taller in part than these blocks of terraces. Along Mount Pleasant Hill however, the scale, form and layout of development changes.
- 1.3 There are no locally or statutorily listed buildings in the surrounding area and the closest conservation area is Lea Bridge to the south of the site. The surrounding area is characterised by residential buildings in a range of scales and sizes.

2.0 RELEVANT HISTORY

- 2.1 There is no relevant planning history

3.0 CONSULTATIONS

- 3.1 Date Statutory Consultation Period Started: 16/11/2022
- 3.2 Date Statutory Consultation Period Ended: 12/12/2022
- 3.3 Site Notice: No
- 3.4 Press Advert: Not required.

3.5 Neighbours

- 3.5.1 Letters of consultation were sent to 9 adjoining owners/occupiers.
- 3.5.2 There are no objections received

3.6 Statutory / Local Group Consultees

- 3.6.1 None.

4.0 RELEVANT PLANNING POLICIES

4.1 Hackney Local Plan 2033 2020 (LP33)

LP1 - Design Quality and Local Character
LP2 - Development and Amenity
LP8 - Social and Community Infrastructure
LP12 -Meeting Housing Needs and Locations for New Homes
LP13 -Affordable Housing
LP14 - Dwelling Size Mix
LP17 - Housing Design
LP42 - Walking and Cycling
LP43 Transport and Development
LP45 - Parking and Car Free Development
LP53- Water and Flooding
LP54 - Overheating and Adapting to Climate Change
LP55 - Mitigating Climate Change

4.2 London Plan 2021

S1 Developing London's social infrastructure
S2 Health and social care facilities
D4 Delivering good design
D5 Inclusive design
D6 Housing quality and standards
D7 Accessible housing
H1 Increasing housing supply
H2 Small sites
SI 2 Minimising greenhouse gas emissions
SI 4 Managing heat risk
T5 Cycling
T6 Car parking

4.3 SPD / SPF / Other

Mayor of London
Social Infrastructure (2015)
National technical space standards (2015)
London Borough of Hackney
Residential Extensions and Alterations SPD (2009)

4.4 National Planning Policies/Guidance

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

4.5 Legislation

Town and Country Planning Act 1990

5.0 PLANNING CONSIDERATIONS

5.1 The main considerations relevant to this application are:

- Principle of development/land Use
- Standard of accommodation
- Housing mix
- Affordable housing
- Design
- Neighbouring amenity
- Sustainability
- Waste management

5.2 Each of these considerations is discussed in turn below.

5.3 Background

- 5.3.1 The proposal is to convert the property known as flat 10 back to use as a single residential unit together with its own dedicated bicycle store located at ground floor level to the outside of the property. The property would be laid out as a 1 bed 2 person flat, with living room, bedroom, kitchen, bathroom and study. It would comprise 46 sqm (GIA).
- 5.3.2 The property was last occupied as a community flat by the resident's association and used for local ward councillor surgeries but they have not been active since the beginning of the pandemic in March 2020. From the location and layout the site was previously used as a flat and the layout remains unaltered. It is therefore capable of conversion back to residential use without any further internal alteration.

5.4 Principle of Development/Land Use

Loss of Community Facility

- 5.4.1 Policy S1 (Development London's Social Infrastructure) of the London Plan requires that development proposals that would result in a loss of social infrastructure should only be permitted where there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community or the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services.
- 5.4.2 Policy LP8 (Social and Community Infrastructure) of LP33 specifies that proposals involving the loss of existing social and community infrastructure will be permitted where a replacement facility of equivalent or better quality that meets the needs currently met by the existing facility is provided; or it has been demonstrated, as evidenced by at least a year of active marketing, that the facility is no longer required in its current use and it has been demonstrated that it is not suitable and viable for any other forms of social infrastructure for which there is a defined need in the locality, or for which there is a current or future need identified in the Infrastructure Needs Assessment and Delivery Plan (IDP).
- 5.4.3 Although no marketing evidence was provided to show that the existing facility is no longer required in its current use, the applicant provided lists of nearby alternative community facilities in order to demonstrate compliance with LP8.
- 5.4.4 According to the Planning Statement the nearest community hall to the site is, Mount Community Hall, 21 Mount Pleasant Lane London E5 9DW which is fully accessible and DDA compliant. This is situated 182 metres from the community flat. There are also other larger more accessible facilities in the area which are not operated by the council and these are listed as: Northwold Community Hall, Wigan Community Hall, High Hill Community Hall.
- 5.4.5 Policy LP8 of LP33 requires proposals for social and community infrastructure to meet current

or future identified need, be of a high quality and inclusive design providing access for all, provide flexible, affordable and adaptable buildings, provide mixed used development, co-located with other social infrastructure uses and be located in places that are accessible by walking, cycling or public transport for its end users.

5.4.6 The existing community rooms are small and limited in their function. They are usable for small scale meetings only and do not have the usual layout of larger open plan premises with lots of light and its location is considered not to be of a high quality and inclusive design providing access for all, as cited above under policy LP8.

5.4.7 Given the presence of nearby community facilities that meet the standards of policy LP8, on balance officers consider the loss of social and community floor space with significant accessibility and size constraints and replacement with residential floor space is a positive response and is supported in land use terms.

Proposed Residential Use

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

5.4.9 Given the history of the site with the property previously being in residential use and the need for residential use within the Borough, the proposed use is supported and would accord with the relevant policies of the Local Plan and London Plan.

5.5 Standard of Accommodation

5.5.1 The property would be laid out as a 1 bed 2 person flat, with living room, bedroom, kitchen, bathroom. It would comprise 46 sqm (GIA). Although there is a 4sqm short fall, this would be acceptable in the circumstances given that it was previously used as a flat and is laid out as such. Furthermore, the proposal meets the Greater London Authority Housing SPG requirements for 1B2P (50sqm) units, in terms of layout and ventilation.

5.5.2 All rooms would be served with suitable sized windows to ensure receipt of good levels of light and outlook. Furthermore the unit would have a good level of privacy.

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

5.6 Housing Mix

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

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

5.7 Affordable Housing

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

5.8 *Design*

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

5.8.2 There would be no alterations or building works to the exterior of the building except for the provision of a cycle store. The cycle store materials have been provided and acceptable.

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

5.9 *Neighbouring Amenity*

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

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

5.9.3 It is noted that the cycle store is located in the front garden of the building and it is not considered that the proposed cycle store's position would result in any additional adverse impact to the amenity of the occupiers of the ground floor unit.

5.10 *Traffic and Transportation*

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

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

5.11 *Sustainability*

- 5.11.1 Policies LP54 and LP55 require that the development addresses overheating and considers sustainability measures.

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

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

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

5.12 **Waste management**

5.12.1 No information has been submitted on how much refuse/recycling would be provided and how it will be stored, and its location. The requirements for a one bedroom flat are 100 litre bin 50L of refuse and 50L recycling and this will be secured by condition.

6.0 **CONCLUSION**

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

7.0 **RECOMMENDATIONS**

Recommendation A

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

7.1.1 **Commencement within three years**

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

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

7.1.2 **Development in accordance with plans**

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

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

7.1.3 **Details of dustbin and recycling enclosures**

Details of dustbin and recycling enclosures showing the design, location and external appearance, shall be submitted to and approved by the Local Planning Authority, in writing, before the use/development commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In order to provide for adequate bin enclosures in the interest of the appearance of the site and area.

Recommendation B

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

- 1) Car free- Residential occupiers to be ineligible to apply for residents parking permits for the local Controlled Parking Zone (CPZ) (with the exception of disabled residents)
- 2) Affordable Housing Contribution £50,000
- 3) Monitoring costs in accordance with the Planning Contributions SPD to be paid prior to completion of the proposed legal agreement.
- 4) The dwelling hereby approved shall be maintained as an affordable unit in perpetuity.
- 5) Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed legal agreement.

Recommendation C

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

8.0 INFORMATIVES

The following informatives should be added:

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

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

Aled Richards - Strategic Director, Sustainability & Public Realm

No.	Background Papers	Name, Designation & Telephone Extension of Original Copy	Location Contact Officer
1.	<p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>	<p>Micheal Garvey Planning Officer x8053</p>	<p>1 Hillman Street London E8 1FB</p>

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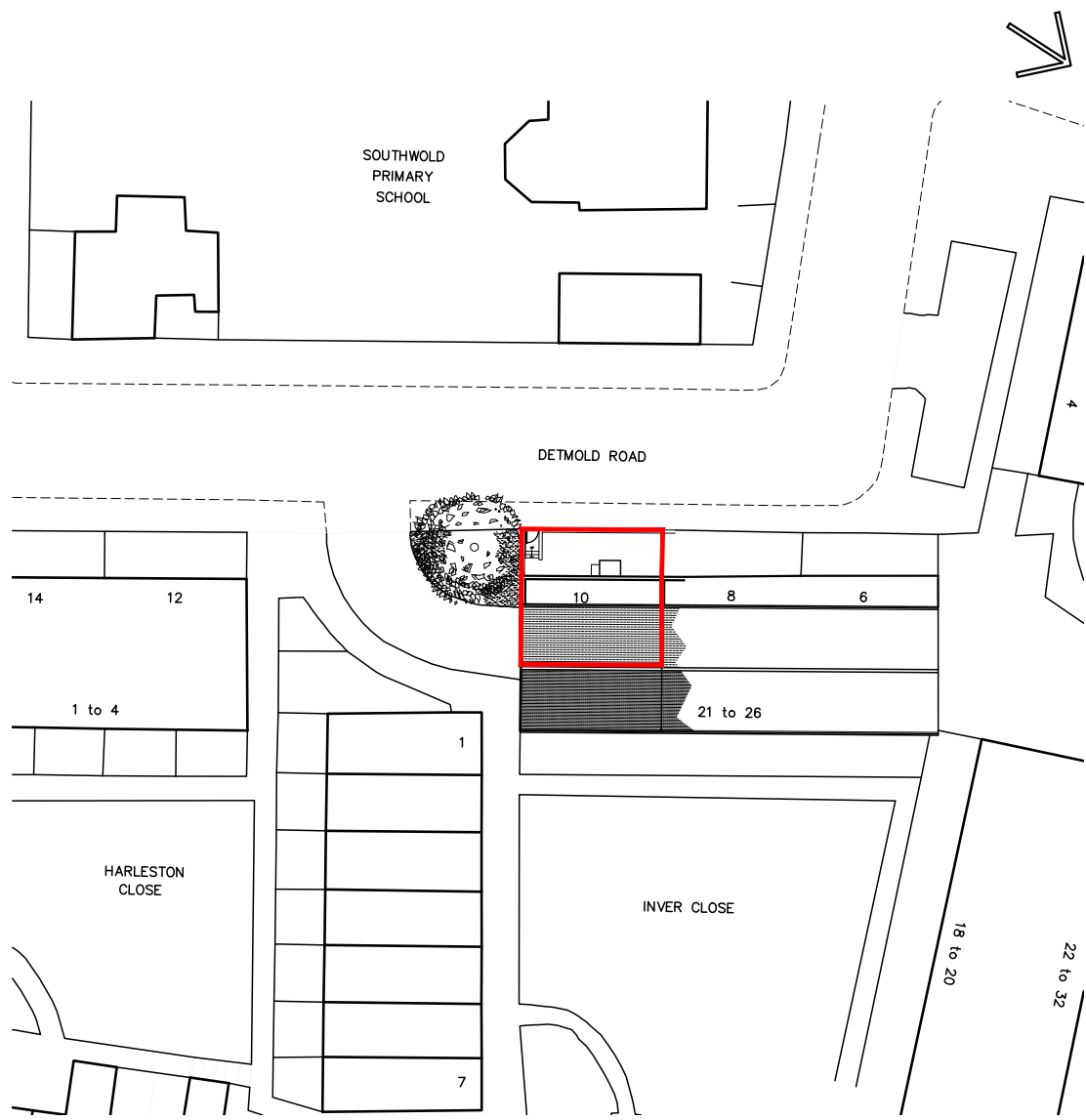


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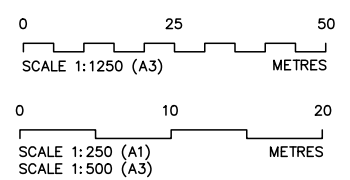


LOCATION PLAN
 SCALE 1:1250 © A3



EXISTING SITE PLAN
 SCALE 1:500 © A3

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Rev.	Date	PRELIMINARY	Comment	By

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Client:
 Hackney Council
 Jack Watts Community Flats
 10 Detmold Road E5 9NJ

Project:
Proposed Change of Use
 E(g)(i) TO C3 (RESIDENTIAL)

Drawing:
 Existing Location and Site Plans

Project No.	Drawing No.	Issue	Status
1403	PL-001	-	-

Scale	Date	Drawn By	Checked By
As Shown	Aug22	JP	NH

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Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/3040	First Floor Flat, 141 Queens Drive, Hackney, London, N4 2BB	Works to a Tree in Conservation Area Notification	T1, T2 Limes, crown reduce to previous points, approx. 2m T4, T5 Ailanthus, crown reduce by 2m cyclical maintenance	Eugene McGee	Brownswood Ward	Delegated	No Objection	12-01-2023
2022/2787	140 Myddleton Avenue, Hackney, London, N4 2FJ	Works to a Tree in Conservation Area Notification	T1 - Ash - Crown reduce to 2m in height to form a hedge T2 - Cherry - Reduce back from car park area	Eugene McGee	Brownswood Ward	Delegated	No Objection	11-01-2023
2022/2731	63 Colthurst Crescent, Hackney, London, N4 2FF	Works to a Tree in Conservation Area Notification	- T3 Sorbus - Fell and grind - T4 Sorbus - Crown lift 3m. remove deadwood - T5 Sorbus - Crown lift 3m, remove deadwood - G7 Group of Ash x4 - Remove deadwood, cut back from building by 1-2m	Eugene McGee	Brownswood Ward	Delegated	No Objection	11-01-2023
2022/2728	Woven House, 42 Somerfield Road, Hackney, London, N4 2JL	Full Planning Permission	Replacement of woven screen to perimeter of house and entrance portal to 42 Somerfield Road, N4 2JL	Jonathan Bainbridge	Brownswood Ward	Delegated	Grant	19-01-2023
2022/2622	Ground Floor Flat, 1 Princess Crescent, London, N4 2HH	Full Planning Permission	Erection of single storey ground floor rear extension to 1A	Alishba Emanuel	Brownswood Ward	Delegated	Granted - Standard Conditions	22-12-2022
2022/2561	98 Mountgrove Road, Hackney, London, N5 2LT	Full Planning Permission	Retention of existing basement extension, roof light, and 1.8m screening. Retention of basement and ground floor as offices (Class E); retention of shopfront	Micheal Garvey	Brownswood Ward	Delegated	Granted - Standard Conditions	04-01-2023
2022/2524	91 Finsbury Park Road, Hackney, London, N4 2JU	Works to a Tree in Conservation Area Notification	T1: Weeping Ash: Remove lateral spread by 1.5-2m to create a flowing canopy outline	Eugene McGee	Brownswood Ward	Delegated	No Objection	05-01-2023
2022/1143	First Floor Flat, 115 Blackstock Road, Hackney, London, N4 2JW	Certificate of Lawful Development Existing/Proposed	Lawful development certificate (Existing) for the use of the property as 3 x self-contained flats (Use Class C3)	Thomas Russell	Brownswood Ward	Delegated	Grant	21-12-2022
2020/4256	3 Princess Crescent, Hackney, London, N4 2HH	Full Planning Permission	Conversion of the building into 7 self-contained residential units (Use Class C3) facilitated by the excavation of a basement with rear lowered garden, addition of windows to front and rear elevations, removal of side window and refuse and cycle storage. (Note for consultation - dwelling mix is 1 x studio, 4 x 2-beds, 2 x 3-beds).	Louise Prew	Brownswood Ward	Delegated	Granted - Standard Conditions	23-12-2022
2023/0015	Flat 3, 30 Kyverdale Road, Hackney, London, N16 7AH	Works to Tree with Preservation Order	TPO order number: 8 2011 Location: 30 Kyverdale Road. Reduce crown by up to maximum of 4 meters, including crown balancing and thinning to lime tree (T1) fronting 30 Kyverdale Road Reason: Due to excessive shading, impacts on boundary wall, oversailing of public highway and overbearing on main roof of 30 Kyverdale Road	Eugene McGee	Cazenove Ward	Delegated	Grant	11-01-2023
2023/0013	148 Osbaldeston Road, Hackney, London, N16 6NJ	Works to a Tree in Conservation Area Notification	Front Garden G3 - 2x Sycamore Crown reduce by up to 2 metres in crown height and width. G3 consists of a small group of self set sycamore trees along the right hand front boundary of the property • The proximity of the group is causing anxiety and apprehension to the resident • The subject trees are the cause of an unreasonable amount of shade to the front aspect of the property • The proposed works would not reduce the amenity value of the tree and will allow sustainable tree management in the long term	Eugene McGee	Cazenove Ward	Delegated	No Objection	19-01-2023
2022/2808	Flat A, 34 Alkham Road, Hackney, London, N16 7AA	Householder Planning	Part single, part two storey rear extension to garden flat	Raymond Okot	Cazenove Ward	Delegated	Granted - Standard Conditions	16-01-2023
2022/2776	58 Forburg Road, Hackney, London, N16 6HT	Householder Planning	Erection of single storey Rear/Side extension and installation of rear dormer	Alishba Emanuel	Cazenove Ward	Delegated	Refuse	11-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2720	92-94 Osbaldeston Road, London, N16 6NL	Full Planning Permission	Erection of single storey first floor rear extensions at nos. 92 and 94.	Danny Huber	Cazenove Ward	Delegated	Granted - Standard Conditions	18-01-2023
2022/2690	91 Osbaldeston Road, London, N16 6NP	Householder Planning	Partial Retrospective Application for the erection of ground floor rear extension; Excavation of basement; installation of a front and rear lightwells	Alishba Emanuel	Cazenove Ward	Delegated	Granted - Standard Conditions	09-01-2023
2022/2648	58 Forburg Road, Hackney, N16 6HT	Full Planning Permission	Erection of a rear dormer	Alishba Emanuel	Cazenove Ward	Delegated	Granted - Standard Conditions	06-01-2023
2022/2618	Flat A, 107 Osbaldeston Road, Hackney, London, N16 6NP	Works to a Tree in Conservation Area Notification	Rear Garden T1 Holm Oak Remove 1 x lowest limb growing over neighbouring fence. T1 Holm Oak is located along the rear left hand boundary of the property • The tree is of a large spreading nature straddling gardens and encroaching onto neighboring properties • Its close proximity to the property is causing anxiety and apprehension to the home owner • The proposed works would not affect the amenity value of the tree and will allow sustainable tree management in the long term	Eugene McGee	Cazenove Ward	Delegated	No Objection	05-01-2023
2022/2578	Flat A, 43 Cazenove Road, Hackney, London, N16 6PA	Works to a Tree in Conservation Area Notification	Tree location - rear garden T1 - 100+ DBH Multi stem Sycamore Crown reduce height and sides by 4-5m. Thin 20%. Remove deadwood. Lift 5m.	Eugene McGee	Cazenove Ward	Delegated	No Objection	05-01-2023
2022/2558	94-96 Osbaldeston Road, London, N16 6NL	Removal/Variation of Condition(s)	Variation of condition 2 (approved drawings) of planning permission 2021/1749 dated 05/10/2021. Effect of variation would be to add a partially pitched roof to the rear elevation at ground floor level.	Danny Huber	Cazenove Ward	Delegated	Granted - Standard Conditions	12-01-2023
2022/2179	Oldhill Medical Centre, 19 - 21 Oldhill Street, Hackney, London, N16 6LD	Removal/Variation of Condition(s)	Variation of condition 1 (approved plans) of planning permission 2022/0913 dated 26/07/2022. The effect of the variation would be to add two roof lights to the ground floor flat roof.	Catherine Nichol	Cazenove Ward	Delegated	Granted - Standard Conditions	23-12-2022
2022/1854	45 Filey Avenue, Hackney, London, N16 6JL	Works to a Tree in Conservation Area Notification	Rear Garden of 43-45 Filey Avenue: Fell self seeded Ash tree pushing over back wall Fell Scots Pine tree leaning over swing Remove dead Buddleia Crown reduce decayed Pear tree by 30-40% and remove deadwood Rear Garden of 47 Filey Avenue Crown reduce decayed Pear tree by 30-40% and remove deadwood	Leif Mortensen	Cazenove Ward	Delegated	No Objection	19-01-2023
2022/2835	33 - 34 Newington Green, Hackney, London, N16 9PR	Listed Building Consent	Replacement of windows to front elevation (relates to planning permission 2022/2757).	Erin Glancy	Clissold Ward	Delegated	Grant	06-01-2023
2022/2763	244 Albion Road, Hackney, London, N16 9JP	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development for the erection of a rear outbuilding to replace existing	Thomas Russell	Clissold Ward	Delegated	Grant	09-01-2023
2022/2761	240 Albion Road, Hackney, London, N16 9JP	Householder Planning	Refurbishment of existing outbuilding; associated landscaping works	Thomas Russell	Clissold Ward	Delegated	Granted - Extra Conditions	10-01-2023
2022/2757	33 - 34 Newington Green, Hackney, London, N16 9PR	Full Planning Permission	Replacement of windows to front elevation (relates to Listed Building Consent 2022/2835).	Erin Glancy	Clissold Ward	Delegated	Grant	06-01-2023
2022/2668	First Floor Flat, 176 Albion Road, Hackney, London, N16 9JR	Full Planning Permission	Replacement of window sashes, softwood timber cill and overhaul retained existing box frame incorporating draught proofing to first floor windows on front elevation to match existing	Raymond Okot	Clissold Ward	Delegated	Granted - Standard Conditions	29-12-2022
2022/2639	97 Green Lanes, Hackney, London, N16 9BX	Full Planning Permission	Infill rear extension on first floor.	Raymond Okot	Clissold Ward	Delegated	Refuse	22-12-2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2443	Flat A, 28 Springdale Road, Hackney, London, N16 9NX	Full Planning Permission	Alterations including erection of single-storey rear extension with green roof and terrace incorporated at first-floor level; Installation of door and replacement windows along the rear elevation at first-floor level; Installation of spiral staircase leading from first-floor terrace to rear garden	Thomas Russell	Clissold Ward	Delegated	Refuse	23-12-2022
2022/2442	Flat A, 28 Springdale Road, Hackney, London, N16 9NX	Full Planning Permission	Alterations including erection of single-storey rear extension with green-roof and two rooflights; Installation of two sets of windows across the rear elevation at first-floor level to replace existing	Thomas Russell	Clissold Ward	Delegated	Granted - Extra Conditions	23-12-2022
2022/2399	14 Grazebrook Road, Hackney, London, N16 0HS	Works to Tree with Preservation Order	Rear Garden: Weeping Willow, T1 — Thin and reduce crown by 25% (2,5 Metres) Reason: tree becoming very dense, complaints from school at the end of the garden Front Garden: Fig T2 — Thin and reduce by 20% Reason: Tidy and shape	Leif Mortensen	Clissold Ward	Delegated	Grant	05-01-2023
2022/2354	37 Newington Green, Hackney, London, N16 9PR	Listed Building Consent	Listed building consent for the re provision of a gas supply to flats A and B including installation of pipe to rear and side elevations and throughout the internal walls, as well installation of internal gas metres (in association with Full Planning application 2022/2292)	James Clark	Clissold Ward	Delegated	Grant	16-01-2023
2022/2322	First Floor Flat, 120 Green Lanes, Hackney, London, N16 9EH	Full Planning Permission	Erection of a first floor rear extension.	Catherine Nichol	Clissold Ward	Delegated	Granted - Standard Conditions	23-12-2022
2022/2292	37 Newington Green, Hackney, London, N16 9PR	Full Planning Permission	Reprovision of a gas supply to flats A and B, including installation of pipes to rear and side elevations and throughout the internal walls, as well as new internal gas metres (in association listed building consent 2022/2354)	James Clark	Clissold Ward	Delegated	Grant	16-01-2023
2022/1487	146 Winston Road, Hackney, London, N16 9LJ	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate Erection of a single-storey rear side extension [retrospective].	Jonathan Bainbridge	Clissold Ward	Delegated	Withdrawn Decision	18-01-2023
2022/1387	157 Stoke Newington Church Street, Hackney, London, N16 0UH	Full Planning Permission	Addition of an extractor flue to be located in the rear garden. (Retrospective)	James Clark	Clissold Ward	Delegated	Refuse	11-01-2023
2022/1379	St Matthias C Of E School Wordsworth Road, Hackney, London, N16 8DD	Full Planning Permission	Replacement of existing heating systems with four Air source heat pump stations including new radiators and supply pipework, upgrade insulation and thermal performance.	James Clark	Clissold Ward	Delegated	Grant	23-12-2022
2022/1091	31 Nevill Road, Hackney, London, N16 8SL	Householder Planning	Replacement of windows and doors; Erection of roof extension to provide additional bedrooms, a bathroom and roof terrace; Works of refurbishment and repair	Gerard Livett	Clissold Ward	Delegated	Granted - Extra Conditions	12-01-2023
2022/0436	Kennaway Estate Stoke Newington Church Street, Hackney, London, Hackney, N16 9JD	Non-Material Amendment	Non-material amendment to planning permission 2019/2116 dated 08/02/2021 comprising relocation of the proposed substation building within the new development.	Louise Prew	Clissold Ward	Delegated	Grant	16-01-2023
2022/2890	28 - 31 Kingsland High Street, Hackney, London, E8 2JP	Full Planning Permission	External alteration comprising installation of an Automated External Defibrillator (AED)	Raymond Okot	Dalston Ward	Delegated	Withdrawn Decision	22-12-2022
2022/2855	23-25 Wilton Way, Hackney, London, E8 3EE	Works to a Tree in Conservation Area Notification	There are 2 trees in the neighbouring property that are pushing against our boundary wall and causing the wall to crack and lean, this is within my garden. Please see supporting images attached (evidence of trees causing issues and sketches). We are requesting that both trees can be removed entirely - however we are happy to see them replaced with smaller less intrusive trees	Eugene McGee	Dalston Ward	Delegated	No Objection	12-01-2023
2022/2831	45 Parkholme Road, Hackney, London, E8 3AQ	Works to a Tree in Conservation Area Notification	Rear garden - T1 - Acer pseudoplatanus (sycamore) – Reduce reshape by 30% back to previous points 3m from branch ends, maintaining furnishing growth throughout. Lift lower epicormic to 4 m	Eugene McGee	Dalston Ward	Delegated	No Objection	11-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2810	Basement Flat, 102 Colvestone Crescent, Hackney, London, E8 2LJ	Works to a Tree in Conservation Area Notification	T1: Prunus Avium (Cherry) - The homeowner of 102 Colvestone Crescent has been advised that the roots from the mature cherry tree outside the front of the property are affecting the stairs to the lower basement. Cracks are beginning to show along the supporting wall, and cracks are appearing in the concreted stairs. As the base tree is within close proximity of the building (2m) the homeowner is concerned for impacts from subsidence, and to prevent further structural damage, felling the tree has been opted for. In order to prevent any cases of heave, I recommend that the tree is felled however a 1.5m trunk is retained, to be used as a habitat pole, but also to be used as a structure for creepers.	Leif Mortensen	Dalston Ward	Delegated	No Objection	11-01-2023
2022/2725	1a John Campbell Road, Hackney, London, N16 8JY	Works to a Tree in Conservation Area Notification	Proposal is to reduce height from 13.5 to 8.5m, 2m above previous reduction. Also lift away from telephone lines and neighbouring balcony	Eugene McGee	Dalston Ward	Delegated	No Objection	05-01-2023
2022/2677	Kingdom Hall Of Jehovah Witness, 1a Fassett Road, Hackney, London, E8 1PA	Works to Tree with Preservation Order	T1 Sycamore - Reduce crown to points of previous reduction (3-4m branch removal).	Eugene McGee	Dalston Ward	Delegated	Grant	12-01-2023
2022/2675	3 Stannard Road, Hackney, London, E8 1DB	Works to a Tree in Conservation Area Notification	Rear garden T1 - Oak tree - reduce reshape by 30% canopy area - close to most recent points 2 m from branch ends.	Eugene McGee	Dalston Ward	Delegated	No Objection	05-01-2023
2022/2628	Ripley And Lambert Ltd, Basement And Ground Floor, 542 Kingsland Road, Hackney, London, E8 4AH	Advertisement Consent	Display of fascia sign and awning sign	Gerard Livett	Dalston Ward	Delegated	Granted - Standard Conditions	21-12-2022
2022/2614	26 Ritson Road, Hackney, London, E8 1PF	Works to a Tree in Conservation Area Notification	Tree location - front garden T1 - 35 DBH Robinia Crown reduce height and sides by approx. 2-3m Crown thin 20% Remove deadwood Lift 5m	Eugene McGee	Dalston Ward	Delegated	No Objection	05-01-2023
2022/2577	Flat A, 12 St Marks Rise, Hackney, London, E8 2NJ	Works to a Tree in Conservation Area Notification	Tree located in Rear garden T1 - 45 DBH Ivy clad Elder Fell as close as possible to ground level. Apply appropriate herbicide.		Dalston Ward	Delegated	No Objection	05-01-2023
2022/2569	Flat A, 102 Dalston Lane, London, E8 1NG	Full Planning Permission	Erection of single storey ground floor rear extension	Alishba Emanuel	Dalston Ward	Delegated	Granted - Standard Conditions	04-01-2023
2022/2327	Flat A, 45 Sandringham Road, Hackney, London, E8 2LR	Works to a Tree in Conservation Area Notification	T1 - elder tree (5m) - reduce crown to previous pruning points, approximately 2m reduction. T2 - forsythia shrub (2m) - reduce height to approximately 1.5m from ground level. T3 - cherry tree (7m) - reduce height to approximately 2m from ground level leaving furnishing growth. T4 - hazel tree (7m) - reduce height to approximately 2m from ground level and remove 4 stems leaning into rear part of garden. T5 - hazel tree (6m) - reduce height to approximately 2m from ground level.	Eugene McGee	Dalston Ward	Delegated	No Objection	05-01-2023
2022/2276	43 Parkholme Road, Hackney, London, E8 3AG	Works to a Tree in Conservation Area Notification	T1: Silver Birch - fell	Eugene McGee	Dalston Ward	Delegated	No Objection	05-01-2023
2020/4134	Flat A, 12 Abersham Road, Hackney, London, E8 2LN	Works to a Tree in Conservation Area Notification	Lime in rear garden. Routine maintenance: re-pollard, i.e. reduce back to previous reduction points	Leif Mortensen	Dalston Ward	Delegated	No Objection	05-01-2023
2022/2972	68 Downham Road, Hackney, London, N1 5BG	Non-Material Amendment	Non-material amendment to planning permission 2022/0114 dated 21/03/2022. The amendment seeks to change the double door in the front elevation at basement level to a single door.	Alix Hauser	De Beauvoir Ward	Delegated	Grant	05-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2958	26 Northchurch Terrace, Hackney, London, N1 4EG	Works to a Tree in Conservation Area Notification	T1 Quince, overall crown reduction by 1m	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	12-01-2023
2022/2951	Hertford Wharf, 20 Hertford Road, Hackney, London, N1 5QS	Works to a Tree in Conservation Area Notification	T1 Acer - Cut back from building to give 2m clearance, due to encroachment issues. labels.topped.foster T2 Acer - Cut back from building to give 2m clearance, due to encroachment issues. sank.galaxy.clap T3 Acer - Cut back from building to give 2m clearance, due to encroachment issues. coherent.nights.corner All works compliant with BS3998:2010	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	12-01-2023
2022/2850	18 Ardleigh Road, Hackney, London, N1 4HP	Works to a Tree in Conservation Area Notification	T1 - Lime - reduce back to previous pollard points Front of Property: T2 - Sycamore - Fell to ground level and poison using Eco-plugs	Leif Mortensen	De Beauvoir Ward	Delegated	No Objection	12-01-2023
2022/2824	121 Culford Road, Hackney, London, N1 4HT	Works to a Tree in Conservation Area Notification	Front Garden: Magnolia (T1) - Reduce crown by 1m on all aspects, back to previous most recent cuts. Current tree height 6m.	Leif Mortensen	De Beauvoir Ward	Delegated	No Objection	11-01-2023
2022/2822	121 Mortimer Road, London, N1 4JY	Certificate of Lawful Development Existing/Proposed	Certificate of lawfulness to establish the lawfulness of (1) the residential use of the site (Use Class C3) as a single planning unit; and (2) all elements of existing operational development within the site including the house, landscaping, external materials, and parking area as identified on the submitted plans and photographs	Alishba Emanuel	De Beauvoir Ward	Delegated	Grant	13-01-2023
2022/2797	41 Northchurch Road, Hackney, London, N1 4EE	Works to a Tree in Conservation Area Notification	Front Garden : 1 x Raywood Ash - Crown reduce the height back to the previous reduction points (approx. 3-3.5m) Reduce the crown spread to balance and shape (approx. 1.5-2m) Thin throughout the crown by 10% Remove selective low branches overhanging the garden Maintenance works in line with good Arboricultural practice	Leif Mortensen	De Beauvoir Ward	Delegated	No Objection	11-01-2023
2022/2796	84 Mortimer Road, Hackney, London, N1 4LH	Works to a Tree in Conservation Area Notification	Mature bay tree to rear elevation of 84 Mortimer Road, we would like to remove this tree as it is severely limiting light into the rear of the property. This tree is not covered by a preservation order but is within a conservation area.	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	12-01-2023
2022/2749	87 - 95 Hertford Road, Hackney, London, N1 5AG	Discharge of Condition	Submission of details pursuant to condition 16 (flood resilience) attached to planning permission 2009/2842 dated 30/06/2020.	Thomas Russell	De Beauvoir Ward	Delegated	Grant	12-01-2023
2022/2734	146 Culford Road, Hackney, London, N1 4HU	Works to a Tree in Conservation Area Notification	T1 Robinia - reduce crown to previous points of reduction - approx. 5m from height, 2-3m from side branches. Trees approx. current height 15m	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	11-01-2023
2022/2719	34 Stamford Road, Hackney, London, N1 4JL	Discharge of Condition	Submission of details pursuant to condition 10 (Crossrail 2 Safeguarding) attached to planning permission 2020/0184 dated 29/05/2020.	Gerard Livett	De Beauvoir Ward	Delegated	Grant	05-01-2023
2022/2697	26 Englefield Road, Hackney, London, N1 4ET	Works to a Tree in Conservation Area Notification	Routine maintenance on all three trees T1 lime, T2 tree of heaven (both in front garden), and T3 maple (in rear garden): reduce back to previous reduction points, removing about 1-2m regrowth. All three trees are about 5-7m tall.	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	05-01-2023
2022/2684	139 Balls Pond Road, Hackney, London, N1 4BG	Listed Building Consent	Replacement of concrete interlocking roof coverings with natural Welsh slate and associated roof works.	Gerard Livett	De Beauvoir Ward	Delegated	Granted - Extra Conditions	29-12-2022
2022/2612	81 De Beauvoir Road, London, N1 4EL	Listed Building Consent	Alterations to rear fenestration, creation of a door on the side elevation, installation of gate and railing to frontage, refuse and cycle stores, landscaping, internal alterations, and associated works.	Danny Huber	De Beauvoir Ward	Delegated	Granted - Standard Conditions	09-01-2023
2022/2604	80 & 80A 80 Buckingham Road, Hackney, London, N1 4JE	Works to Tree with Preservation Order	T1-(Lime) - Reduce back to knuckle and sever Ivy around the base of the tree.	Leif Mortensen	De Beauvoir Ward	Delegated	Grant	12-01-2023

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2022/2599	170 Southgate Road, Hackney, London, N1 3HX	Works to a Tree in Conservation Area Notification	T1 - sycamore tree (12m) - reduce crown to previous pruning points, approximately 3m reduction and lift crowns to 6m from ground level. T2 - sycamore tree (14m) - reduce crown to previous pruning points, approximately 4m reduction and lift crowns to 6m from ground level	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	05-01-2023
2022/2595	104 Buckingham Road, Hackney, London, N1 4JE	Works to a Tree in Conservation Area Notification	T1 Common Lime (Tilia x europaea) x 2 Rear Crown Reduction - Reducing the height and spread of the tree by up to Final height 9m spread 6m ie. semi pollard to previous pollard heads T2 Cherry in front At 94 Buckingham Road Remove dead stem and reduce remainder of tree by up to 1.5 m to redress misbalance	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	05-01-2023
2022/2554	Excluding Basement, 94 Buckingham Road, Hackney, London, N1 4JE	Works to a Tree in Conservation Area Notification	Rear Garden: T1 - Bay Tree - Reduce height by approx 2-3m. Front Garden: T2 - Cherry Tree - Remove dead section and reduce crown by approx 1.5m and thin by 20%. Remove ivy.	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	05-01-2023
2022/2553	172 Culford Road, Hackney, London, N1 4DS	Works to a Tree in Conservation Area Notification	T1 - Hornbeam - 25% reduction resulting in 2m from all aspects	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	05-01-2023
2022/2532	81 De Beauvoir Road, Hackney, London, N1 4EL	Full Planning Permission	Alterations to rear fenestration, creation of a door on the side elevation, installation of gate and railing to frontage, refuse and cycle stores, landscaping, internal alterations, and associated works.	Danny Huber	De Beauvoir Ward	Delegated	Granted - Standard Conditions	09-01-2023
2022/2521	82 De Beauvoir Road, Hackney, London, N1 5AT	Works to a Tree in Conservation Area Notification	T1 Magnolia - 20% reduction of crown to reduce spread over neighbour boundary and reduce spread towards front of house. Thinning of internal branches to enhance shape, removal of vertical branches from poor previous prune and to improve airflow.	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	05-01-2023
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	29-12-2022
2022/2363	78 De Beauvoir Road, Hackney, London, N1 5AT	Works to a Tree in Conservation Area Notification	Eucalyptus - Crown reduce the height and spread by 40% (approx. 3-3.5m height and 4-4.5m spread) Remove the old pruning stubs This tree is a very poor specimen. Maintenance works in line with good Arboricultural practice	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	05-01-2023
2022/2344	86 Mortimer Road, Hackney, London, N1 4LH	Works to a Tree in Conservation Area Notification	Rear Garden: T1, T2 Sycamore, crown reduce 1m below old reduction points, due to decay. approx. 2.5m	Leif Mortensen	De Beauvoir Ward	Delegated	No Objection	05-01-2023
2022/1780	87 - 95 Hertford Road, Hackney, London, N1 5AG	Discharge of Condition	Submission of details pursuant to Condition 13 (Dust Management Plan) of planning application 2009/2842 dated 30/06/2020	Thomas Russell	De Beauvoir Ward	Delegated	Grant	29-12-2022
2021/2235	312 Kingsland Road, Hackney, London, E8 4DE	Full Planning Permission	Repositioning of school gate on Downham Road and installation of fencing on western elevation at ground floor level.	Louise Prew	De Beauvoir Ward	Delegated	Withdrawn Decision	21-12-2022
2020/4036	Hackney New School, 317 - 319 Kingsland Road, Hackney, London, E8 4DL	Discharge of Condition	Resubmission of details pursuant to condition No. 20 (cycle parking) attached to planning application 2013/1895.	Louise Prew	De Beauvoir Ward	Delegated	Refuse	10-01-2023
2022/2939	74 Navarino Road, Hackney, London, E8 1AQ	Works to a Tree in Conservation Area Notification	T1 - Sycamore - Re-pollard by 2 meters to previous points to form a more compact crown, crown clean by removing deadwood and rubbing and crossing branches.	Leif Mortensen	Hackney Central Ward	Delegated	No Objection	11-01-2023
2022/2859	155 Dalston Lane, Hackney, London, E8 1AL	Householder Planning	Retention of hardstanding to the front garden area, including vehicle crossover and two parking spaces.	Erin Glancy	Hackney Central Ward	Delegated	Refuse	19-01-2023
2022/2820	230 Graham Road, Hackney, London, E8 1BP	Discharge of Condition	Submission of details pursuant to condition 4 (anti-vibration measures) attached to planning permission 2022/1549 dated 20/09/2022.	Alix Hauser	Hackney Central Ward	Delegated	Grant	12-01-2023

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2022/2759	Basement And Ground Floor, 129 Richmond Road, Hackney, London, E8 3NJ	Prior Notification - Commercial	Prior Approval for Change of use from commercial, business and service use (Class E) to 1 Residential dwelling (Class C3).	Catherine Nichol	Hackney Central Ward	Delegated	Refuse	06-01-2023
2022/2742	Pembury Play Group, Community Hall Pembury Close, Hackney, London, E5 8JR	Full Planning Permission	Resurfacing of the existing MUGA, new lighting, benches and bins.	Erin Glancy	Hackney Central Ward	Delegated	Grant	22-12-2022
2022/2736	12, Kenmure Yard Kenmure Road, Hackney, London, E8 1JY	Works to a Tree in Conservation Area Notification	Rear garden with no side access T1-T4 - 4x Large Ash Trees - Fell as close as possible to ground level and treat the stumps to prevent regrowth works recommend as the trees are growing up against the boundary wall and if left is a big risk of structural damage in the future	Eugene McGee	Hackney Central Ward	Delegated	No Objection	11-01-2023
2022/2700	Kenmure Yard Kenmure Road, Hackney, London, E8 1JY	Works to a Tree in Conservation Area Notification	Chestnut XL Crown reduce to previous points Sycamore XL - Remove epicormic growth to crown break/clear lamp. Crown reduce to previous points	Eugene McGee	Hackney Central Ward	Delegated	No Objection	11-01-2023
2022/2692	Kenmure Yard Kenmure Road, Hackney, London, E8 1JY	Works to a Tree in Conservation Area Notification	T2 Plane XXL Remove all Ivy to crown break and sever T3 Plane XXL Remove epicormic growth to crown break T4 Chestnut XL Year 3 - Crown reduce to previous points T5 Sycamore XL Year 2 - Remove epicormic growth to crown break/clear lamp. Year 3 - Crown reduce to previous points T6 Chestnut XL Crown reduce to just above crown break 5-6m (hard reduction). Resistograph/report (James Forrest) T7 Sycamore XL Crown reduce 1m below previous points - decayed base	Eugene McGee	Hackney Central Ward	Delegated	No Objection	05-01-2023
2022/2691	97, Wilton Estate Greenwood Road, Hackney, London, E8 1BE	Works to a Tree in Conservation Area Notification	Tree located in rear garden. T1 - Sycamore 62 DBH - Crown reduce 4-5 metre (Approx 2 m below previous pruning points) - Crown Lift 5 Metre - Crown Thin 15%	Eugene McGee	Hackney Central Ward	Delegated	No Objection	05-01-2023
2022/2640	246 Dalston Lane, London, E8 1JG	Advertisement Consent	Display of a non-illuminated advertising hoarding measuring 6m x 4.7m on the eastern facade of the building.	Alix Hauser	Hackney Central Ward	Delegated	Refuse	09-01-2023
2022/2575	Flat A, 32 Navarino Road, Hackney, London, E8 1AD	Works to a Tree in Conservation Area Notification	Tree Located in rear Garden T1 - Sycamore 78 DBH - Remove hanging limb - Crown reduce 3-4 Metres - Deadwood	Eugene McGee	Hackney Central Ward	Delegated	No Objection	05-01-2023
2022/2542	21 Navarino Road, London, E8 1AD	Householder Planning	Alterations to single storey rear extension at lower ground floor level, replacement of existing windows, insertion of 2 x rooflights to the main roof slopes and installation of solar panels.	Danny Huber	Hackney Central Ward	Delegated	Granted - Standard Conditions	05-01-2023
2022/2501	Flat B, 61 Greenwood Road, Hackney, London, E8 1NT	Full Planning Permission	Creation of a green roof and associated works.	James Clark	Hackney Central Ward	Delegated	Grant	16-01-2023
2022/2492	Flat B, 61 Greenwood Road, Hackney, London, E8 1NT	Full Planning Permission	Proposed landscaping to the front garden together with the creation of bin and bike stores and associated works.	James Clark	Hackney Central Ward	Delegated	Grant	10-01-2023
2022/2485	Marks & Spencer, 351 Mare Street, Hackney, London, E8 1JB	Removal/Variation of Condition(s)	Variation of condition 2 (approved plans) and removal of condition 3 (works to match) attached to planning permission 2021/0772 granted 11/06/2021 for shop front alterations along Mare Street and Amhurst Road façades. The effect of the variation would allow for the retention of the as built elevations including the part replacement of black granite stall risers and replacement of central two bays with new flush shopfront glazing and framework.	Alix Hauser	Hackney Central Ward	Delegated	Refuse	09-01-2023
2022/2448	90 Eleanor Road (north), Hackney, London, E8 1DN	Works to a Tree in Conservation Area Notification	T1 (birch) - to reduce height by 1m to allow more light into garden T2 (bay) - to pollard tree to fence height (2m) to allow more light into both rear and neighbouring gardens	Leif Mortensen	Hackney Central Ward	Delegated	No Objection	05-01-2023
2022/2419	1 Navarino Road, Hackney, London, E8 1AD	Works to a Tree in Conservation Area Notification	Rear Garden: T1-Lime fell to ground level and poison stump - replaced with x 4 Standards Trees (6-10 cm or 8-10cm girth, approximately 2.5-3.0m in height)	Leif Mortensen	Hackney Central Ward	Delegated	No Objection	05-01-2023

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2022/2416	5 Navarino Grove, London, E8 1AJ	Householder Planning	Erection of a part single storey, part two storey rear extension and replacement of window at first floor rear elevation	Danny Huber	Hackney Central Ward	Delegated	Refuse	11-01-2023
2022/2342	21 Kenmure Road, Hackney, London, E8 1JU	Discharge of Condition	Submission of details pursuant to conditions 4 (windows details) and 7 (SuDs) of planning permission 2021/1428 for the proposed basement extension, single storey rear extension, rear roof extension together with front rooflights granted 11/10/2021.	Erin Glancy	Hackney Central Ward	Delegated	Grant	12-01-2023
2022/2328	70 Amhurst Road, Hackney, London, E8 1JH	Works to a Tree in Conservation Area Notification	Front of property: T1 Lime tree that has been pollarded historically to be re-pollarded to previous points.	Leif Mortensen	Hackney Central Ward	Delegated	No Objection	05-01-2023
2022/2006	23 Kenmure Road, Hackney, London, E8 1JU	Non-Material Amendment	Non-material amendment to planning permission 2019/2198 dated 14/08/2021 ; In relation to increase front porch by 400mm to include board and batten cladding and be aligned to the boundary line; Adjustment to the location of rear roof lights to rear roof slope, and two new rear windows to first and second floor replacing the perforated brick facade and fixed glass panes.	Micheal Garvey	Hackney Central Ward	Delegated	Grant	04-01-2023
2023/0007	First Floor And Second Floor Flat, 32 Jenner Road, Hackney, London, N16 7SA	Works to a Tree in Conservation Area Notification	T1 - False Acacia - single specimen in front garden Request identical to previous application from same property (2220/0276). Significant growth from the time of previous pruning resulting in considerable light reduction to 1st and 2nd floors when the tree is in leaf together with very close proximity of upper branches to the roof potentially compromising the fabric. Following consultation with a tree surgeon, the application is for light crown thinning (20% of canopy approx) reduction with 4 metres off all branches to the nearest point of growth. In addition removal of any dead or dying wood.	Leif Mortensen	Hackney Downs Ward	Delegated	No Objection	19-01-2023
2022/3001	Flat A, 183 Brooke Road, Hackney, London, E5 8AB	Works to a Tree in Conservation Area Notification	T1 - tree of heaven (12m) - reduce crown by up 2m and shave ivy back to main stem. T2 - tree of heaven (14m) - reduce crown by up 2m and shave ivy back to main stem	Eugene McGee	Hackney Downs Ward	Delegated	No Objection	12-01-2023
2022/2966	37 Benthall Road, Hackney, London, N16 7AR	Works to a Tree in Conservation Area Notification	T1 walnut tree (9m) - take down to ground level.	Eugene McGee	Hackney Downs Ward	Delegated	No Objection	12-01-2023
2022/2909	118 Evering Road, Hackney, London, N16 7BD	Full Planning Permission	Replacement of existing slate roof tiles with new natural slate roof tiles together with new fascias, soffits and rainwater goods.	James Clark	Hackney Downs Ward	Delegated	Grant	19-01-2023
2022/2867	103 Evering Road, Hackney, London, N16 7SL	Works to a Tree in Conservation Area Notification	Propose routine maintenance to four trees, all about 12-15m tall: re-pollard at the previous points, removing 1-3m of regrowth. Front garden: T1 and T2 plane trees. Rear garden: T3 ash and T4 lime tree	Eugene McGee	Hackney Downs Ward	Delegated	No Objection	19-01-2023
2022/2826	Flat A, 59 Ickburgh Road, Hackney, London, E5 8AF	Works to a Tree in Conservation Area Notification	Rear Garden: T1- Ash, standing too close to the building and boundary fence - Fell to ground level and poison stump.. T2- Sycamore, remove dead limbs and reshape by reducing the crown overall by 2-4 metres, remove all deadwood.	Leif Mortensen	Hackney Downs Ward	Delegated	No Objection	11-01-2023
2022/2816	23 Stoke Newington Common, London, N16 7ER	Householder Planning	Erection of a single storey ground rear/side extension including alterations	Alishba Emanuel	Hackney Downs Ward	Delegated	Refuse	13-01-2023
2022/2799	62 Brooke Road, London, N16 7RU	Householder Planning	Demolition of existing single storey extension and erection of rear/side infill extension	Alishba Emanuel	Hackney Downs Ward	Delegated	Refuse	12-01-2023
2022/2773	53 Maury Road, Hackney, London, N16 7BT	Works to a Tree in Conservation Area Notification	Rear garden: Gingko (10M tall, 300mm dia.) - 2 metres from rear of house. fell. Front garden: Cordyline Palm (10M high) - Fell	Eugene McGee	Hackney Downs Ward	Delegated	No Objection	11-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2729	15 Heyworth Road, Hackney, London, E5 8DR	Householder Planning	Demolition of a rear extension to facilitate the construction of a new rear extension and a infill extension together with alterations to the fenestration, the installation of a rooflight and replacement windows as well as other minor works.	James Clark	Hackney Downs Ward	Delegated	Grant	05-01-2023
2022/2702	Basement And Ground Floor Flat, 132 Brooke Road, Hackney, London, N16 7RS	Works to a Tree in Conservation Area Notification	8m tall cherry in front garden has grown too big for the location and takes too much light. Propose to reduce by 2-3m all round.	Eugene McGee	Hackney Downs Ward	Delegated	No Objection	05-01-2023
2022/2654	Flat A, 47 Maury Road, London, N16 7BP	Full Planning Permission	Erection of a single storey ground floor rear extension	Danny Huber	Hackney Downs Ward	Delegated	Granted - Standard Conditions	18-01-2023
2022/2644	Basement And Ground Floor Flat, 144 Evering Road, Hackney, London, N16 7BD	Full Planning Permission	Erection of single story rear extension	Thomas Russell	Hackney Downs Ward	Delegated	Granted - Extra Conditions	13-01-2023
2022/2620	163 Brooke Road, Hackney, London, E5 8AG	Householder Planning	Erection of ground floor rear extension, together with installation of external wall insulation and rendering to the rear elevation.	Erin Glancy	Hackney Downs Ward	Delegated	Refuse	21-12-2022
2022/2619	Basement And Ground Floor Flat, 7 Stoke Newington Common, Hackney, London, N16 7ES	Works to a Tree in Conservation Area Notification	T1-4 REPOLLARD SMALL LIME TREES IN FRONT GARDEN TO PREVIOUS POLLARD POINTS T5 REPOLLARD LARGE LIME TREE IN THE REAR LEFT OF THE BACK GARDEN TO ORIGINAL POLLARD POINT ABOUT 1-2M ABOVE THE GUTTER HEIGHT OF THE NEIGHBOURS ROOF AND RETAIN THE REST OF THE CROWN PRUNING IT TO 20% WITH 2M OFF LATERAL EDGES. T6 REPOLLARD TREE (LIME?) IN THE REAR RIGHT OF THE GARDEN TO PREVIOUS POLLARD POINTS AND REMEDY THE INVASIVE IVY. T7 REMOVE ONE OF THE 2 BIG SHRUBS NEXT TO THE NEIGHBOURS FENCE REAR LEFT. T8 20% CROWN REDUCTION OF THE TREE (UNKNOWN SPECIES) IN THE MIDDLE OF THE GARDEN, 2-3M OFF THE HEIGHT AND 1-1.5M OFF THE LATERALL EDGE.	Eugene McGee	Hackney Downs Ward	Delegated	No Objection	05-01-2023
2022/2538	Ground Floor Flat, 7 Maitland Place, Hackney, London, N16 7ES	Listed Building Consent	Listed building consent for the replacement of the existing UPVC side door with a timber door. (Submitted with associated full planning application 2022/2482)	James Clark	Hackney Downs Ward	Delegated	Grant	21-12-2022
2022/2482	Ground Floor Flat, 7 Maitland Place, Hackney, London, E5 8TR	Full Planning Permission	Replacement of the existing UPVC side door with a timber door. (Submitted with associated listed building application 2022/2538)	James Clark	Hackney Downs Ward	Delegated	Grant	21-12-2022
2022/2326	20 Jenner Road, Hackney, London, N16 7SA	Works to a Tree in Conservation Area Notification	1x Plane - Re-pollard back to old points.	Eugene McGee	Hackney Downs Ward	Delegated	No Objection	05-01-2023
2022/2284	14 Jenner Road, Hackney, London, N16 7SA	Works to a Tree in Conservation Area Notification	T1. Lime tree: Raise crown by 3m and crown reduce to growth by approx. 30%. Reducing its height to strong growth by approx. 5m and lateral spread by approx. 2.5 m. Remove any dead wood.	Eugene McGee	Hackney Downs Ward	Delegated	No Objection	05-01-2023
2022/2266	27 Jenner Road, Hackney, London, N16 7SB	Discharge of Condition	Submission of details pursuant to condition 3 (Windows) and condition 4 (Materials) of planning permission ref: 2022/1805 dated 14/09/2022	Micheal Garvey	Hackney Downs Ward	Delegated	Grant	16-01-2023
2022/2946	Flat A, 35 Brookfield Road, Hackney, London, E9 5AH	Works to a Tree in Conservation Area Notification	T1 - Twisted willow - remove to ground level and treat stump. T2 - Pine species - remove to ground level	Leif Mortensen	Hackney Wick Ward	Delegated	No Objection	11-01-2023
2022/2837	29 Meynell Crescent, Hackney, London, E9 7AS	Works to a Tree in Conservation Area Notification	T2 - Lime tree- reduce crown back to most recent pruning points (approximately 3m reduction). T3 - strawberry tree (7m) - reduce overhanging branches back to boundary, approximately 1.5m reduction. T4 - lime tree (7m) - reduce overhanging branches back to boundary, approximately 1.5m reduction.	Leif Mortensen	Hackney Wick Ward	Delegated	No Objection	12-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2597	8 Brookfield Road, London, E9 5AH	Full Planning Permission	Replacement of existing rear extension; erection of a single-storey outbuilding in rear garden; installation of front boundary wall; installation of refuse store in front garden and installation of replacement security screen to window in front elevation.	Alix Hauser	Hackney Wick Ward	Delegated	Grant	22-12-2022
2022/2319	Flat B, 35 Brookfield Road, Hackney, London, E9 5AH	Works to a Tree in Conservation Area Notification	T1 - Palm - remove - very close to house - potential structural issues T2 - Bay tree - remove - very close to house - potential structural issues	Leif Mortensen	Hackney Wick Ward	Delegated	No Objection	05-01-2023
2022/2301	5 Meynell Road, Hackney, London, E9 7AP	Works to a Tree in Conservation Area Notification	T1 + T4 = To Reduce 4 X London Plane Trees back to Old Pruning Points (4.0/5.0Mtrs) Light Access General Maintenance	Leif Mortensen	Hackney Wick Ward	Delegated	No Objection	19-01-2023
2022/2950	Flat 46, 16 Queensbridge Road, Hackney, London, E2 8NR	Works to a Tree in Conservation Area Notification	T1 - Apple - 30% reduce reshape 1 -2 m from branch ends T2 - Apple - reduce to give clearance on path - 1m from branch ends T3 - sycamore - remove to ground level T4 - Cherry - reduce by 30% 1 -2 m from branch ends T5 - Acer negundo - reduce laterally by 2 m from branch ends T6 Cherry - 30% reduction 2 -3 m from branch ends	Eugene McGee	Haggerston Ward	Delegated	No Objection	12-01-2023
2022/2467	129 Pritchards Road, Hackney, London, E2 9AP	Full Planning Permission	Erection of two additional storeys at fourth and fifth floor level to the rear of the existing building to provide 9 units (8 x studios and 1 x 2-bed unit) including extension to stairwell on the western elevation and provision of additional cycle storage.	Alix Hauser	Haggerston Ward	Delegated	Refuse	23-12-2022
2022/1826	Flat 4, 32 Cremer Street, Hackney, London, E2 8HD	Full Planning Permission	Erection of a staircase and a glass guarding to a roof terrace.	Thomas Russell	Haggerston Ward	Delegated	Withdrawn Decision	19-01-2023
2022/2925	234 Mare Street, Hackney, London, E8 1HE	Works to Tree with Preservation Order	Tree marked 1 - Yellow dot - lime tree TPO 42006 Lift crown to 5 metres and cut back lateral branches to clear neighbouring property by 2 metres and remove major deadwood Tree 2 - sycamore - green dot - no TPO Lift crown to 5 metres Remove major deadwood Cutback lateral branches to clear neighbouring property by 2 metres (Paragon Rd side) Cut back lower lateral branches by up to metres where they are growing towards 232 Mare St	Leif Mortensen	Homerton Ward	Delegated	Grant	19-01-2023
2022/2922	Sutton House, 2 - 4 Homerton High Street, Hackney, London, E9 6JQ	Works to a Tree in Conservation Area Notification	Works to London Planes (T1, T2 & T3) for pruning/ pollarding back to previous points of reduction to maintain the canopy size and shape because of excessive shading and structural disturbance to the adjacent masonry boundary walls, masonry gate piers and surface paving.	Leif Mortensen	Homerton Ward	Delegated	No Objection	11-01-2023
2022/2900	14 Clapton Square, Hackney, London, E5 8HP	Full Planning Permission	Replacement of windows throughout the site together with the replacement of existing slate roof tiles with new natural slate roof tiles as well as new fascias, soffits and rainwater goods.	James Clark	Homerton Ward	Delegated	Withdrawn Decision	22-12-2022
2022/2780	14 Sutton Square, Hackney, London, E9 6EQ	Discharge of Condition	Submission of details pursuant to condition 5 (windows) attached to planning permission 2022/0668 dated 12/08/2022.	Raymond Okot	Homerton Ward	Delegated	Grant	09-01-2023
2022/2670	7 Sutton Place, Hackney, London, E9 6EH	Works to a Tree in Conservation Area Notification	Rear Garden: Ailanthus (T1) - fell, due to proximity to boundary wall	Leif Mortensen	Homerton Ward	Delegated	No Objection	05-01-2023
2022/2665	36-38 Clapton Square, Hackney, London, E5 8HE	Works to a Tree in Conservation Area Notification	We recommend that the tree is reduced to a height of 16m with a radial spread of 4m. All lower foliage and epicormic shoots to be retained. Pruning will ensure the tree be safely retained for many years into the future.	Eugene McGee	Homerton Ward	Delegated	No Objection	05-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2000	The Urswick School Paragon Road, Hackney, London, E9 6NR	Discharge of Condition	Submission of details pursuant to conditions 3 (SUDS) and 4 (cycle storage) attached to planning permission 2021/2083 dated 15/11/2021 for the temporary planning permission for the installation of a single storey modular classroom building to provide teaching facilities and relocation of existing cycle facilities.	Erin Glancy	Homerton Ward	Delegated	Grant	19-01-2023
2021/1180	Armourtex, 12 - 16 Rowe Lane, Hackney, London, E9 6EL	Discharge of Condition	Submission of details pursuant to condition 8 (remediation scheme) attached to planning permission 2016/3868	Louise Prew	Homerton Ward	Delegated	Grant	10-01-2023
2022/2843	341-345 Old Street, Hackney, London, EC1V 9LP	Discharge of Condition	Submission of details pursuant to condition 3 (window details) attached to planning permission 2022/2185 dated 03/11/2022.	Alix Hauser	Hoxton East and Shoreditch Ward	Delegated	Grant	18-01-2023
2022/2758	42-48 Whitmore Road and 56a Orsman Road, Hackney, London, N1 5QG	Full Planning Permission	Repositioned boundary treatment with gate to Whitmore Road	Raymond Okot	Hoxton East and Shoreditch Ward	Delegated	Refuse	09-01-2023
2022/2754	117 - 121 Curtain Road, Hackney, London, EC2A 3AD	Prior Notification - Commercial	Prior Approval for Change of use from commercial, business and service use (Class E) to 6 Residential dwellings (Class C3).	Gerard Livett	Hoxton East and Shoreditch Ward	Delegated	Grant	09-01-2023
2022/2753	Morrell House, 98 Curtain Road, London, EC2A 3AF	Prior approval - new dwellings	Prior approval for the change of use of the second to fourth floors from office (Use Class E) to two self-contained residential units (use class C3).	Danny Huber	Hoxton East and Shoreditch Ward	Delegated	Grant	30-12-2022
2022/2727	2 - 4 Great Eastern Street, London, EC2A 3NW	Advertisement Consent	Retention of two externally illuminated banner adverts for a temporary period of 12 months; one measuring 7.7m x 7.7m on the Shoreditch High Street (east) elevation and one measuring 7.6m x 7.7m on the Great Eastern Street (south) elevation.	Alix Hauser	Hoxton East and Shoreditch Ward	Delegated	Refuse	05-01-2023
2022/2717	Flat 4, 41 Boundary Street, Hackney, London, E2 7JG	Full Planning Permission	Erection of a single-storey roof extension with front and rear terraces to provide additional floorspace to the existing residential unit.	Alix Hauser	Hoxton East and Shoreditch Ward	Delegated	Grant	18-01-2023
2022/2713	70 Wilson Street, Hackney, London, EC2A 2DB	Advertisement Consent	Display of internally illuminated fascia sign	Gerard Livett	Hoxton East and Shoreditch Ward	Delegated	Granted - Standard Conditions	29-12-2022
2022/2712	70 Wilson Street, Hackney, London, EC2A 2DB	Full Planning Permission	External alterations including planters; entrance lighting; new pavers to courtyard; trellis	Gerard Livett	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	29-12-2022
2022/2525	Units 31 And 32, Dorchester House Bridport Place, Hackney, London, N1 5FH	Full Planning Permission	Retrospective works to the shop front for the installation of an automated external roller shutter.	Catherine Nichol	Hoxton East and Shoreditch Ward	Delegated	Refuse	06-01-2023
2022/2385	183-187 Shoreditch High Street, bounded by Holywell Lane, New Inn Yard, and rail viaduct London E1 6HU	Discharge of Condition	Submission of partial details pursuant to condition 4 (Operational Management Plan- access arrangements for the office workers only) attached to planning permission 2017/0596 dated 18/05/2018.	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Grant	09-01-2023
2022/2221	183 - 187 Shoreditch High Street, Hackney, London, E1 6HU	Discharge of Condition	Submission of details pursuant to condition 15 (Energy Report) attached to planning permission 2017/0596 dated 18/05/2018.	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Grant	09-01-2023
2022/2213	Block C, Shoreditch Village Phase II, 183-187 Shoreditch High Street, London, E16HU	Full Planning Permission	Erection of external staircase/ladder to the roof of Block C.	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	10-01-2023
2022/1783	Perseverance Works, 38 Kingsland Road, London, E2 8DD	Full Planning Permission	Replacement of existing single glazed windows with 'Crittall' type double glazed windows	Alishba Emanuel	Hoxton East and Shoreditch Ward	Delegated	Granted - Standard Conditions	06-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/0534	84 - 86 Great Eastern Street And 1 - 3 Rivington Street, London , EC2A 3JL	Discharge of Condition	Submission of details pursuant to condition 18 (External lighting) attached to planning permission 2018/4549 dated 29/03/2019	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	19-01-2023
2022/0393	74 Rivington Street, Hackney, London, EC2A 3AY	Discharge of Condition	Submission of details pursuant to condition 20 (Post-development Verification Report) of planning permission 2018/3095 dated 02 May 2019	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Grant	10-01-2023
2021/3149	THE STAGE SHOREDITCH – LAND BOUNDED BY CURTAIN ROAD / HEWETT STREET / GREAT EASTERN STREET / FAIRCHILD PLACE / PLOUGH YARD / HEARN STREET, EC2A 3LP	Discharge of Condition	Submission of details pursuant to Condition 53 (viaduct lighting) of planning permission reference 2017/0864 dated 23/03/2018	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	10-01-2023
2022/2871	Advertising Right At, 225 City Road, Hackney, London, EC1V 1JT	Works to Tree with Preservation Order	T1 London Plane x 1 (Platanus x hispanica) As per the discussion with tree officer Leif Mortensen. Suggested works: - Selectively reduce height by approx. 1-1.5m to suitable growth points leaving a natural outline - Reduce over long lateral branches only back into the main crown up to approx. 2m. Leaving a uniformed outline. - A 'good' crown cleans out including crossing branches, dead wood, and any rubbish - Selectively lifted all round by approx. 1m leaving a balanced browse line just above the height of the street sign. - Remove epicormic growth - Aerial inspection looking for massaria and removing any infected branches. - Reduce any branches cut during the erection of scaffolding to suitable growth points if required	Leif Mortensen	Hoxton West Ward	Delegated	Grant	12-01-2023
2022/2769	53 Croyley Street, Hackney, London, N1 7JB	Householder Planning	Erection of front extension at lower ground floor level; Insertion of window along rear elevation; Installation of 2x rooflights; Replacement of existing windows along rear elevation	Thomas Russell	Hoxton West Ward	Delegated	Granted - Extra Conditions	11-01-2023
2022/2655	65 Nile Street, Hackney, London, N1 7RD	Certificate of Lawful Development Existing/Proposed	Lawful development certificate to confirm the use of the basement and ground floor as two separate and self-contained units is lawful.	Catherine Nichol	Hoxton West Ward	Delegated	Grant	21-12-2022
2022/2847	26 Colne Road, Hackney, London, E5 OHR	Householder Planning	Erection of single storey rear side infill extension.	Erin Glancy	Kings Park Ward	Delegated	Grant	12-01-2023
2022/2744	247 Glyn Road, London, E5 0JP	Certificate of Lawful Development Existing/Proposed	Proposed erection of single storey side infill and rear extension	Alishba Emanuel	Kings Park Ward	Delegated	Refuse	06-01-2023
2022/2689	31 Lockhurst Street, Hackney, London, E5 0AP	Householder Planning	Rear infill side return extension at a lower ground floor level and a mansard roof extension and alterations to ground floor rear.	Micheal Garvey	Kings Park Ward	Delegated	Granted - Extra Conditions	16-01-2023
2022/2394	Flat A, 69 Blurton Road, Hackney, London, E5 0NH	Full Planning Permission	Erection of a roof extension to create an additional storey.	Jonathan Bainbridge	Kings Park Ward	Delegated	Withdrawn Decision	17-01-2023
2021/2341	Sorsby Medical Practice, 3 Mandeville Street, Hackney, London, E5 0DH	Full Planning Permission	Demolition of existing building and erection of an 8 storey mixed-use building comprising commercial and/or community floorspace (use classes E/F2) and 46 residential units with associated cycle parking and refuse and recycling facilities	Robert Brew	Kings Park Ward	Planning Sub-Committee	Granted - Extra Conditions	12-01-2023
2022/2789	49 Lockhurst Street, London, E5 0AP	Householder Planning	Erection of rear roof extension and installation of obscure glazed screening to existing upper ground floor terrace	Alishba Emanuel	Kings Park Ward	Delegated	Refuse	11-01-2023
2022/2795	40 Chailey Street, Hackney, London, E5 0RX	Prior Notification - Larger Home Extension	Prior Approval for a Larger Homes Extension for the erection of a single-storey rear extension measuring up to 6.0m in depth and 3.0 metres in height	Thomas Russell	Lea Bridge Ward	Delegated	Prior Approval Not Required	10-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2792	40 Chailey Street, Hackney, London, E5 0RX	Householder Planning	Removal of existing rear lean-to projection; Erection of single-storey rear lean-to extension	Thomas Russell	Lea Bridge Ward	Delegated	Granted - Standard Conditions	10-01-2023
2022/2790	40 Chailey Street, Hackney, London, E5 0RX	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development for the erection of a rear outbuilding	Thomas Russell	Lea Bridge Ward	Delegated	Grant	09-01-2023
2022/2750	182 Lower Clapton Road, Hackney, London, E5 0QA	Certificate of Lawful Development Existing/Proposed	Lawful development certificate for the change of use from use class C3 (dwellinghouse) to use class C4 (house in multiple occupations).	James Clark	Lea Bridge Ward	Delegated	Grant	22-12-2022
2022/2704	21 Linscott Road, London, E5 0RD	Householder Planning	Erection of single storey ground floor side infill extension including installation of first floor window.	Alishba Emanuel	Lea Bridge Ward	Delegated	Granted - Standard Conditions	22-12-2022
2022/2696	27 Cotesbach Road, Hackney, London, E5 9QJ	Householder Planning	Replacement single storey rear and side in-fill extensions to lower ground floor and new rear dormer extension to existing main roof.	Raymond Okot	Lea Bridge Ward	Delegated	Granted - Standard Conditions	09-01-2023
2022/2672	83 Glenam Road, Hackney, London, E5 0LY	Householder Planning	Erection of a double-pitched mansard roof extension with front and rear dormer windows, a rear outrigger roof extension, and raising of party wall.	Erin Glancy	Lea Bridge Ward	Delegated	Grant	23-12-2022
2022/2592	36 Mildenhall Road, Hackney, London, E5 0RU	Discharge of Condition	Submission of details pursuant to conditions 3 (Materials), 4 (Drainage), 5 (flood resilience), 7 (Swift boxes), 8 (Boundary fence), 9 (Living roof) attached to planning permission 2019/2850 dated 11/02/2020 for the erection of a new 3 level residential dwelling (including basement) at the rear of the site facing Millfields Road.	Jonathan Bainbridge	Lea Bridge Ward	Delegated	Grant	19-01-2023
2022/2465	6 Newick Road, London, E5 0RR	Householder Planning	Erection of a single storey rear outbuilding and a cycle store to the front garden	Danny Huber	Lea Bridge Ward	Delegated	Granted - Standard Conditions	10-01-2023
2022/2366	182 Lower Clapton Road, Hackney, London, E5 0QA	Householder Planning	Construction of a lower ground floor rear extension together with the erection of a rear roof extension, creation of a front lightwell, alterations to the fenestration pattern, installation of rooflights and replacement windows.	James Clark	Lea Bridge Ward	Delegated	Grant	09-01-2023
2021/1150	Regal House, 152-156 Lower Clapton Road, London E5 0QJ	Full Planning Permission	Upgrade to existing telecommunications equipment, comprising installation of antennas, posts and ancillary equipment	Danny Huber	Lea Bridge Ward	Delegated	Refuse	16-01-2023
2022/2832	14 London Lane, Hackney, London, E8 3PR	Works to a Tree in Conservation Area Notification	T1 - Sophora japonica - reduce reshape by 30% 2- 3 M from branch ends - Lift to 4M - reduce to give building clearance of 2m - remove all waste	Eugene McGee	London Fields Ward	Delegated	No Objection	12-01-2023
2022/3094	139 Middleton Road, Hackney, London, E8 4LL	Works to a Tree in Conservation Area Notification	-T2 (Cherry) to remove -T3 (Cherry) to remove	Eugene McGee	London Fields Ward	Delegated	No Objection	19-01-2023
2022/3036	24 Middleton Road, Hackney, London, E8 4BS	Non-Material Amendment	Non-material amendment to planning permission 2022/1155 dated 26/07/2022 comprising the retention of the existing garage and the reduction in side extension to confine the extent of works to footprint of existing lower ground floor.	James Clark	London Fields Ward	Delegated	Grant	05-01-2023
2022/2947	29 Albion Square, Hackney, London, E8 4ES	Works to a Tree in Conservation Area Notification	T1 - Bay (Laurus nobilis) standing in the rear garden - remove	Leif Mortensen	London Fields Ward	Delegated	No Objection	11-01-2023
2022/2898	17 Lavender Grove, Hackney, London, E8 3LU	Works to a Tree in Conservation Area Notification	Ash Tree (T1): Reduce crown by approx. 2 metres and remove limb growing over neighbours	Eugene McGee	London Fields Ward	Delegated	Grant	05-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2857	Flat 1, Malferna House Malvern Road, Hackney, London, E8 3LJ	Works to a Tree in Conservation Area Notification	Rear Garden: Lime Reduce crown to points of previous reduction whilst retaining furnishing growth. Prune clear of building by 2m. Thin crown by removal of 35-40% of internal epicormic growth (Retain some lower growth on trunk) Reason for work: This tree is situated in close proximity to Malferna House and this pruning is proposed to keep the tree managed to allow some light into the building and garden below whilst maintaining some screening between the adjacent properties	Leif Mortensen	London Fields Ward	Delegated	No Objection	05-01-2023
2022/2841	102 Middleton Road, Hackney, London, E8 4LN	Discharge of Condition	Submission of details pursuant to conditions 6 (drainage) and 7 (flood resilience) attached to planning permission 2021/2894 dated 08/12/2021 for the erection of a rear ground floor extension replacing existing rear extension, small glazed basement extension and loft dormer extension.	Erin Glancy	London Fields Ward	Delegated	Grant	12-01-2023
2022/2813	63 Shrubland Road, Hackney, London, E8 4NL	Discharge of Condition	Submission of details pursuant to condition 3 (SUDs) attached to planning permission 2021/3290 dated 13/01/2022.	James Clark	London Fields Ward	Delegated	Grant	16-01-2023
2022/2679	512 Kingsland Road, London, E8 4AE	Advertisement Consent	Installation of temporary scaffold shroud for a period of 10 months comprising 1:1 image of building facade and externally illuminated inset advertising area measuring 5.9m high x 18.9m wide.	Danny Huber	London Fields Ward	Delegated	Refuse	22-12-2022
2022/2634	18-19 Glebe Road, Hackney, London, E8 4BD	Prior approval - new dwellings	Prior Approval (Class MA) for a change of use form artist studio (Class E) to 2 x units (Class C3).	Catherine Nichol	London Fields Ward	Delegated	Refuse	10-01-2023
2022/2633	18-19 Glebe Road, Hackney, London, E8 4BD	Prior approval - new dwellings	Prior Approval (Class MA) for a change of use form artist studio (Class E) to a three bedroom flat (Class C3).	Catherine Nichol	London Fields Ward	Delegated	Refuse	30-12-2022
2022/2624	41 Middleton Road, London, E8 4BJ	Householder Planning	Elevational alterations, comprising replacement windows to front and rear elevations; replacement doors and juliet balcony to rear elevation; enlargement of windows and doors to rear elevation at ground and first floor levels	Danny Huber	London Fields Ward	Delegated	Refuse	22-12-2022
2022/2613	17 Albion Square, London, E8 4ES	Discharge of Condition	Submission of details pursuant to condition 3 (details of fixing method) attached to planning permission ref 2022/1885 dated 26/09/2022	Danny Huber	London Fields Ward	Delegated	Grant	21-12-2022
2022/2594	2a Forest Road, Hackney, London, E8 3BY	Non-Material Amendment	Non-material amendment to planning permission 2016/1354 dated 25/05/2017 comprising minor amendment to side elevation facing embankment, to remove part brick and replace with a strip of render 420mm wide.	Micheal Garvey	London Fields Ward	Delegated	Grant	29-12-2022
2022/2520	1 Forest Grove, Hackney, London, E8 3HX	Full Planning Permission	Erection of new garden studio and a storage shed with solar panels to the rear garden, new rear patio, air source heat pump enclosure and bike shelter to front garden, change of a rear ground floor window to a door, along with replacement windows throughout, a new front door with glazed side panel and minor alterations.	James Clark	London Fields Ward	Delegated	Grant	03-01-2023
2022/2511	86 Albion Drive, Hackney, London, E8 4LY	Works to a Tree in Conservation Area Notification	Magnolia - Reduce height by 2.0m and lateral growth by 1.5m to shape and balance crown	Eugene McGee	London Fields Ward	Delegated	No Objection	05-01-2023
2022/2496	33 Albion Drive, Hackney, London, E8 4LX	Works to a Tree in Conservation Area Notification	Gleditsia which I planted in our back garden about 10 years ago. It is overhanging the pavement of Malvern Road. The branches require trimming by 2 metres.	Eugene McGee	London Fields Ward	Delegated	No Objection	05-01-2023
2022/2487	90 Albion Drive, Hackney, London, E8 4LY	Works to a Tree in Conservation Area Notification	T1 Magnolia, reduce by 1m	Eugene McGee	London Fields Ward	Delegated	No Objection	05-01-2023
2022/2468	2 Westgate Street, Hackney, London, E8 3RN	Discharge of Condition	Submission of details pursuant to condition 4 (c leaning schedule and maintenance contract) attached to planning permission ref 2021/2144 dated 24/09/2021	Danny Huber	London Fields Ward	Delegated	Grant	12-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2370	74 Malvern Road, Hackney, London, E8 3LJ	Householder Planning	Ground floor single storey side and rear extension. Replacement of existing windows, addition of rooflight to rear slope and windows to flank elevation, widening of steps to lower ground floor. Removal of all existing trees in the rear garden and Monkey Puzzle tree in front garden.	Jonathan Bainbridge	London Fields Ward	Delegated	Grant	21-12-2022
2022/2367	33 Gayhurst Road, Hackney, London, E8 3EH	Works to a Tree in Conservation Area Notification	3-4m tall cherry in the back garden. Small tree is diseased and of poor form and low amenity. Propose to remove. There is another cherry in the same garden, so no plans to replace this one.		London Fields Ward	Delegated	No Objection	05-01-2023
2022/2346	452 Kingsland Road, London, E8 4AE	Full Planning Permission	Change of use from a Coffee Shop and Bakery (Use Class E) to a Restaurant and Wine Bar (Sui Generis).	Alix Hauser	London Fields Ward	Delegated	Grant	03-01-2023
2022/2340	66 Mapledene Road, London, E8 3JW	Householder Planning	Erection of a single storey ground floor side extension; elevational alterations	Danny Huber	London Fields Ward	Delegated	Granted - Standard Conditions	13-01-2023
2022/1861	8 - 10 Westgate Street, Hackney, London, E8 3RN	Full Planning Permission	Mansard extension, retaining rear terrace, together with external refurbishment work including replacement of windows and reinstatement of original features together with second floor extensions to rear of number 10 and second floor link extension to number 8.	Erin Glancy	London Fields Ward	Delegated	Grant	18-01-2023
2022/1781	Railway Arch 389 Mentmore Terrace, London, E8 3PH	Full Planning Permission	Installation of condenser unit to accommodate use of the unit as retail space (Use Class E)	Alishba Emanuel	London Fields Ward	Delegated	Granted - Standard Conditions	10-01-2023
2022/2794	13 April Street, London, E8 2EF	Householder Planning	Erection of a rear roof dormer extension, replacement of doors and windows, installation of two conservation style rooflights to the front roof slope, elevational alterations	Danny Huber	Shacklewell Ward	Delegated	Granted - Standard Conditions	11-01-2023
2022/2762	Unit 1.1, 4 - 8 Arcola Street, Hackney, London, E8 2DJ	Prior Notification - Commercial	Prior Approval for change of use of offices to provide 5 x residential units	Gerard Livett	Shacklewell Ward	Delegated	Grant	09-01-2023
2022/2617	Unit 5, Foskett Mews, 44a Shacklewell Lane, Hackney, London, E8 2BZ	Householder Planning	Installation of roof lights and solar panels. The introduction of new windows to the side elevation, changes to fenestration configuration within existing openings and replacement of glazing to front elevation.	Jonathan Bainbridge	Shacklewell Ward	Delegated	Grant	03-01-2023
2022/2596	Foskett Mews, 44a Shacklewell Lane, Hackney, London, E8 2BZ	Works to a Tree in Conservation Area Notification	Tree location - rear garden T1, T2, T3, T4 - M 4x Chinese Privets Crown reduce height and sides by 0.5-1m and reshape. T5 - M Yew Selectively reduce laterals by 0.5-1m to achieve a balance crown. Lightly thin 10% removing major deadwood. Height to remain at current level.	Eugene McGee	Shacklewell Ward	Delegated	No Objection	05-01-2023
2022/2582	103 Stoke Newington Road, Hackney, London, N16 8BX	Advertisement Consent	Advertisement consent for replacement signage (In association with full planning application 2022/2581)	James Clark	Shacklewell Ward	Delegated	Grant	05-01-2023
2022/2581	103 Stoke Newington Road, Hackney, London, N16 8BX	Full Planning Permission	Installation of replacement shopfront (In association with advertisement consent 2022/2582)	James Clark	Shacklewell Ward	Delegated	Grant	05-01-2023
2022/2856	87 - 89 Darenth Road, Hackney, London, N16 6EB	Householder Planning	Erection of single-storey rear extension at ground floor level to No. 87 Darenth Road	Gerard Livett	Springfield Ward	Delegated	Granted - Extra Conditions	19-01-2023
2022/2830	348 Craven Park Road, Hackney, London, N15 6AN	Prior Notification - Larger Home Extension	Prior approval for the erection of a single-storey extension with a depth of 3.85 metres, a maximum height of 3.5 metres and an eaves height of 3 metres.	James Clark	Springfield Ward	Delegated	Grant	03-01-2023
2022/2814	63 Ashtead Road, Hackney, London, E5 9BJ	Discharge of Condition	Submission of details pursuant to condition 3 and 4 (SUDs) attached to planning permission ref 2022/2274 dated 15/11/2022 for the erection of a single-storey rear extension at lower ground floor level including enlargement of rear balcony	Jonathan Bainbridge	Springfield Ward	Delegated	Grant	11-01-2023
2022/2798	69 Watermint Quay, Hackney, London, N16 6DN	Householder Planning	Erection of ground floor rear terraces with screening	Micheal Garvey	Springfield Ward	Delegated	Refuse	12-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2745	92 Olinda Road, Hackney, London, N16 6TP	Certificate of Lawful Development Existing/Proposed	Lawful development certificate for the erection of rear roof and outrigger roof extension together with the installation of rooflights.	James Clark	Springfield Ward	Delegated	Grant	23-12-2022
2022/2701	14 and 16 Leadale Road, N16 6DA	Full Planning Permission	Erection of ground floor rear extension at no. 14 Leadale Road; Erection of first-floor rear extension at nos. 14 and 16, Leadale Road.	Thomas Russell	Springfield Ward	Delegated	Granted - Extra Conditions	17-01-2023
2022/2699	Street Record Lewis Gardens, Hackney, N16 5PF	Works to Tree with Preservation Order	T1 Birch M Crown lift 3m, cut back from building 2m T9 Cherry M Crown lift 3m, cut back from lamp 2m T10 Birch M Crown lift 3m, cut back from building 2m T11 Birch M Crown lift 3m T12 Hazel M Crown lift 3m T13 Apple S Crown lift 3m T14 Apple S Crown lift 3m T15 Elder M Cut back from road sign/lamp 2m T17 Lime M Crown lift 3m, cut back from road/lamp 2m T18 Apple S Reduce end weight of low limb by 2m to prevent failure T23 Lime XL Remove all Epicormic to crown break (5m) T24 Thorn S Remove deadwood T25 Willow L Fell and poison G26 Buddleia S Cut back from building by 1-2m	Eugene McGee	Springfield Ward	Delegated	Grant	11-01-2023
2022/2674	Flank Wall, 262 Stamford Hill, Hackney, London, N16 6TU	Advertisement Consent	48 sheet illuminated advertising panel to 1 no. 48 sheet digital advertising display unit, to flank wall of 262 Stamford Hill.	Micheal Garvey	Springfield Ward	Delegated	Refuse	21-12-2022
2022/2658	53 Bakers Hill, Hackney, London, E5 9HL	Householder Planning	Ground floor rear infill extension	Raymond Okot	Springfield Ward	Delegated	Granted - Standard Conditions	21-12-2022
2022/2637	Safedale Pharmacy, 142 - 142a Upper Clapton Road, Hackney, London, E5 9JZ	Prior Telecommunications Notice	Prior approval for erection of 20m high telecommunications mast and associated ground level equipment cabinets	Gerard Livett	Springfield Ward	Delegated	Refuse	23-12-2022
2022/2636	68 Moundfield Road, Hackney, London, N16 6TB	Householder Planning	Erection of a first floor rear extension	Raymond Okot	Springfield Ward	Delegated	Refuse	22-12-2022
2022/2386	14 Hurstdene Gardens, London, N15 6NA	Householder Planning	Erection of a front and rear dormer; installation of three-storey rear extension of the outrigger	Alishba Emanuel	Springfield Ward	Delegated	Granted - Standard Conditions	12-01-2023
2022/2349	Tower Court Clapton Common, Hackney, London, E5 9AJ	Discharge of Condition	Submission of partial details pursuant to condition 27 (Blocks B and C only- Photovoltaic Panel Commissioning Certificates) attached to planning permission 2016/1930 dated 27/11/2017.	Nick Bovaird	Springfield Ward	Delegated	Withdrawn Decision	06-01-2023
2022/2191	19, 21 and 23 Lingwood Road, Hackney, London, E5 9BN	Full Planning Permission	Erection of a two storey ground and first floor rear extensions at 19-23 Lingwood Road	Jonathan Bainbridge	Springfield Ward	Delegated	Grant	03-01-2023
2022/1613	10 Craven Walk, London, N16 6BT	Full Planning Permission	Excavation of basement level, including rear light well; erection of a basement and ground floor rear extension and associated elevational alterations to the front and rear to facilitate the change of use from a mixed-use synagogue (Use Class F1(f)) and residential (Use Class C3) to a synagogue with ancillary office accommodation at first and second floor levels (Use Class F1(f)).	Danny Huber	Springfield Ward	Delegated	Refuse	05-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/1584	54 Clapton Common, Hackney, London, E5 9AL	Removal/Variation of Condition(s)	Minor material amendment to planning permission 2020/4064 dated 23-06-2021 for "Variation of condition application (under S73 of Town and Country Planning Act 1990) to amend condition 2 (approved plans), 3 (Construction logistics plan), 4 (construction management plan), 5 (tree protection), 6 (tree protection), 7 (design of car parking), 8 (removal of invasive species), 11 (piling method statement) and 28 (green / brown roof) of planning permission 2018/0494 dated 25/09/19 for demolition of existing buildings and erection of a 7 storey building comprising a study centre and residential accommodation. Amendments include: change to entrance strategy to the lower ground floor; adjustment to building height; change of apartment floor plan layout" and as amended by NMA 2022/0936. The proposed changes include the creation of a ground floor women's study area to replace two residential units, changes to the ground floor fenestration on each elevation and changes to landscaping, including a basement level water tank below the front set back and removal of fences to the rear.	Nick Bovaird	Springfield Ward	Delegated	Granted - Extra Conditions	09-01-2023
2022/0745	34 Knightland Road, Hackney, London, E5 9HS	Discharge of Condition	Submission of details of conditions 3 (detailed specification and drainage layout), 4 (groundwater management and new drainage pump fittings) 5 (landscaping details) of planning permission 2021/0243 granted on 09/09/2021	Raymond Okot	Springfield Ward	Delegated	Grant	22-12-2022
2022/2662	Hackney Family And Community Centre, 85a Lordship Road, Hackney, London, N16 0QY	Removal/Variation of Condition(s)	Variation of condition 2 (temporary period) attached to planning permission 2018/0412 dated 24/07/2018 to allow for retention of the development until 16/09/2025 [Retrospective]	Gerard Livett	Stamford Hill West Ward	Delegated	Granted - Extra Conditions	29-12-2022
2022/2549	66 Queen Elizabeths Walk, Hackney, London, N16 5UQ	Full Planning Permission	Erection of a three-storey dwelling between nos 66 and 68 Queen Elizabeth's Walk with balconies and roof terraces	Gerard Livett	Stamford Hill West Ward	Delegated	Refuse	03-01-2023
2022/2362	14 Allerton Road, Hackney, London, N16 5UJ	Householder Planning	Enlargement of the existing rear extension and replacement of windows together with alterations to the rear elevation and fenestration pattern.	James Clark	Stamford Hill West Ward	Delegated	Grant	06-01-2023
2022/2232	145 Holmleigh Road, Hackney, London, N16 5QA	Householder Planning	Erection of rear roof extension over the outrigger and the insertion of front roof lights.	Jonathan Bainbridge	Stamford Hill West Ward	Delegated	Grant	16-01-2023
2022/1982	34 Fairholt Road, Hackney, London, N16 5HW	Full Planning Permission	Erection of basement and ground floor outbuilding to rear garden to provide assembly room at basement and library at ground floor.	Micheal Garvey	Stamford Hill West Ward	Delegated	Granted - Extra Conditions	18-01-2023
2022/2977	20 Martaban Road, Hackney, London, N16 5SJ	Certificate of Lawful Development Existing/Proposed		Jessica Neeve	Stoke Newington Ward	Delegated	Grant	10-01-2023
2022/2836	52 Bouverie Road, London, N16 0AJ	Certificate of Lawful Development Existing/Proposed	Erection of rear dormer extension, hip to gable conversion and installation of No.2 rooflights to the front roofslope	Alishba Emanuel	Stoke Newington Ward	Delegated	Grant	17-01-2023
2022/2766	132 Lordship Road, Hackney, London, N16 0QL	Certificate of Lawful Development Existing/Proposed	Erection of rear dormer roof extension and two front rooflights	Micheal Garvey	Stoke Newington Ward	Delegated	Grant	12-01-2023
2022/2739	10 Dynevor Road, London, N16 0DJ	Householder Planning	Erection of single storey ground floor side return and rear extension, rear dormer and roof extension above outrigger including the installation of 3 No. rooflights to front slope, solar panels to front and rear slope and air source heat pump in rear garden.	Alishba Emanuel	Stoke Newington Ward	Delegated	Granted - Standard Conditions	05-01-2023
2022/2732	15 Sandbrook Road, Hackney, London, N16 0SH	Householder Planning	Proposed demolition and rebuilding of the rear and side extension.	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	22-12-2022
2022/2730	15 Sandbrook Road, Hackney, London, N16 0SH	Householder Planning	Erection of a mansard roof extension	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	22-12-2022

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2706	4 Tyssen Road, Hackney, London, N16 7NA	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear roof extension.	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Refuse	12-01-2023
2022/2666	17, Fleetwood Apartments, 2 Northwold Road, London, N16 7HG	Certificate of Lawful Development Existing/Proposed	Proposed replacement of No.8 timber sash and casement windows with double glazed uPVC windows	Alishba Emanuel	Stoke Newington Ward	Delegated	Refuse	30-12-2022
2022/2629	Flat 1, Woodman Apartments, 21 Stamford Hill, Hackney, London, N16 5TU	Full Planning Permission	Erection of single-storey outbuilding in rear garden.	Micheal Garvey	Stoke Newington Ward	Delegated	Granted - Extra Conditions	13-01-2023
2022/2585	210 Stoke Newington High Street, Hackney, London, N16 7HU	Certificate of Lawful Development Existing/Proposed	Proposed use of the ground and basement floors within Class E	Micheal Garvey	Stoke Newington Ward	Delegated	Granted - Standard Conditions	21-12-2022
2022/2360	Ground Floor Flat, 24 Lavers Road, Hackney, London, N16 0DT	Discharge of Condition	Submission of details pursuant to condition 3 (sustainable drainage) attached to planning application 2022/1601 dated 23/08/2022	Thomas Russell	Stoke Newington Ward	Delegated	Grant	13-01-2023
2022/2320	Abbott House, 191 Stoke Newington High Street, Hackney, London, N16 0LH	Works to a Tree in Conservation Area Notification	Front of Building: T1 London Plane to be reduced to give 2mtrs clearance from the building. T2 London Plane to be reduced to give 2mtrs clearance from the building.	Leif Mortensen	Stoke Newington Ward	Delegated	No Objection	05-01-2023
2022/2828	67 Southborough Road, Hackney, London, E9 7EE	Works to a Tree in Conservation Area Notification	REAR GARDEN - T1 Bay tree - laurus nobilis - reset frame work by reducing front face (south facing) and 2 sides east and west by approx 2m to regain more space in garden and setting an overall smaller framework. Reduce height to match (approx 2 - 3 m)	Eugene McGee	Victoria Ward	Delegated	No Objection	11-01-2023
2022/2778	47 Penschurst Road, Hackney, London, E9 7DT	Works to a Tree in Conservation Area Notification	T1- Silver Birch tree- (12m)- crown reduction of approximately 2.5m on all aspects of tree. T2- Olive tree- (6m)- crown reduction of approximately 2m on top height and less on lateral branches.	Eugene McGee	Victoria Ward	Delegated	No Objection	11-01-2023
2022/2714	9 Lauriston Road, Hackney, London, E9 7EY	Works to a Tree in Conservation Area Notification	Tree location - front garden T1 (0741) - 45 DBH Tree of Heaven badly cut back by Contractors (Wood Fosters) Crown reduce height and sides by approx. 2-3m (tidy up badly pruned branches). Thin 20% Remove Deadwood Lift 4m. T2 (0740) - 20 DBH Silver Birch Crown thin 20% Remove deadwood. Lift 4m.	Eugene McGee	Victoria Ward	Delegated	No Objection	11-01-2023
2022/2710	28 Church Crescent, London, E9 7DH	Householder Planning	Replacement single storey outbuilding in rear garden	Alishba Emanuel	Victoria Ward	Delegated	Granted - Standard Conditions	30-12-2022
2022/2694	100 Mare Street, Hackney, E8 3FG	Advertisement Consent	Advertisement consent for the display of hand-painted murals	Alishba Emanuel	Victoria Ward	Delegated	Granted - Standard Conditions	21-12-2022
2022/2606	9 Speldhurst Road, London, E9 7EH	Householder Planning	Erection of single storey lower ground floor rear extension.	Alishba Emanuel	Victoria Ward	Delegated	Granted - Standard Conditions	13-01-2023
2022/2587	1 King Edwards Road, Hackney, London, E9 7SF	Removal/Variation of Condition(s)	Variation of condition 2 (approved plans) of planning permission 2018/3244 granted 03/03/2020 for the demolition of existing single storey office building and erection of a 4 storey building to provide 3 flats (Class C3); with associated terraces and provision of office (Class B1) floorspace at ground floor level. Extent of variation is to enclose the external staircase and lobby in line with building regulations.	Erin Glancy	Victoria Ward	Delegated	Grant	21-12-2022
2022/2562	42 Well Street, Hackney, London, E9 7PX	Discharge of Condition	Submission of details pursuant to condition 4 (Refuse and Cycle Storage) attached to planning permission 2021/3542 dated 31/01/2022.	James Clark	Victoria Ward	Delegated	Grant	12-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2544	Flat A, 70 Southborough Road, Hackney, London, E9 7EE	Works to a Tree in Conservation Area Notification	T1 - Magnolia - rear garden - reduce reshape by 30% 2 m from branch ends.	Eugene McGee	Victoria Ward	Delegated	No Objection	05-01-2023
2022/2528	4 Speldhurst Road, Hackney, London, E9 7EH	Works to a Tree in Conservation Area Notification	Sycamore tree in rear garden Trim back approximately 20%	Eugene McGee	Victoria Ward	Delegated	No Objection	05-01-2023
2022/2518	Peace Direct, First Floor, 1 King Edwards Road, London, E9 7SF	Advertisement Consent	Installation of 2x Non-illuminated projecting flag banner	Alishba Emanuel	Victoria Ward	Delegated	Granted - Standard Conditions	10-01-2023
2022/2422	52 Lauriston Road, Hackney, London, E9 7EY	Works to a Tree in Conservation Area Notification	Lime (T1): Re-pollard to most recent pruning points Sycamore (T2): Prune western aspect of crown to boundary (approx. 1.5m)	Eugene McGee	Victoria Ward	Delegated	No Objection	05-01-2023
2022/2400	100 Balcarne Street, Hackney, London, E9 7AU	Certificate of Lawful Development Existing/Proposed	Erection of rear roof extension and replace existing side door with new side door to ground floor side	Micheal Garvey	Victoria Ward	Delegated	Grant	16-01-2023
2022/2259	69 Victoria Park Road, Hackney, London, E9 7NA	Householder Planning	Replacement of existing bifold doors, removal of existing door and enlargement of window in lower ground rear patios	Danny Huber	Victoria Ward	Delegated	Granted - Standard Conditions	04-01-2023
2022/2255	20 Morpeth Road, Hackney, London, E9 7LD	Householder Planning	Installation of an air source heat pump in the rear garden of the property.	Jonathan Bainbridge	Victoria Ward	Delegated	Grant	21-12-2022
2022/3030	Site known as Phase 4 — Land bounded by Seven Sisters Road, rear of St. Olave's Church, Woodberry Down and Woodberry Grove, N4	Full Planning Permission	"Demolition of existing structures and the construction of a residential led, mixed use development comprising 473 residential units and 1388sqm GIA commercial or community floor space (Use Class E(a,b,c) / Use Class F1) in buildings of between 1 and 24 storeys, together with public realm, landscaping, play space, servicing facilities, car and cycle parking, plant space, and associated works."	Catherine Slade	Woodberry Down Ward	Delegated	Withdrawn Decision	13-01-2023
2022/2356	41 Portland Rise, Hackney, London, N4 2PT	Works to Tree with Preservation Order	T1- T5 = 5 X Lime Trees to Re Pollard to Old Points Approx. 2.0/3.0Mtrs Light Access General Maintenance Dropping Limbs	Eugene McGee	Woodberry Down Ward	Delegated	Grant	05-01-2023

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