



PLANNING SUB - COMMITTEE

Wednesday 22 February 2023
at 6.30 pm Council Chamber, Hackney Town
Hall

The live stream can be viewed here:

<https://youtu.be/kxyFC-dyKHU>

Back up live stream:

https://youtu.be/liTEr8jh_vc

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 14 February 2023
www.hackney.gov.uk

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

Planning Sub-Committee

Wednesday 22 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 13 - 19)

Planning Sub-Committee to consider and approve the minutes of their previous meeting held on 11 January 2023.

5 **2021/3175: Land to the rear of 160 Dalston Lane, Hackney, London, E8 1NG** (Pages 21 - 87)

6 **2020/3758: 44a - 44b Well Street, Hackney, London, E9 7PX** (Pages 89 - 105)

7 **Delegated Decisions** (Pages 107 - 136)

Planning Sub-Committee to note the following:

1. Delegated Decisions 21 December 2022 to 19 January 2023*
2. Delegated Decisions 20 January 2023 to 9 February 2023

*Previously considered at the 1 February 2023 Planning Sub-Committee meeting. Corrected and resubmitted for the 22 February 2023 Planning Sub-Committee meeting.

8 Any Other Business

9 Dates of future meetings

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

- 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.

This page is intentionally left blank

DRAFT MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE WEDNESDAY 11 JANUARY 2023

THIS MEETING WAS LIVE STREAMED AND CAN BE VIEWED HERE:

<https://youtu.be/YAc9tjUxPcE>

Councillors Present:

Cllr Steve Race in the Chair

Cllr Michael Desmond

Cllr Michael Levy

Cllr Jon Narcross

Cllr Ali Sadek

Cllr Lee Laudat-Scott

Cllr Jessica Webb (Vice-Chair)

Cllr Sarah Young

Apologies:

Cllr Clare Joseph and Cllr Clare Potter

Officers in Attendance:

Gareth Barnett, South Area Team Leader

Natalie Broughton, Head of Planning and Building Control

Graham Callam, Growth Team Manager

James Clark, Planning Officer

Joe Croft, Senior Transport Planner

Luciana Grave, Conservation, Urban Design and Sustainability Manager

Mario Kahraman, ICT Support

Natalie Kokayi, Governance Officer

Catherine Slade, Major Projects Principal Planning Officer

Christine Stephenson, Legal Officer

Gareth Sykes, Governance Officer

1 Apologies for Absence

- 1.1 Apologies for absence were received from Cllr Joseph and Cllr Potter and apologies for lateness were received from Cllr Levy and Cllr Sadek.

2 Declarations of Interest

- 2.1 Cllr Young would recuse herself from the meeting for the duration of agenda item 5: the Councillor works for Anchor Housing who were the applicant housing association for the Newton Close development.

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 a previous pre-application meeting, held on 14 November 2022, were agreed as an accurate record of those meetings' proceedings.

RESOLVED:

The minutes of a previous pre-application meeting, held on 14 November 2022, was agreed as an accurate record of those meetings' proceedings.

Cllr Young left the meeting for the duration of agenda item 5.

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

5.1 PROPOSAL:

Demolition of existing buildings and redevelopment to provide 2no. buildings, 1no. part 5-storeys, part 7-storeys and 1no. 10 storeys comprising a total of 76 no. retirement apartments and communal facilities, together with associated works and landscaping.

POST SUBMISSION REVISIONS:

- Revisions to the ground floor layouts and the materiality of the northern building;
- Minor revisions to supporting documentation and additional supporting documentation;
- Additional climate change, sustainability and energy information has been submitted in response to changes to Greater London Authority (GLA) Planning Guidance.

A 21 day reconsultation had been undertaken in respect of the amended and additional information.

5.2 The Major Projects Principal Planning Officer introduced the application as published. During the course of their presentation reference was made to the published addendum which outlined a number of amendments including the following:

- The list of drawing numbers and supporting documentation should refer to an Air Quality Assessment ref 91339 rev D dated 10/11/2022 (Aval Consulting Group);
- The GLA have requested amendments to the wording of conditions 27 (Circular economy) and 28 (Whole life-cycle carbon), and the introduction of an additional circular economy condition. These amendments were considered by the Planning Service to be reasonable and necessary, and that the conditions should be amended accordingly;
- At paragraph 8.2 under Recommendation B, the Carbon Offset Payment should be amended should read £69,437.

The application was referred back to the Sub-Committee. This was due to the provision of additional information pertaining to climate change, energy and sustainability as a result of negotiations between the applicant, London Borough of Hackney and GLA following publication of Mayoral planning guidance.

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

5.3 Representatives for the applicant briefly spoke outlining the history of the application. They explained that the proposals were for the demolition of existing buildings and redevelopment to provide 2no. buildings, 1no. part 5-storeys, part 7-storeys and 1no. 10 storeys comprising a total of 76 no. retirement apartments and communal facilities, together with associated works and landscaping.

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

- On a point of clarification, it was confirmed that the original building, proposed for demolition, was constructed in 1976;
- Communal Air Source Heat Pumps (ASHPs) would be installed on site. They were seen as being more carbon neutral than gas and more economical to run by occupants in the homes;
- The applicant had met the Secured by Design Officer before the application had been submitted to seek their advice. That advice had been included as part of the design of the building;
- It was confirmed that a condition had been included as part of the application which required the installation of swift bricks on site.

Vote:

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

Against: None.

Abstention: None.

RESOLVED:

Planning permission was granted subject to conditions and completion of a S106 Legal Agreement.

Cllr Young returned to the meeting.

6 2022/2003: Beis Malka Girls School, 93 Alkham Road, Hackney, London, N16 6XD

6.1 PROPOSAL:

Construction of a single storey extension to existing teaching block along part of the southern boundary of the site.

POST SUBMISSION REVISIONS:

Amendment to the application form.

6.2 The Planning Officer introduced the application as published. During the course of their presentation reference was made to the published addendum outlining amendments to the published application report. In the addendum it

was noted that the plans had been slightly amended to better show the variation in height of the boundary wall. The amendments also showed the existing boundary wall more accurately. The officer explained that this did not materially affect the proposed development or the merits of the application, and did not therefore require further consultation.

- 6.3 The Sub-Committee heard from local residents who raised a number of concerns about the application. These included disunity between the plans provided, noise and artificial light disturbance, loss of natural light to neighbouring rear properties and how the proposals might lead to further school expansion and an increase in student numbers.
- 6.4 The applicant explained that the application was for a modest set of proposals. They acknowledged that previously there had been some discrepancies but these had now been corrected. They added that the proposed new building would be built within the existing confines of the site.
- 6.5 During the discussion phase a number of points were raised including the following:
- Five roof lights were proposed. They were considered not to have significant impact as they would be small and would not produce a significantly greater impact relative to the existing windows in the south elevation of the host building. Also they would only be used during school hours compared to a residential dwelling which would produce more light during the day. It was also highlighted that several existing residential dwellings in the immediate vicinity already had installed roof lights;
 - On a point of clarification, when reference was being made to rooflights the planning service were referring to windows where light could potentially escape through;
 - It was noted that there would be no changes to the existing west elevation;
 - The proposed extension would not exceed the height of the existing boundary wall along the southern boundary of the site;
 - If approved a Construction Management Plan would be added as part of the proposals to ensure there would be no impact upon neighbouring properties and surrounding highways during construction;
 - The proposals would not lead to an increase in student numbers on site. The Planning Service were assured that the proposed new building would not be used for extra curricular activities outside of school hours;
 - It was clarified that the area under discussion as part of the application was not part of the play space provision;
 - Local residents' concerns were noted over the integrity of the boundary wall and the impact of construction upon it, however, it was not a planning matter. Under the proposals no modifications would be made to the boundary wall. Issues around the structural integrity of the boundary wall and construction was for the school to resolve;
 - The inclusion of a condition to ensure the school turned off lights outside of school hours would not meet the statutory test. It would be seen as unnecessary in terms of making the proposals acceptable in relation to planning;
 - The applicant highlighted that with previous school-based projects they had submitted an Operational Management Plan (OMP) which included

a section on lighting which referred to timers. If the committee was minded to approve the proposals the applicant would agree to a condition to include an OMP;

- In terms of materiality, a condition was included that would ensure that the proposed extension's roof in the same material as the existing school building;
- It was noted that one of the two drainage conditions required a Sustainable Urban Drainage Systems (SUDs) feature to be included in the proposals. The applicant confirmed they would be happy to include a green roof to be secured by condition;
- It was reiterated that the structural integrity of the boundary wall was not a planning matter and therefore the Planning Service could not comment on the impact of construction work upon it. If an issue was to arise it would be a building regulations issue.

The Sub-Committee noted:

Condition 4 (SUDS) would be amended as follows:

Prior to the commencement of the relevant part of the work, the applicant shall submit, and have approved in writing by the Local Planning Authority, a detailed layout, cross sections (scale 1:20), full specifications and a detailed management and maintenance plan of the biodiverse roof with a minimum substrate depth of 80mm, not including the vegetative mat. Further details associated with the green wall should also be submitted. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied.

REASON: To ensure that the proposed green roof is of sufficient quality to contribute towards flood mitigation.

A new Operational Management Plan (Condition 7) would be included:

Prior to the occupation of the approved extension the applicant shall submit, and have approved in writing by the Local Planning Authority an Operational Management Plan confirming the hours of use of the approved extension and details of the proposed lighting arrangements.

REASON: To ensure that the use of the approved extension does not cause disturbance to neighbouring residential uses.

Cllr Levy and Cllr Sadek arrived at the meeting during the discussion on agenda item 6. Therefore they would not participate in either the remaining discussion or the vote for the application.

Vote:

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

Against: None.

Abstention: None.

RESOLVED:

Planning permission was granted, subject to conditions.

7 2022/2626: Portico City Learning Centre, 34 Linscott Road, Hackney, London, E5 0RD

7.1 PROPOSAL:

Submission of details pursuant to condition 3 (materials - brick only), 4 (sample panel) and 5 (details - parts (i) details of all new and replacement windows and doors; and (ii) details of the new windows behind the South Colonnade and their reveals; and (iv) details of all rainwater goods; and (v) details of all parapet coverings) attached to listed building consent 2021/1653 dated 04/04/2022.

POST SUBMISSION REVISIONS:

Additional information provided.

7.2 The Major Projects Principal Planning Officer introduced the application as published. During the course of their presentation reference was made to the published addendum outlining that representations that had been received from both a Hackney Ward Councillor and the occupier of a neighbouring property raising objection to the detail of the windows submitted. The Planning Service was of the view that the details were adequate to safeguard the amenity of neighbouring occupiers, and reflected the discussion in the reports to the Planning Sub-Committee meetings and the relevant conditions set out in the 2021/1651 application decision notice.

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

The representatives for the applicant decided not to speak for the allocated five minutes. They stated that they were available to respond to any questions from the Sub-Committee.

Members briefly considered samples of brick work provided by the applicant.

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

- The materials provided at the meeting were in line with those that had been proposed under the previously agreed application;
- Further samples of materials and details were expected to come back to committee at a later date for members' consideration as the submission in respect of conditions 3 and 5 attached to 2021/1653 were partial with further details to be submitted in due course.

Vote:

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

Against: None.

Abstention: None.

RESOLVED:

Details were approved.

8 Delegated Decisions

8.1 The Sub-Committee noted the delegated decisions document.

RESOLVED:

The delegated decisions document was noted.

9 Any other business

9.1 None.

10 Future meeting dates

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

2023

1 February
22 February

3 April
3 May

END OF MEETING

Duration of the meeting: 6:30pm – 7:35pm

Chair of the meeting: Cllr Steve Race.

Contact:

Gareth Sykes

Governance Officer

Email: gareth.sykes@hackney.gov.uk

This page is intentionally left blank



Planning Sub-Committee 22/02/2023

ADDRESS: Land to the rear of 160 Dalston Lane, Hackney, London, E8 1NG	
WARD: Hackney Central Ward	REPORT AUTHOR: Micheal Garvey
APPLICATION NUMBER: 2021/3175	VALID DATE: 26/10/2021
<p>DRAWING NUMBERS:</p> <p>643-EX-100-P1, EX-101-P1, EX-201 P1, EX-300 P1, EX-301 P1, PL-010 P4, PL-099-P4, PL-100 P4, PL-101 P4, PL-102 P4, PL-103 P4, PL-104 P4, PL-201 P2, PL-202-P1, PL-203 P1, PL-300 P3, PL-301 P2, PL-302 P1, PL-303 P1, PL-304 P1, PL-305 P1. JDL-160DL-PL-02 Rev A</p> <p>Documents: Design and Access Statement prepared by GPAD architects ; Heritage Statement, prepared by Ray Rogers; Planning Statement prepared by Maddox Planning, FRA & Suds Strategy Report prepared by eb7; Landscaping Addendum prepared by GPAD architects; Travel Plan prepared by Arden consultant engineers; Noise & Vibration Impact Assessment prepared by ALN acoustic design limited; Outline Fire Safety Strategy report prepared by Ashton Fire; Bruckl Output documents prepared by Geoff Farr; Energy & Sustainability Statement prepared by eb7; BREEAM Accredited Professional Stage 2/3 Pre-assessment report prepared by eb7; Preliminary Ecological Appraisal prepared by Greengage; Biodiversity Impact Assessment prepared by Greengage; Urban Greening Factor Assessment prepared by Greengage; Air Quality Assessment prepared by Redmore Environmental ref:4340r5 ; Land Contamination reports parts 1-5 prepared by Pam Brown Associates; Delivery and Servicing Plan prepared by Arden consultant engineers; Outline Construction Logistics Plan prepared by Arden consultant engineers; Transport statement prepared by Arden consultant engineers;</p>	

Landscaping document prepared by John Davies; Daylight & Sunlight revision 4 impact assessment prepared by eight associates; Interior daylight Analysis prepared by Eight Versa. Viability Study prepared by Turner Morum; Marketing Strategy prepared by Belchak Corin, Facade shading prepared by GPAD architects, TM59 Thermal comfort analysis prepared by The PES	
APPLICANT: % Agent	AGENT: Max Plotnek MJP Planning, 31 Howden Road, London SE25 4AS
PROPOSAL: Demolition of existing warehouse to rear of 160 Dalston Lane and erection of four storey building plus basement to facilitate a mixed use building comprising of commercial floorspace (use class E) and 15 residential units (use class C3) with associated landscaping, refuse stores, cycle parking and disabled parking.	
POST SUBMISSION REVISIONS: <ul style="list-style-type: none"> ● Revisions to the north elevation by reducing the bulk ● Updated BRE report ● Updated overheating assessment <p>Further consultations were required on the amendments</p>	

RECOMMENDATION SUMMARY: <i>Grant conditional planning permission subject to completion of a legal agreement</i>
NOTE TO MEMBERS: This application is referred to members due to the level of public interest received.

ANALYSIS INFORMATION

ZONING DESIGNATION:	(Yes)	(No)
CPZ	X	
Conservation Area	X	
Listed Building Statutory		X
Listed Building Local		X

LAND USE	Use Class	Use Description	Floorspace
----------	-----------	-----------------	------------

DETAILS:			
Existing	E1	Office/Studio	677 sqm
Proposed	E1	Office/Studio	648 sqm
Proposed	C3	<i>Residential dwelling</i>	1071 sqm

RESIDENTIAL USE DETAILS:	Residential Type	No of Bedrooms per Unit				
		1	2	3	4	5+
Existing	0	0	0	0	0	0
Proposed	<i>Flats</i>	5	9	1	0	0
Totals	<i>(Total = 15)</i>					

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	0	0	0
Proposed	0	1	51

1. SITE CONTEXT

- 1.1 The site is located within the setting of a number of listed buildings and is located directly to the rear (south) of the Grade II listed 160 Dalston Lane. The property at 160 Dalston Lane is described by Historic England as “Second quarter of C18 building of 3 storeys, attic and basement, 3 windows. High-pitched tiled mansard with dormers. Stock brick with stone-coped parapet and red brick dressings including bands at 1st floor, 2nd floor and cornice levels. Gauged flat brick arches to sash windows with glazing bars in stucco-lined reveals. An added left entrance extension (now with part of a modern building above it) holds 6-panel door in late C18 Doric doorcase with engaged columns, whose dentilled capitals are continuations of the cornice head, triglyph frieze and open pediment. Fanlight with interlaced bars in architrave with triple key.” The proposed development is located within the historic curtilage of the property.
- 1.2 160 Dalston Lane is a five-storey building in use as flats and attached to it is the three-storey building known as Marlow House also in use as flats. The application site is accessed via an undercroft below 160 Dalston Lane and is described below.
- 1.3 The application site comprises a two-storey warehouse in use as offices and studios. The building has a T-shape design as a result of extensions to the main warehouse building which has a centrally pitched roof with gable ends

and is clad in corrugated metal. The main building extends the full width and breadth of the site. There appear to be two smaller additions to the rear which extend up to the site's boundary with the railway line and beyond the plot boundary to the east and west adjoining with the rear of nos.156-158 and 162 Dalston Lane. The building appears to date from the 20th century and is characterised by considerable incremental additions. It is considered to make a neutral contribution to the character and appearance of the Graham Road and Mapledene Conservation Area.

- 1.4 To the east (facing the site) nos.156-158 Dalston Lane are two blocks of flats (Aspen Court & Maple Court) which are located on the same land. Maple Court is a part four and part five storey in an L-shape design. The five storey block faces the railway line and the four storey block abuts the flank elevation of the application building. There are balconies facing the railway line and a communal garden. The frontage building at nos. 156-8 Dalston Lane is Aspen Court, a five storey building that has a much deeper footprint than no.160. These buildings are unlisted but are within the conservation area.
- 1.6 To the west is Carrara Mews, at 162 and 162a Dalston Lane, which comprises six, two storey houses which abut the flank wall and are smaller in height than the application building.
- 1.7 To the south rear lies a railway line against which the application site sits as do a number of other buildings on adjoining sites. An Ordnance Survey Map dated 1870 shows these properties on Dalston Lane as houses with long gardens. In 1910 a warehouse building is seen at the rear of 162/162A (now Carrara Mews) and by 1950 there a number of works at the following sites:-
 - Rear of 154 Dalton Lane - furniture works
 - Rear of 156-8 Dalston Lane - engineering works
 - Rear of 162-162A Dalston Lane - leather works
 - Rear of 164-168 Dalston Lane - warehouse

2. CONSERVATION IMPLICATIONS

- 2.1 The application property is not listed but lies within a conservation area and is also within the setting of the Grade II listed building at no.160 Dalston Lane which occupies the front portion of the site.
- 2.2 The following statutory listed buildings lie within the immediate setting:-
 - Numbers 162- 168 Dalston Lane Grade II.
- 2.3 Conservation areas are protected through the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 states: "*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*"
- 2.4 The setting of a listed building is protected by virtue of the Planning (Listed

Buildings and Conservation Areas) 1990 Act Section 66: "...the local planning authority...shall have special regard to the desirability of preserving the building or its setting..."

- 2.5 The NPPF paragraph 199 states, "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance".

3 RELEVANT HISTORY

- 3.1 Other than an application for air conditioning units and the pre-application advice given for the site, the main planning history relates to the building fronting Dalston Lane.
- 3.2 2013/4099- Retention of nine air-conditioning units on the roof at the rear of the building. Granted 25/06/2014.
- 3.4 2012/0916- An application was withdrawn for "change of use from B1 use light industrial to B1 use business/office to provide 6 media/recording studios. Provision for 5 motorcycle and 15 bicycle parking spaces in the yard. Hours of Opening: Monday-Sundays 09:00 - 23:00".

Surrounding history

- 3.5 2002/1801- (156-158 Dalston Lane) Planning permission granted for redevelopment to provide 2 x 4 and 5 storey blocks (with basement) totalling 31 residential flats (comprising 17 x 1 bedroom, 6 x 2-bedroom and 8 x 3-bedroom flats), provision of 2 disabled parking spaces with access from Dalston Lane).
- 3.6 2015/2780 (PP) & 2015/2858 (LBC) – (160 Dalston Lane) Demolition of rear extension, erection of a four storey rear extension with balconies, front and rear elevation alterations, and internal alteration/reconfiguration to provide 7 self-contained dwellings (use class C3) comprising 2 x studio, 2 x 1 bed, 1 x 2 bed and 2 x 3 bed units. Granted 27/10/2016.

4. CONSULTATIONS

- 4.1 Date Statutory Consultation Period Started: 10/12/2021
- 4.2 Date Statutory Consultation Period Ended: 04/01/2022
- 4.3 Reconsultation: 23/12/2022-16-01/2023
- 4.4 Site Notice: 19-11-2022
- 4.5 Press Advert: 19-11-2022
- 4.6 Consultation letters were sent to 94 consultees
- 4.7 The post-submission revisions to the scheme reduced the scale, updated

BRE report, updated overheating assessment. Following reconsultation no new issues were raised.

4.8 21 representations have been received in total. 16 were objections and five letter of comments as follows:-

- The development would create dust, and excessive levels of noise pollution
- Loss of daylight
- Loss of privacy and overlooking
- Loss of views
- Lack of a BRE report
- There will be noise and disturbance due to increase in footfall especially the inclusion of the commercial unit.
- Overbearing
- The south elevation will dominate and overshadow properties.
- Height not sympathetic to the height of Carrara Mews to the east, which are two storey
- The scale and massing is unacceptable to the southern 4 storey building
- No rear elevations showing the rear of 160 and 162A Dalston Lane
- Limited landscaping
- Greater in scale and height than surrounding buildings and intrusive on the listed building of 160 Dalston Lane and Carrara Mews, while it presents a high blank wall to its southern elevation and reduces light to all the surrounding properties through its excessive height. The proposed scheme is an over-development of such a constraint site
- Inadequate parking and access
- Too many flats
- The site is small and cramped to contain flats and commercial units
- Concern for ground stability and drainage
- The bins are located against the wall of Flat 1, 162a and will cause noise from emptying the bins

Comments

- Review of the air quality assessment notes that the impacts are seen as not significant, however from review of the figures resulting from the dust created during the construction process without suitable mitigation has the potential to cause harm. Further assessments and investigatory work is required.

Officer comment

The air quality monitoring team raise no objections and requires further details that the energy system installed is air quality neutral.

- Contamination; A Phase 1 Desk Study in relation to contamination has been submitted, and note a number of further studies are required and will be required to be submitted via conditions prior to development commencing.

Officer comment

Relevant conditions have been attached in relation to risk assessment and post-development verification report

- Heritage Asset Impact; The Heritage Statement states that the architectural interest of 160 Dalston Lane (building located at the front of the site) has been compromised by its attachment to a modern building, which in turn has detrimentally affected its setting as well as overshadowing the appearance of the rear elevation. Whilst it is true that there is an attachment to a more modern building it can be successfully argued that this attachment does not overshadow or detract from the significance of 160 Dalston Lane nor the reasons in which it was nationally listed. The attachment to a modern building does not in itself enable for a large development to the rear. Indeed, if such an attachment has significantly affected the setting of 160 Dalston Lane then surely it brings into question the suitability of that which is proposed? Locally 160 Dalston Lane has been a feature within the street scene since the 1800s, prior to its recent careful and sensitive restoration local historic groups were urging for it to be restored noting its significance at both a national and local level.

Officer comment

The proposed building is considered acceptable within the setting of the listed building in terms of height, design and heritage impact.

- The Daylight and Sunlight Report appears flawed, missing the ground floor rear of 160A Dalston Lane.

Officer comment

An updated daylight report has been submitted and uploaded to the website.

- Construction and Access: It is detailed within the Outline Construction Logistics Plan that contractors will be notified that vehicles to the site will be a maximum height of circa 4.5m and that a management plan will be considered to fully control vehicles access. Owing to the single access point that has height restrictions and the lack of waiting areas for passing vehicles on and off the site with double yellow lines in force, it is viewed as an essential element should planning approval be achieved.

Officer comment

To mitigate the negative impact on the surrounding highway network a detailed Construction Logistics and Management Plan has been recommended by condition.

- The proposal includes commercial space within Use Class E, under permitted development rights and the changes of use, Class E can be converted to residential. Any approval should remove permitted

development rights and prevent the space as residential.

Officer comment

A condition has been attached restricting certain flexible uses within the E class.

- The film studios occupying the site and should be protected as per Policy LP8 Social and Community Infrastructure proposal involving the loss of existing social and community infrastructure, subject to replacement facility of equivalent or submit a year of active marketing that the facility is no longer required.

Officer comment

A recording studio is not considered a community asset and therefore is not relevant to policy LP8

- There are no documents related to noise and therefore a noise survey should be carried out.

Officer comment

Noise reports have been submitted.

- A viability report has been submitted which details that affordable homes are not viable for this development and therefore affordable housing contributions should be sought by legal agreement.

Officer comment

Given the shortfall, a financial contribution will be sought by legal agreement.

- Heat pumps make noise and request that a ground water sourced heat exchange (that does not operate with a fan) to minimise any noise.

Officer comment

A noise report has been submitted and the Environmental Protection Team considers that noise levels are acceptable.

- Servicing is problematic - No bin space for commercials. Commercial spaces are unsatisfactory and unlikely to be let. Why not make it all residential? Some routes to flat front doors are unsatisfactory. The overall site layout would lead to a number of constraints and result in low quality residential amenity for the proposed units. The access to the flats is unnecessarily complex as is access to bike and bin stores. Residents would have to carry their waste a long distance from flats to stores and collection would be difficult due to the narrow site entrance.

Officer comment

The commercial bin store is located between commercial units 1 and 2 and Waste Management Team raise no objections. The commercial spaces are acceptable and a draft marketing strategy has been provided

and a more detailed one will be provided. The entrances to the flats are located between commercial units 2 and 3, except flat 7 which is located next to the southern section. All are considered acceptable in terms of location and strategies for collection will be agreed upon.

- The existing building is considered a shed and we welcome the replacement building, as there has been anti-social behaviour for years.
- The site notice was not visible.

Officer comment

Site notices were posted opposite the building and adjacent buildings.

- A resubmission is required which matches the height of Stanford Mews to minimise impact on the light and aspect of surrounding properties, a reduced number of residences and either constrictions on the usage clause of the commercial spaces or a purely residential nature to the development.

Officer comment

The height accords with the two five storey buildings to the west, (Aspen Court and Maple Court) and the Conservation Urban Design and Sustainability Team raise no objections to the height.

- Existing building- The property is used as studios for musicians, and filmmakers. To find another site is very challenging.

4.9 Statutory / Local Group Consultees

4.9.1 HSR (High Speed Rail)

Network rail requires a number of conditions to protect the safety of the railway line.

4.9.2 Thames Water

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the

planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer.

Water Comments

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

4.9.3 Conservation Area Advisory Committee:

Impressed with the thought and detail that has gone into this application.

4.9.4 Hackney Society

The proposed development is positive that it would remove an unsightly warehouse building which presents noise issues for surrounding neighbours as well as negatively impacting the setting of a listed building and conservation area. The development presents a number of issues in relation to scale, design and layout. The four-storey building containing 4 commercial units at ground floor level and 15 residential units on upper floors is over development.

Officer comment

The proposed development maximises the full use of the land and the amount of residential units supports and supplements the redevelopment. On such sites mixed uses are encouraged to support the delivery of housing in the borough. The scale and bulk of the development has been reduced and set backs included to ensure that the massing of the development is appropriate and responds to the site context, including preserving the setting of the listed building and the conservation area. There are no significant amenity impacts as a result of the proposals and therefore the scheme as revised is not considered to be an overdevelopment of the site.

The proposed development would be a storey higher than the mews building at Carrara Mews. The height of the proposed building would also lead to an increased sense of enclosure for neighbouring properties, particularly the listed building 160 Dalston Lane, which would also cause harm to the setting of the listed building making appreciation of its rear facade more difficult, as well as other residential properties on Dalston Lane with south facing views. While there are no strong objections to the detailed design and architectural

style of the proposed development which, the scale and massing are too large for the site in consideration of its relatively constrained nature. The resultant development would appear cramped and squashed reducing the sense of openness for the immediate surroundings.

Officer comment

The proposed height and bulk matches that of Carrara Mews where the two buildings sit next to each other on the boundary. The height then increases in stages but is set well into the site with the main bulk of the building adjoining the 4 and 5 storey development at the rear of nos.156-158. The difference between Carrara Mews and the new building is therefore considered acceptable.

The proposed building has been set back from the listed building at no.160 and pulled back at the upper levels so as not to adversely affect its setting.

The concentration of 15 residential units and 4 commercial units into a relatively narrow and constrained plot will lead to a number of issues relating to servicing. Firstly, there is only a single point of access to and from the public highway, therefore any servicing vehicles accessing the site for deliveries will block this passage making pedestrian or cycle movements to and from the site difficult. Furthermore access to the proposed accessible parking space will be restricted when servicing vehicles are occupying the entrance passage to the site. Finally, the arrangement of the development would make waste management an overly laborious procedure for residents. Located at the southern end of the site at ground floor level, residents would need to exit their flats, walk along the access corridors and down staircases and then back through the shared amenity space before reaching the bin store. It would also be an excessively long distance for waste collection operatives to travel from the public highway of Dalston Lane to the residential waste store, and to a lesser extent the commercial waste store, which would require them to pass through the shared amenity space.

Officer comment

A detailed Servicing and Delivery Plan is required by condition. No vehicles would be permitted to obstruct the entrance or the disabled parking space. It is important to note that the existing warehouse has been serviced via the undercroft access for many years. The Waste Management Team have agreed to a collection point to the front of the property and the applicant will be required to provide further details of how residents would be assisted with the waste transported from the south corner to the collection point.

Many of the rooms are single aspect and therefore would receive limited amounts of light, particularly those with only an eastern aspect. The layout of a number of rooms, particularly bedrooms, appear awkward with triangular or irregular forms.

Officer comment

An internal daylight assessment has been carried out and the main habitable rooms pass the BRE Assessment.

Access to bike and bin stores is overly complicated making day to day management of waste and use of bicycles is difficult. Finally, the private amenity space of a number of flats would directly overlook the shared amenity space of the development. Therefore any activity in the shared amenity space, for example people accessing bin and bike stores or coming and going from the 4 commercial units would be an intrusion on the private amenity spaces. Some of the rooms are slightly angular in shape but all provide satisfactory living spaces that are fit for purpose.

Officer comment

The location of the cycle and refuse stores are considered appropriate. Full details of how refuse will be collected is yet to be finalised but the location and approach has not been objected to by the Waste Management Team. The proposed courtyard provides a communal area for sitting out and much needed landscaping at the site, which is currently all hardstanding. This improves the appearance and setting of the development. There are biodiversity gains with this approach and a communal courtyard was the best solution to meeting these requirements. Some of the balconies will overlook the courtyard and this would be no different from the properties to the west where the communal garden is overlooked by balconies and indeed in a constrained location it is preferable to have the courtyard area than not to.

While the principle of the proposed development is considered acceptable, the overconcentration of commercial and residential uses raises questions over how usable and viable the development would be when built-out. Unfortunately it is likely that the proposed commercial units would only be viable for a number of uses and their presence would conflict with the amenity of residents within the development. The innovative approach to development's configuration and design as a compact mews building is applauded, however the scale of the development is too large for the plot of land with its various constraints in relation to accessibility and access to light. A smaller scale proposal should be considered instead which will ensure a good standard of accommodation for residents and vitality and easy functioning for the commercial units.

Officer comment

Uses such as a cafe or restaurant or other noise generating uses would not be permitted and is covered by condition. Employment and residential uses have existed at this and the adjoining sites for a number of years. The new commercial units would be less intensive with less vehicle movements than the existing warehouse/studio use and are considered to be more compatible.

4.9.5 Hackney Swift Society

We welcome the proactive inclusion of green roofs, and we request that these are a biodiverse type in accordance with the Hackney Local Plan. The Greengage Preliminary Ecological Appraisal proposes several further

recommendations (Enhancement section 5.15, page 17), although we could not identify these within the design documents. We request that these proposed enhancements are implemented, in particular a significant number of swift bricks, which provide nest space for both swifts and sparrows.

Officer comment

This is secured by condition.

4.9.6 Council departments

4.9.6.1 Transport:

No objection subject to conditions for cycle parking, Demolition and Construction Method Plan, Delivery and Service Plan, and a CPZ parking permit restriction. In addition, a Travel Plan must be submitted, car club credit membership provided, and a contribution made towards highway works.

4.9.6.2 Floods & Suds:

We have reviewed the SuDS Drainage Statement and, subject to conditions regarding the detailed design of the drainage system, green roof, rainwater harvesting and SuDS maintenance plan, the scheme is acceptable in this regard.

4.9.6.3 Land Contamination:

A detailed phased contaminated land risk assessment to be undertaken. Following this a post-development verification report should be produced fully set out any restrictions on the future use of a development and demonstrate that arrangements have been made to inform future site users of the restrictions. If contamination is found that was not previously identified it must be reported in writing within 7 days to the LPA the development must be halted.

4.9.6.4 Waste Management:

There were concerns that the waste collection was considered too far over 60m. The collection point is now planned within 10 metres of the parking point for refuse collection vehicles. We note that from the plans that residents will be assisted to transfer their waste to the bin store, where residential units exceed a distance of 25m to the bin store. Arrangements would need to be put in place by the developer/buildings manager for the bins to be moved from the residential bin store to the collection point.

The new plans show the collection point pass the adjoining collection point. Subject to the arrangements above being put in place, we are content with the plans for residential waste management for the development.

In terms of commercial waste, it would be for the commercial occupants to agree collection arrangements with their chosen commercial waste carrier which are appropriate. The level of provision planned appears to be reasonable, although it is likely that the occupiers / building manager would

need to arrange for bins to be moved closer to Dalston Lane to enable collections. This would certainly be the case in the event of the council's Commercial Waste Service being the provider chosen. Overall our previous concerns regarding the waste and recycling strategy for the development has been largely addressed.

4.9.6.5 Pollution Air:

The AQA is satisfactory, however, to ensure the development does not exceed the fuel usage of 222,962 kWh/annum, keeping it air quality neutral, a condition needs to be added. The condition should request that before the development is operational proof must be provided to the the council that the energy system installed is air quality neutral. This is because the AQA does not confirm that the energy system calculated in the air quality neutral assessment is the one that will be included in the development.

5 POLICIES

5.1 Hackney Local Plan 2020 (LP33)

LP1 Design Quality and Local Character;
LP2 Development and Amenity;
LP3 Designated Heritage Assets;
LP12 Meeting Housing Needs and Locations for New Homes;
LP13 Affordable Housing;
LP14 Dwelling Size Mix;
LP17 Housing Design;
LP26 Employment Land and Floorspace
LP27 Protecting and Promoting Office Floorspace in the Borough
LP41 Liveable Neighbourhoods
LP42 Walking and Cycling
LP43 Transport and Development
LP44 Public Transport and Infrastructure
LP45 Parking and Car Free Development
LP46 Protection and Enhancement of Green Infrastructure
LP47 Biodiversity and Sites of Importance of Nature Conservation
LP51 Tree Management and Landscaping
LP53 Water and Flooding;
LP54 Overheating and Adapting to Climate Change
LP55 Mitigating Climate Change
LP56 Decentralised Energy Networks (DEN)
LP57 Waste
LP58 Improving the Environment - Pollution

5.2 London Plan 2021 Policies (LP)

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
 D8 Public realm
 D9 Tall buildings
 D10 Basement development
 D11 Safety, security and resilience to emergency
 D12 Fire safety
 D13 Agent of change
 E1 Offices
 E2 Providing suitable business space
 E3 Affordable workspace
 GG1 Building strong and inclusive communities
 GG2 Making the best use of land
 GG3 Creating a healthy city
 GG4 Delivering the homes Londoners need
 G4 Open space
 G5 Urban greening
 G6 Biodiversity and access to nature
 G7 Trees and woodlands
 H1 Increasing housing supply
 H2 Small sites
 H4 Delivering affordable housing
 H5 Threshold approach to applications
 H6 Affordable housing tenure
 H10 Housing size mix
 HC1 Heritage conservation and growth
 SI 1 Improving air quality
 SI 2 Minimising greenhouse gas emissions
 SI 3 Energy infrastructure
 SI 4 Managing heat risk
 SI 5 Water infrastructure
 SI 12 Flood risk management
 SI 13 Sustainable drainage
 T1 Strategic approach to transport
 T2 Healthy streets
 T3 Transport capacity, connectivity and safeguarding
 T4 Assessing and mitigating transport impacts
 T5 Cycling
 T6 Car parking
 T6.1 Residential parking
 T6.2 Office parking
 T6.5 Non-residential disabled persons parking
 T7 Deliveries, servicing and construction

5.3 **SPD/SPG/Other**

Technical housing standards – Nationally Described Space Standard 2015
 Greater London Authority Housing Supplementary Planning Guidance (SPG)
 2016
 Planning Contributions SPD (2020)

5.4 National Planning Policies

National Planning Policy Framework 2021

6. COMMENT

6.01 Background and proposed layout

6.0.2 The proposal seeks demolition of the existing warehouse and construction of a four storey building plus basement, to provide a new mixed use scheme comprising Class E1 employment floorspace in 5 separate units at the lower levels and 15 residential units above arranged around a landscaped courtyard with one disabled car parking space.

6.0.3 The scheme comprises a basement area that would house 319 sqm of office/studio floorspace and 363 sqm of office/studio floorspace on the ground floor. Four of the commercial units are duplex at ground and basement, with an additional commercial unit at ground floor.

6.04 On the upper floors are residential units across, 1st, 2nd and 3rd floors (Class C3). Flat 6 is a two-bedroom duplex unit located at ground and first floors at the rear of the site in the T shape. The residential element of the scheme has two separate stair cores, with the second stair core to the east corner serving one flat. The units are laid out as follows:-

6.05 Residential

First floor

Flat 1- 2 bed	Dual aspect	86 sqm
Flat 2- 1 bed	Single aspect	53 sqm
Flat 3- 1 bed	Single aspect	50 sqm
Flat 4- 1 bed	Single aspect	50 sqm
Flat 5- 3 bed	Dual aspect	86 sqm
Flat 7- 2 bed	Dual aspect	81 sqm

Ground & first floor

Flat 6- 2 bed	Dual aspect	72 sqm
---------------	-------------	--------

Second floor

Flat 8- 2 bed	Dual aspect	71 sqm
Flat 9- 1 bed	Single aspect	58.5 sqm
Flat 10- 2 bed	Single aspect	71 sqm
Flat 11- 2 bed	Dual aspect	71 sqm
Flat 12- 2 bed	Dual aspect	69 sqm

Third floor

Flat 13- 1 bed	Dual aspect	69 sqm
Flat 14- 2 bed	Dual aspect	74 sqm
Flat 15-2 bed	Dual aspect	75 sqm

6.06 Offices

Basement and ground floor

Unit 1-202.6 sqm	Facing north/east with small planted courtyard at basement
Unit 2-110.2 sqm	Facing east with small planted courtyard at basement
Unit 3-103.6 sqm	Facing east with small planted courtyard at basement
Unit 4-98 sqm	Facing east with small planted courtyard at basement

Ground floor -

Unit 5 - 117 sqm	Facing south no courtyard
------------------	---------------------------

- 6.07 The residential refuse store is located towards the southern corner of the site next to the entrance to commercial unit 5 and although it is sited further than required for standard collection other collection arrangements have been discussed with the Waste Management Team and will be in place. Adjacent to the refuse store are 32 residential cycle spaces. Towards the northern

elevation between the entrance to commercial units 1 and 2 are the commercial refuse and cycle stores 19 cycle spaces are provided for the commercial units with 4 short stay spaces located outside the building. The store is at an acceptable distance and easily accessible at ground floor and are considered to integrate well within the overall design. To the northern corner next to the commercial unit is one wheelchair accessible car parking space serving the residential unit. The development is otherwise car-free.

- 6.08 With regards to access arrangements, the site is accessed via a covered passage/undercroft from the entrance at 160 Dalston Lane. A courtyard leads to the front doors serving the proposed commercial units. Access to the first, second and third floor residential units can be found between commercial units 2 and 3 and another access to flats 6 and 7 is located on the south-east corner next to commercial unit 5.
- 6.09 Landscaping is proposed and this would result in a courtyard area fronting the building and whilst being limited in size, it would provide practical amenity space and an improved setting for the development within this constrained location. It is unclear how the area between the undercroft and courtyard would be lit prior to entering into the main site and therefore a lux plan is sought by condition to encourage overall uniformity of lighting and reduce the likelihood of hiding places or dark spots.
- 6.10 The main considerations relevant to this application are:
- 6.1 Land use and principle of the development
 - 6.2 Affordable housing
 - 6.3 Design and impact on heritage assets
 - 6.4 New residential units and quality of accommodation
 - 6.5 Impact on amenity of adjoining occupiers
 - 6.6 Traffic and transport
 - 6.7 Landscaping and biodiversity
 - 6.8 Energy and sustainability
 - 6.9 Flood risks
 - 6.10 Land contamination
 - 6.11 Waste
 - 6.12 Air quality
 - 6.13 Planning contributions and Community Infrastructure Levy (CIL)

6.1 Land use and principle of the development

- 6.1.1 Previous history indicates that the site has been used as a warehouse and distribution centre as a cash and carry outlet, (Class B8) and an architectural salvage and reclamation yard (Class B8). An application (2012/0916) was submitted in 2012 for change of use from B1 use light industrial to B1 use business/office to provide 6 media/recording studios yet was withdrawn and this suggests a change of use had occurred. However, the premises has been rated as offices and premises since 2010 which would suggest the

change of use occurred more than 10 years ago, therefore the change of use would likely be immune from enforcement action and is accepted as a lawful use by passage of time.

- 6.1.2 The existing building covers two floors with a large open plan space at ground floor and individual rooms to the rear. The first floor is much smaller with a void to the front and only small individual rooms to the rear. The floor plan is accessed via long wide corridors with awkward circulation areas. The building lacks natural light and is outdated.

Employment

- 6.1.3 The site lies outside a Priority Office Area (POA) and Priority Industrial Area (PIA) and the existing usable office/studio Class E1 floorspace is 677 sqm. The proposal provides 648 sqm of commercial space which represents a minor reduction in floorspace and is assessed against policy LP26 Employment Land and Floorspace part A which states that the council will plan to deliver a minimum of 118,000sqm of new office floorspace by 2033 in certain locations throughout the borough and part C which sets out the following criteria:-

C. New employment space outside of the locations (POA,PIA) outlined in A will be permitted where:

- i. it can be demonstrated that there is a reasonable prospect of it being occupied; and
- ii. the employment use is small-scale and would contribute towards place-making; or
- iii. the employment space is being provided as part of a temporary use; and
- iv. does not have an unacceptable impact on residential amenity.

- 6.1.4 The principle of new office type employment floorspace in this location is acceptable given the previous use of the land but accounting for the introduction of new residential development above. The proposed layout and fit-out of the new commercial units demonstrates that they would be attractive, well lit, small scale units that would be highly suited for the 'tech' industry. The design of the individual units and new courtyard feature is an improvement on the existing building and would contribute to place making. Small office and/or studio units are appropriate employment uses with residential uses in close proximity as they generate much less vehicular traffic overall and are unlikely to become noise generating uses and are therefore compatible with residential uses. The proposal is considered to comply with policy LP26 in relation to the provision of new employment floorspace (located outside of designated areas).

- 6.1.5 Parts A and B of LP27 refer to the provision of new office floorspace. The policy requires that new development involving the provision of new office floorspace must comprise well designed, high quality buildings and floorspace that are flexible/adaptable to accommodate a range of unit sizes

and types with good natural light, suitable for sub-division and configuration for new uses and activities, including for occupation by small or independent commercial enterprises. All applications incorporating new office floorspace should include a marketing strategy which demonstrates the design and layout of the proposed floorspace is of high quality, flexible and attractive to potential occupiers.

- 6.1.6 A marketing strategy by Belchak Corin & Co., who have experience on marketing similar commercial properties, has been submitted to support the application. It states that careful consideration has been given to providing good natural light at basement and ground floor levels with generous ceilings of 3m+ fitted out to a high category A standard with cooling, kitchen and W.C facilities. Furthermore the document sets out how the units are proposed to be marketed during the construction phase onwards and examples of brochures have been provided. There are no concerns regarding the potential letting/selling of the units and the quality of the space provided.
- 6.1.7 Part I of LP27 refers to a net loss of commercial floorspace. There is a minor loss of usable office floorspace as a result of changes during the course of the application to pull the building back. Given the minor reduction, improved standard of the proposed accommodation, and compliance with LP26 this is considered acceptable.
- 6.1.8 Certain E class uses would be restricted by condition in order to prevent adverse impacts on the new residential units and those adjoining the site that could occur under permitted development rights. This prevents uses such as for the sale of food and drink, a creche or day nursery for example.

Residential

- 6.1.9 Policy at local, regional and national level sets out a general presumption in favour of housing. Parts C and D of LP12 states the council will support the development of small sites to meet the housing need and that infill housing development and innovative approaches to housing delivery on small sites will be supported subject to meeting other development plan policies, which this site assists with. It goes on to state that self-contained residential units are the priority residential land use in the borough and type of land use for which there is the greatest need in terms of meeting housing needs. There are similar sites in Dalston Lane whereby historical employment uses have given way for residential uses. The proposed retention of commercial floorspace at the site in the form of smaller higher quality units and the introduction of residential use at the site is in line with both employment and new housing policies.

6.2 Affordable Housing

- 6.2.1 LP33 policy LP13 requires that new development must maximise opportunities to supply genuinely affordable housing on-site and that the council will seek the maximum reasonable amount of affordable housing, subject to viability and site context. It goes on to state that off-site affordable

housing or payments in-lieu will only be considered where the council is satisfied that off-site provision would secure a better outcome in meeting the housing need. Off-site affordable housing and payments in lieu will be required to be equivalent to the 50% requirement, subject to viability.

- 6.2.2 LP13 requires schemes of 10 units or more to deliver a minimum of 50% of housing on site as affordable and schemes that propose less than 50% will be required to submit a detailed viability assessment and will be subject to early and late review mechanisms.
- 6.2.3 The applicant's position is that the site cannot deliver both an acceptable profit margin and on-site affordable housing. In support of this a financial viability assessment (FVA) was submitted that considered two scenarios, a 7 unit on-site affordable scenario (reflecting 47% affordable) and a 100% private scheme scenario. Both scenarios were reported to be unviable, due to the residual land value of the proposed scheme being beneath the reported benchmark land value of the site at £2,640,000. They reflected deficits of -£2,740,073 for the 47% affordable scenario and -£682,057 for the fully private scheme respectively.
- 6.2.4 The Strategic Property Services Team reviewed the submitted FVA, and advised that the majority of the input/data in the appraisal were reasonable, but considered the benchmark land value and adopted profit margin for the private residential housing (reflecting 20% on Gross Development Value (GDV) overstated. A lower benchmark land value of £2,230,000, and a lower profit margin was subsequently agreed upon.
- 6.2.5 Based on these changes, it was concluded that the scheme was more viable than initially thought and whilst it would not be able to support an on-site affordable offer, it was able to make an off-site contribution towards affordable housing in line with LP13. A final position was agreed for an off-site contribution of £261,126, which was based upon a benchmark land value of £2,230,000 and a blended profit margin of 15.75% on GDV across the development, which is considered reasonable for a development of this size and nature. In conclusion, officers accept that affordable housing cannot be provided on-site and accepts the affordable housing contribution, thus meeting LP13.

6.3 Design and impact upon heritage assets

- 6.3.1 LP1 of Hackney Local Plan 2033, states, "All new development must be of the highest architectural and urban design quality. Innovative contemporary design will be supported where it respects and complements historic character". London Plan Policy D3 states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. It goes on to state that optimising site capacity means ensuring that development is of the most appropriate form and land use for the site and that the design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity. Policy D4 of the London Plan requires the design quality of development schemes to be

retained through to completion by ensuring maximum detail appropriate for the design stage is provided to avoid the need for later design amendments.

- 6.3.2 Policy LP3 part A states that development that leads to less than substantial harm to significance of a designated heritage asset will not be permitted unless the public benefit of the proposal, including securing the optimum viable use of the site, outweigh the harm. Part E states that development proposals affecting heritage assets will be permitted where they preserve or enhance the character and appearance of the area including, the established local character of individual buildings (in terms of height, massing, scale, form, design, materials, detailing and use) and the rhythms and historical form of the area (in terms of the spaces between buildings, density, settings, building lines, siting, pattern of development, urban grain and plot coverage).
- 6.3.3 Policy HC1 of the London Plan states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings.

Massing and form within context

- 6.3.4 The immediate area of Dalston Lane is characterised by variations in building heights that range from 2-5 storeys. With the notable exception of the adjacent property 156-158 Dalston Lane, the developments to the rear are always subservient to the frontage building. Backland development in this area adopts a mews style character ranging in height from 2-3 storeys. As in this case the buildings to the rear are almost always constructed within the former curtilage of the properties fronting Dalston Lane some of these being Grade II listed buildings.
- 6.3.5 The massing of the building has been reduced on the northern elevation (i.e. directly to the rear of 160 Dalston Lane) through negotiations during the course of the application and this set back is such that the above ground elements of the building are located in approximately the same place as the existing building. While it is large, at four storeys, because of these set backs, it has a comfortable relationship with the frontage listed building.
- 6.3.6 The four storey block is in keeping with the height of neighbouring buildings to the north and west and its footprint shaped in a way as to leave as much open space as possible for the intermediate communal courtyard. To the east the adjoining blocks that abut the existing warehouse are 4 and 5 storeys in height. The proposed building would be marginally taller than the 5 storey building to which it adjoins but this additional height is not considered to be out of context and the two buildings sit comfortably together, the variation in height providing interest.
- 6.3.7 Along the site's western boundary is the 2 storey building at Carrara Mews, also accessed through an undercroft with all windows facing into its site. At basement and ground floors the proposed building is set away from the boundary with Carrara Mews to provide the courtyard. The living room to flat

1 would be constructed over the courtyard up to the site boundary at first floor and would be no taller than Carrara Mews at this level. At ground floor the building has been pulled back from the frontage building at 160 Dalston Lane. The combination of setbacks and chamfered design ensures the building successfully integrates into its surroundings without over dominating or having an overbearing impact on its neighbours.

Architecture

- 6.3.8 The proposed design is based on the articulated, chamfered form of the building and rhythm of vertical and horizontal elements. The design of the top two floors are beneficial to the overall character of the scheme as they help to visually express the design variations between the east and south elevations. The proposed patterns of openings are considered coherent with the overall contemporary character and architectural quality of the scheme. The proposed full-height windows maximise the outward views while mitigating the overlooking to the neighbouring windows. These elements are strongly encouraged in design terms and should be further detailed at the next stage, where the intended frameless character should be maintained as much as possible, and any frame should be slim and concealed as much as possible behind the facing brickwork. Materials have been selected thoughtfully in a way as to create a legible visual relationship with the surrounding context of buildings and are not objected to. The proposal creates a mews type development with a coherent architectural character and a strong sense of place.
- 6.3.9 The general materiality includes light and dark toned bricks with dark metal windows and is considered to be acceptable. The use of the zinc roof to the north of the site helps to minimise the visual mass and bookend the roofscape of the development. The proposed materials are considered to be of a high quality and relate well to their context. A condition will be included to ensure that material samples of all visible features are submitted at the post-approval stage and mock-up sample panels are prepared on site prior to approval as well as technical drawings at various scales showing all joints of adjoining material and features, including doors and windows sills and thresholds with balconies, balconies soffits and frameless balustrades, and doors.

Scheme within a conservation area

- 6.3.10 The site sits within the Graham Road and Mapledene Conservation Area. Conservation areas are protected through the Planning (Listed Buildings and Conservation Areas) Act 1990 and particularly section 66 (1), which states: "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." The proposal is considered to be well integrated within the surrounding historic context and would assist in enhancing the character of this part of the Dalston Conservation Area, which includes buildings of various periods, scales and character.

- 6.3.11 The NPPF paragraph 202 states, Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”
- 6.3.12 The building dates from the 20th century and although representative of the industrial heritage of Hackney it is considered to make a neutral contribution to the character and appearance of the Graham Road and Mapledene Conservation Area. Therefore the principle of the demolition of the existing building is considered to be acceptable, in the context of an otherwise acceptable scheme.
- 6.3.13 The Computer Generated Images (CGI) views in the Design and Access Statement, show from various points how the scheme’s massing would be in keeping with this of the neighbouring terraced blocks to the west and north and its set back from the street sufficient to avoid disrupting the lower scale of the terraced houses fronting the street. The CGI views from the east show how the scheme is more visible from Stamford Mews as opposed to Carrara Mews and there are no views from Dalston Lane.

Impact upon heritage assets

- 6.3.14 The relevant conservation considerations are the impact of the proposed development on the conservation area and on the setting of the listed building at 160 Dalston Lane.
- 6.3.15 The council does not accept the assertion (in the applicant’s Heritage Statement) that the land to the rear of 160 Dalston Lane has seen industrial development since the late 19th century. There is no such development visible on the 1910-1915 Inland Revenue maps, nor on the 1945 LCC Bomb Maps, nor on the 1951 Ordnance Survey map. The site is clearly covered with trees on the 1945-9 RAF aerial photos. It therefore suggests that the industrial development to the rear is modern (post 1950) and it is possible that the existing building is the first of such on the site. A search of current digital records (which typically go back to 1994) has revealed no application for the existing building. It may therefore have been erected unlawfully within the curtilage of the listed building, or it may be that an application was made in the period between 1951 and circa 1994. The existing building appears to be circa 1980 to 1990 in terms of its design and materials.
- 6.4.16 160 Dalston Lane would historically have been a substantial single family dwellinghouse and would therefore have benefited from a large rear garden, as shown (for example) on the 1894-6 Ordnance Survey map. The best outcome for the setting and significance of the listed building and the conservation area would be the reinstatement of this garden.
- 6.4.17 The proximity of the proposed development to the listed building has been a concern during pre-application and application discussions and the council disagrees with the approach taken in the submitted Heritage Statement

(particularly at Paragraphs 6.9, 7.3 and 7.4) that no harm is caused to the setting of the listed building.

- 6.4.18 It is noted that the location of the proposed development has been further set back during the course of this application. The set back is such that the above ground elements of the building are located in approximately the same place as the existing warehouse building. When accepting the principle of a new building at the site the ideal outcome in listed building terms would result in a new building that is set substantially further back into the rear of the site than the existing warehouse. There is, therefore, an element of harm arising from the development since the proposal is judged to continue to erode the historic garden setting of the listed building, harming its character as a suburban middle class home and crowding the listed building into a dense urban setting which is not characteristic of this building. For the same reasons, there is harm to the significance of the conservation area, since the Graham Road and Mapledene Conservation Area is suburban in nature and characterised by generally larger homes with ample rear gardens. The proposals perpetuate the infilling of the garden, which is contrary to the characteristic grain and harm is therefore caused.
- 6.4.19 However, the proposal represents an improvement upon the existing situation. The application building presently covers the entire rear portion of the site leaving a central section that is covered in hard standing and used for parking and servicing to the immediate rear of 160 (recently been converted into flats). This situation appears to have existed for a number of decades with the application site and the rear of adjoining sites being in commercial/industrial use since the 1950's. The function and character of the original properties fronting Dalston Lane changed many years ago. The application site is one of several in the terrace that has been subdivided resulting in the loss of the rear garden and commercial uses having established themselves in the rear portions of these sites. Over the years there has been a gradual loss of the commercial uses and replacement with residential. This application provides a sustainable response to the use of the site by proposing a mix of commercial and residential uses in line with the Hackney Local Plan. The harm identified is at the lower end (i.e. less than substantial) and the benefits of providing 15 residential units plus a contribution towards affordable housing and 5 new high-quality commercial units suitable for a variety of users optimise the use of the site and outweigh this harm, therefore meeting the requirements of LP3 and paragraph 202 of the NPPF.
- 6.4.20 The setting of the adjoining listed buildings fronting Dalston Lane at (nos.162-168) would not be adversely affected by the proposal given their separation distance from the application site.
- 6.4.21 On the basis of the considerations set out in this section the proposals are judged to conform with the Planning (Listed Buildings and Conservation Areas) Act 1990. . S66(1) of the Act.

6.4 New residential units and quality of accommodation

Residential mix

- 6.4.1 The proposed housing mix provides only one three bedroom flat. Policy LP14 'Dwelling Size Mix' requires a mix of 30-34% of one and two beds and 33-36% of three beds. The dwelling mix is 5x1 bed, 9x2 bed and 1x3 bed. The proposed mix does not comply with the mix advocated in LP14 which seeks a higher proportion of 3 bed units. Policy states that the council will consider variations to the dwelling size mix if this can be justified based on the tenures and type of housing proposed, site location, area characteristics and design constraints. The applicant's justification for the lack of three bedroom units is that a flatted block such as this with limited amenity space in what has evolved into a dense urban location, near a busy road and railway line is less attractive for families. Further, the requirements to balance securing residential use at the site with the development's impact on heritage assets limits what can be reasonably provided on site. Whilst not ideal, officers note these constraints and consider a lower proportion of family units is acceptable in this instance.

Quality of accommodation for residential and commercial

- 6.4.2 New residential developments are expected to provide a good standard of amenities for future occupiers and must comply with the minimum floorspace standards of London Plan policy D6 and the requirements of the Mayor's Housing SPG. They must also provide an appropriate level of light, ventilation and outlook. This is supported by LP33 policy LP17 'Housing Design'.
- 6.4.3 In terms of overall unit size, all units meet the minimum space standards. In terms of layout, all habitable rooms are served by at least one window and eleven of the units are dual aspect including the family unit. The floorplan and site constraints make it difficult to avoid some single aspect units. It is noted that some of the mews developments on adjoining sites such as Carrara Mews are laid out as single aspect, also facing an internal courtyard.
- 6.4.4 The GLA Housing SPG states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm should be provided for each additional occupant. All flats have private balconies or terraces which exceed this requirement. Screening will be provided between certain flats to prevent overlooking. The courtyard area can also be used for sitting out.
- 6.4.5 In relation to the quality of accommodation for the commercial units, only one is dual aspect, however, all four duplex units are lit through large lightwells with substantial windows at basement and ground floors with planted lightwells. All units are a good size with the required floor to ceiling heights and will be built and fitted out to a high specification.

Internal daylight/sunlight assessment for the proposed residential units

- 6.4.6 An internal Daylight/sunlight Assessment, in accordance with British Research Establishment (BRE) guidance, has been prepared by Eight Versa in relation to the new residential units. Three assessments have been provided in relation to No-Sky Line (NSL), Average Daylight Factor (ADF) and room depth criterion. The daylight (ADF) conditions of the residential units have been calculated using daylight simulation software which provides more accurate results over the standard ADF formula as it takes into account additional parameters such as the room layout (shape) and ambient bounces. All habitable rooms (i.e. not bathrooms) have been assessed.
- 6.4.7 ADF is used to calculate the amount of daylight available to a room, and is applied to the main habitable rooms (living rooms, kitchens over 11 sqm, LKDs and bedrooms). The BRE recommended target value for ADF is 2% in kitchens, 1.5% in living rooms and 1% in bedrooms. In a modern layout, an open plan living/kitchen/dining area is most often designed. Typically, kitchens are placed at the back of the room to allow living space to enjoy the daylight area next to windows. BRE guidance acknowledges the small internal galley-type kitchens may be inevitable, and in those cases, the kitchen should be directly linked to a well daylighted living room. All 43 habitable rooms were assessed and 100% of the rooms meet the ADF requirement and 100% of the rooms meet the room depth criterion.
- 6.4.8 No-Sky Line (NSL) is the outline of the area that has a direct view of the sky on a working plane and is used to assess sunlight in a given room. 9 of the rooms (6 bedrooms and 3 kitchen/living rooms) are below the 80% pass rate for the NSL. Bedrooms are less of a concern as these are not used as regularly as the main living room areas. The kitchen/living rooms of flats 2, 3 and 4 fall below the threshold where the rear sections of these rooms are not visible to the sky. It should be noted that in all cases the amount of daylight reaching the rooms is 100% and all rooms pass the depth criteria therefore it is concluded that the overall quality of the light received by the rooms is acceptable.
- 6.4.9 The guidance is supposed to be applied more flexibly in denser urban environments and it recognises that sunlight is less important than daylight in the amenity of a room and is heavily influenced by orientation. It is important to note that in traditional housing forms such as a two-storey house there would be single aspect habitable rooms that would be orientated away from the main source of sunlight.

6.5 Impact on amenity of adjoining occupiers

- 6.5.1 Policy LP2 requires all new development to be appropriate to its location and should be designed to ensure there are no significant adverse impacts on the amenity of occupiers and neighbours. The individual and cumulative impacts of development proposals on amenity will be considered in assessing their acceptability. These are sunlight and daylight, visual privacy, overlooking, outlook, and noise.

- 6.5.2 There are a number of residential properties in close proximity to the site. These include the frontage building at 160 Dalston Lane, recently converted into flats, the adjoining 162/A Dalston Lane and the mews development to the rear known as Carrara Mews and Aspen and Maple Court along with the frontage building at 156-158 Dalston Lane.
- 6.5.3 This report will look at sunlight and daylight impacts in the first instance. Again, the BRE guidance is used to assess the impact of a development on adjoining properties and the submitted Sunlight/daylight Assessment refers to the BRE guidance in its findings. The BRE guidance needs to be applied with regard to the site context. Sunlight and daylight target criteria as found in the BRE guidance have been developed with lower density suburban situations in mind. In denser, urban contexts, sunlight and daylight levels may struggle to meet these target criteria in both existing and proposed situations. The target criteria is therefore applied flexibly for dwellings in denser locations such as the application site.

Daylight and sunlight

- 6.5.4 The BRE guidance recognises that sunlight is less important than daylight in the amenity of a room and is heavily influenced by orientation. North facing windows may receive sunlight on only a handful of occasions in a year and windows facing eastwards or westwards will only receive sunlight for some of the day. In order for rooms to achieve good sunlight the BRE target criteria is for rooms to receive 25% of Annual Probable Sunlight Hours (APSH) in total, including 5% in winter. Where rooms receive less than the recommended APSH then the BRE guidance states a reduction of more than 20% would be noticeable.
- 6.5.5 The assessment uses three methods of assessing the impact of the development on the daylight received by nearby dwellings. These are Vertical Sky Component (VSC), which measures direct sky illuminance on the centre of the outside pane of a window, to the simultaneous illuminance on an unobstructed horizontal plane, Annual Probable Sunlight Hours (APSH) which measures the loss of sunlight to the room of existing buildings that have a window facing within 90° of due south, and is the average of the total number of hours during a year in which direct sunlight reaches the centre of a window. Finally, the No-Sky Line Contour (NSL) measures the amount of sky that can be seen directly from a working plane and requires a pass rate of more than 0.8 its former value (before the new development). For the VSC it is 27% and the APSH is more than 25% of the total annual sunlight hours (unobstructed horizontal plane), and including at least 5% of the total annual sunlight hours (unobstructed horizontal plane) in the winter months (21 September – 21 March). Impacts on neighbouring properties are described below.
- 6.5.6 This report has tested the daylight and sunlight impacts on neighbouring properties at 1-14 Maple Court (part of the 156-158 Dalston Lane development) 1-17 Aspen Court (part of the 156-158 Dalston Lane development) 160 Dalston Lane, 162a Dalston Lane, 162 Dalston Lane, 164

Dalston Lane, 166 Dalston Lane, 1-6 Carrara Mews and 12 Stamford Mews. During the course of this application an updated assessment has been provided in relation to daylight and sunlight impacts as all flats in the listed building at 160 Dalston Lane were not initially assessed.

160 Dalston Lane

- 6.5.7 160 Dalston Lane is the frontage building. There are 25 windows with a view over the development site which have been tested for VSC, APSH and NSL impacts. All windows pass VSC, APSH and NSL impacts.

162, 162A, 164, 166 Dalston Lane

- 6.5.8 These buildings are north-east of the development site. There are 28 windows with a view over the development site which have been tested for VSC, APSH and NSL impacts. All windows pass the VSC, APSH and NSL impacts.

1-6 Carrara Mews

- 6.5.9 1-6 Carrara Mews are due east of and adjoin the development site at the rear of 162. There are 19 roof lights on the main roof slope, which appear to serve bedrooms. There are 9 windows which have been tested for VSC, APSH and 7 windows for NSL impacts. Four of these windows are roof lights which are located in the east facing roof. All windows pass the VSC, APSH and NSL requirements with the exception of 1 window that narrowly fails the NSL and will still receive a high level of sunlight/daylight and is therefore judged to be acceptable.

1-14 Maple Court

- 6.5.10 1-14 Maple Court is the building immediately west and adjoining the development site at 158 Dalston Lane. There are 61 windows which have been tested for VSC, APSH and NSL impacts. All windows pass VSC, APSH and NSL impacts, except two windows 26a and 27a that serve living room/kitchens. These windows narrowly fail the VSC and are also served by other windows and therefore the impact would be acceptable.

1-17 Aspen Court

- 6.5.11 1-17 Aspen Court is the rearmost building at 158 Dalston Lane. 34 windows have been tested for VSC, APSH and NSL impacts. All windows pass VSC, APSH and NSL impacts except two windows W33 and W38 that serve livingrooms/kitchens. W33 is located at the rear of the ground floor and has a balcony immediately above, which reduce daylight to a room. The window fails the VSC however this is already low at 10.68% and will be reduced to 7.99%. The same window fails the NSL from 36.1% to 20.7%, representing a loss of 42.7%. In relation to W38 this window is located on the first floor rear and has a balcony above it. The reduction is 32% and is therefore likely to be noticeable. However, both windows W33 and W38

already have a low NSL value and the differences are unlikely to be have significant impacts. With this in mind the impacts are judged to be acceptable and it is not considered that permission should be refused on this basis.

12 Stamford Mews

- 6.5.12 12 Stamford Mews is the building south-west of the development site adjacent to the rear of 166 Dalston Lane. There are 6 windows which have been tested for VSC, APSH and NSL impacts. All windows pass VSC, APSH and NSL impacts.

Conclusion

- 6.5.13 Overall, 98.2% of the tested windows meet the VSC recommendations, 100% of the tested south facing windows meet the APSH recommendations, and 96.3% of the tested rooms meet the NSL recommendations. The BRE guidance states that the impact is minor when a small number of windows are affected, or the loss of light is marginally outside the guidelines. The proposed development is judged to have a minor impact on the daylight and sunlight received by neighbouring properties.

Outlook, visual privacy and overlooking

- 6.5.14 The nearest windows facing the site are 11m away at the first and second floor of Marlow House within 160 Dalston Lane. The proposed first and second floor windows are angled away from 160 Dalston Lane with the exception of one window serving a living room/kitchen but which is located over 11 metres from Marlow House. A modest sized balcony will face Marlow House on the second floor and this will be screened to prevent any loss of privacy. The property would still retain an acceptable outlook given the separation distances involved.
- 6.5.15 In respect of the Grade II listed building adjoining Marlow House at 160 Dalston Lane, there is a greater separation distance to the new building of 17m at first and second floors, while the new third floor is set back further. Outlook would not, therefore, be significantly affected. The first and second floor windows are angled away from the building and there are no windows or balconies that would result in a loss of privacy.
- 6.5.16 In relation to 162A Dalston Lane, Marlow House overshadows the building already with the rear building line extending further. The separation distance between this property and the application site building is greater than Marlowe House and given the orientation and relationship the development would not result in loss of outlook and overlooking.
- 6.5.17 In relation to Carrara Mews, outlook would not be affected as there are mainly roof lights on the roof slope serving bedrooms and the main habitable windows i.e. living room/kitchens face into the site at ground level. There are terraces at first and second floors that could overlook the adjoining roof lights, however, screening will be provided and secured by condition.

- 6.5.18 With regard to the impact of the development on Maple Court at no.158, the proposed windows are angled away from the building on the first and second floors and the third floor is set back. There is a proposed hallway window on the north side of the first floor but this would not result in a loss of privacy. Additional hallway windows are proposed to the rear and side south on first, second and third floors again these would not result in a loss of privacy. In addition there are no balconies that would overlook the building or communal garden.
- 6.5.19 With regard to the impact of the development on Aspen Court, also located at no.158 Dalston Lane, outlook would not be affected given its orientation and relationship with the development. Windows are angled away towards the flank wall on the first and second floors, and there are no windows on the third floor facing this building. There are no balconies that would overlook the building or communal garden.

Noise and disturbance

- 6.5.20 The proposal is for a mixed use scheme which has a greater emphasis on residential and therefore the replacement commercial floorspace needs to be compatible with the new residential uses above. The new office/studio units are not typically noise generating uses and with the sizes proposed would not ordinarily give rise to noise complaints. They are, therefore, considered to be compatible with the residential units proposed. Nonetheless, a condition requiring sound insulation between the commercial and residential units is necessary and is secured by condition.
- 6.5.21 A noise report has been submitted by ALN Acoustic Design, who have assessed the noise impact from the railway line to the proposed southern elevation of the building. Noise from plant equipment for the whole development is also assessed. It is important to note that a ventilation strategy can have a significant impact on the ability of the building envelope to control noise ingress. Furthermore, the use of external amenity space by future occupiers close to a noise source needs to be assessed in terms of the overall quality of the space provided.
- 6.5.22 In relation to the railway line, the noise survey indicates that the noise level at the railway façade will typically be around 65dB LAeq,8h at night which exceeds the 'high risk' threshold. It will therefore be necessary for the façade design to incorporate suitable noise mitigation measures to avoid adverse effects on living conditions. The façade design will also need to consider the night-time noise maxima (typically 81dB LAFmax) which are assumed to occur at night-time due to freight train movements. The other parts of the building would not be affected. Vibration impact was considered acceptable.
- 6.5.23 In terms of sound insulation, for bedrooms on the southern elevation overlooking the railway, it will be necessary to use acoustically enhanced glazing. Elsewhere, the calculations indicate that standard thermal double-glazed windows will be adequate. In conclusion, despite the relatively

high level of noise exposure, it will be possible to achieve internal noise levels meeting BS8233:2014 guidelines using suitable double-glazed or triple-glazed windows and balcony doors. For external areas, this relates to terraces and balconies, the noise level at the balconies and terraces at the southern railway elevation is expected to be up to 64dB LAeq,16hr, which exceeds the BS8233:2014. It is advised that solid balustrades (e.g. glazed) are used and that the balcony soffits have an acoustically absorbent lining to help reduce noise levels in these areas. Officers consider the benefits of having outdoor spaces outweigh the harm of the background noise levels.

- 6.5.24 In relation to ventilation and overheating, the noise report provides no assessment that any particular acoustic criterion needs to be met during ventilation. In the noise report it mentions that internal mechanical ventilation is an option which is capable of delivering a higher air-change rate as opposed to having windows and doors open. However, the use of mechanical ventilation would increase energy consumption and would not be encouraged.
- 6.5.25 Finally, for plant equipment in particular air source heat pumps (ASHP) which are proposed for all units, it is proposed that limits are applied to noise emissions from any external plant equipment installed on the site, such that it remains at least 5dB below the existing background noise levels at the windows of the adjacent residential properties. The measured background noise level during the daytime was typically around 40dB LAF90 or higher. It is assumed that the background noise level at night is approximately 34dB LAF90 based on typical patterns. It is therefore recommended that plant noise emissions should not exceed the following levels at 1m from the windows of any of the residential buildings surrounding the site: Daytime (07:00-23:00): 35dB(A) and Night-time (23:00-07:00): 29dB(A). A noise condition has been attached which requires the rated aggregate noise level from the equipment hereby approved to be 10 dB(A) or more below the measured LA90 level at the façade of the nearest residential premises and 5dB(A) or more at the façade of the nearest office. This is secured by condition.

6.6 Traffic and transport

- 6.6.1 The application site has a Public Transport Accessibility Level (PTAL) of 6a (on a scale of 1-6b, where 6b is the most accessible). As the Transport Statement notes the site is a 4-minute walk from Hackney Downs National Rail & Overground Station and there are numerous buses located within a short distance of the site.

Site access

- 6.6.2 There is a single access point into the site for vehicles, situated at the northern boundary and is accessed through an undercroft entrance shared with the property to the north of the site, no.160 Dalston Lane. It is operational and is used by a number of vehicles on a daily basis. The shared access point is relatively constrained. Swept path analysis demonstrates

however, that it is possible to manoeuvre larger vehicles through the access point. The Transport Statement (TS) demonstrates that it is possible for smaller vehicles to enter and exit the site in a forward gear and for emergency service vehicles to gain access.

- 6.6.3 Owing to the potential conflict between pedestrians and cyclists, the undercroft access should not be used for delivery and servicing trips or by larger vehicle types. As the TS notes, servicing should continue to involve vehicles waiting on-street along the northern side of the carriageway, using the double yellow waiting restrictions outside of the restricted hours.
- 6.6.4 The refuse strategy for the existing site will be retained. Refuse vehicles will be required to wait along the northern side of the carriageway on Dalston Lane. This process should be continually monitored as part of the Travel Plan and Service and Delivery Plan secured by conditions.

Trip generation

- 6.6.5 The applicant has provided trip generation data as part of the Transport Statement. This provides comparable transport data from similar land uses to estimate a total number of trips. The trip rate information computer system (TRICS) analysis is based on the proposed 15 residential units. The applicant has not provided trip generation data for the existing warehouse or the proposed commercial floor space. These uses are however, expected to generate similar to lesser levels of trip generation and are trips that are already occurring on the local network so are accounted for.
- 6.6.6 The initial submission focused on residential trip duration during peak hours. After a request for further information, the applicant supplied a more detailed breakdown. This outlines that across an average weekday, 67 two-way trips are predicted. This is based on 32 arrivals and 35 departures. Predicted mode share relates to travel to and from the site for the residential dwellings, and it is important to understand the predicted mode share to understand the potential impact the development is likely to have on the local transport network and encouraging active and sustainable transport uptake. The applicant has provided more recent modal share data provided from the latest 2021 census. This shows similar trends to the previous dataset (2011), with the majority of trips in the local area being made by sustainable modes of transport. The applicant has adjusted the data to compensate for the development being car-free. Based on this, 89.7% of trips were made via walking, cycling or public transport.
- 6.6.7 The estimated trip generation indicates a relatively small increase in the overall trips to and from the application site. It is important to note that the trip generation is an estimate and a number of adjustments have been made to the data that may underestimate the overall trip numbers. These factors highlight the importance of implementing a well managed Travel Plan and Servicing and Delivery Plan to reduce motor vehicle use and dependency and promote sustainable transport uptake.

Car parking

- 6.6.8 The scheme is proposed to be car-free which is supported by the London Plan and LP33 to reduce car usage and promote active travel. New developments in the borough should be car-free as per policy LP45. A CPZ exclusion to restrict parking permits being issued is recommended for all users of the proposed site (except those with a blue badge). This would be secured via a legal agreement.

Blue Badge car parking spaces

- 6.6.9 Policy LP45 of LP33 states that disabled parking should be provided in accordance with the London Plan. Policy T6.1 states that all developments irrespective of their size must provide at least one disabled parking space. The Blue Badge space will help to ensure that residents or visitors are not discouraged or discriminated against when considering the application site as a place to reside in Hackney. The applicant proposes 1 Blue Badge space for the residential use located under 50 metres from the residential entrance.
- 6.6.10 Owing to the constraints of the development site, the application does not provide a Blue Badge space for the commercial element of the application. The council recognises the constraints of the site but requires a clearer understanding of how Blue Badge car parking could be provided if required for commercial use and/or for additional residential provision. This should be provided as a Car Parking Management Statement either now or secured by condition. The applicant would be required to fund the conversion of a Blue Badge parking bay, if it is required in the future.

Cycle parking

- 6.6.11 The application proposes 32 cycle spaces for the residential flats and a total of 19 cycle spaces for the commercial units in two separate, secure communal cycle stores with 4 of these outside the building in a short stay bay. Sufficient visitor cycle parking has been provided. Full details are required in a Cycle Parking Plan secured by condition.
- 6.6.12 Design of the cycle parking should include consideration of the personal security of those accessing the compound, including lighting, CCTV and visibility in the compound. Additional security measures and deterrents should be considered including controlled access and CCTV provision and are covered by 'Secure by design' condition.
- 6.6.13 Considering the above a fully compliant Cycle Parking Plan is required which shows details of layout, foundation, stand type and spacing. This will be secured by condition.

Travel Plan

- 6.6.14 A Framework Travel Plan Statement has been submitted and will be required to establish a long-term management strategy that encourages sustainable and active travel. The Travel Plan is required to include SMART targets that are specific, measurable, achievable, realistic and time bound. The Travel Plan provides limited information such as, what measures to increase people's takeup of walking and cycling, such as shower facilities for staff. Secondary targets need to be provided using the same SMART approach and this can be done before occupancy, and can be linked to Hackney and London's targets as well as the context of the space, in the short, medium and long-term.
- 6.6.15 Full costings of the work and timeframes should be set out within the Travel Plan over the five years of Travel Plan implementation. The Travel Plan should be reviewed and monitored annually for at least 5 years in consultation with officers and an appointed Travel Plan Coordinator (TPC). Reviews should evaluate the plan and ensure that the targets are appropriate to encourage sustainable transport uptake. The full Travel Plan will be required and implemented on occupation of the development. This will be secured through the legal agreement inclusive of financial contribution towards the monitoring of the Travel Plan of £2,000.

Construction Logistics Plan (CLP)

- 6.6.16 In order to ensure that the construction and demolition process is carried out with the minimum of disruption and to mitigate the negative impact on the surrounding highway network a Construction Logistics and Management Plan has been recommended by condition. A requirement to join the Considerate Constructors Scheme has also been included within the legal agreement. To effectively monitor the final CLMP the base fee of £8,750 is recommended to be secured via the legal agreement.

Servicing and deliveries

- 6.6.17 A Servicing and Delivery Plan has been provided which states that owing to the size of the development, it is unlikely that there will be a substantial increase in deliveries across the day. The plan states that the majority of servicing and delivery trips will be for courier and postal deliveries. It is predicted that up to 2 transit/van deliveries will occur over the course of a typical day. An assessment of comparable sites within the TRICS database for Oversized Goods Vehicles (OGVs) predicts that there would be an average of 4 two-way OGV movements per week.
- 6.6.18 As outlined above, owing to the potential conflict between pedestrians and cyclists and motor vehicles, the undercroft should not be used for delivery and servicing trips or by larger vehicle types. As the TS notes, servicing should continue to involve vehicles waiting on-street along the northern side of the carriageway, using the double yellow waiting restrictions outside of the restricted hours (Monday to Saturday, 7am – 9.30am and 4.30pm – 7pm).

- 6.6.19 In combination with the trip generation across the wider site, it is important that servicing and delivery trips are properly managed. A full Servicing and Delivery Plan should be submitted prior to occupancy. This should evaluate ways in which deliveries can be reduced and consolidated to reduce their impact on the transport network. Alternative modes of sustainable transport and last mile delivery are preferable such as delivery via Cargobike.
- 6.6.20 Overall, there are no objections subject to conditions for cycle parking, Demolition and Construction Method Plan, Servicing and Delivery Plan, and a CPZ parking permit restriction. In addition, a Travel Plan must be submitted, car club credit/membership provided, and a contribution made towards highway works.

Highway and other works

- 6.6.21 Highways improvements consist of the renewing of the footway to the frontage of the development and more smoother crossing points across the footway and crossovers at this point. The proposed development would face the railway line and Network Rail require a number of conditions to protect the safety of the railway line and have been included.

6.7 Landscaping and biodiversity

- 6.7.1 London Plan policy G5 'Urban greening' states that major development proposals should contribute to the greening of London by including urban greening as a fundamental element of building and site design and by incorporating high quality landscaping including trees, green roofs, green walls and nature-based sustainable drainage. LP33 policy LP46 requires all development to enhance the network of green infrastructure across the borough. LP33 policy LP47 seeks all development to protect and where possible enhance biodiversity leading to a net gain. LP51 further supports high quality landscaping with all development proposals.
- 6.7.2 A landscape strategy has been submitted and includes a communal landscaped courtyard located in front of the commercial units with the intention of providing a multifunctional space for residents and with the aim of introducing biodiversity to the site in the form of perennial planting, trees, and a green wall. The new space will include paved paths and benches to provide outdoor seating with the residents in mind. The landscape strategy is welcomed given the existing levels of site coverage and has been amended following discussions with officers to increase planting within the site. Although the site could do with more trees, any trees fronting the green wall would block light to the green wall. As a compromise three Swedish Birch trees are proposed to the side of the entrance driveway by the cycle store area. Details have been submitted about how the trees are going to be planted and watered and no further details are required.
- 6.7.3 As required by LP47 an Ecological Appraisal has been submitted which establishes that there are no active bird nests on the site, and there are no

signs of bats. This is likely due to the design of the building and that there is little foraging available. Ivy was present along the south façade but this was identified as providing low potential to support roosting bats. The appraisal recommends that care should be taken in removing the south wall during demolition and that the ivy should be removed with care. If bats are found in the ivy then removal should stop and the Bat Society should be consulted. The report also stated that provisions for bats should be incorporated into the new design. It is recommended that green roofs may be appropriate and a number of these are included in the proposals. It is also recommended that plant species which encourage bats could be used in the landscaped courtyard, as well as the installation of bird and bat boxes which could all contribute to delivering an ecological net gain on the site. These measures will be secured by condition.

- 6.7.4 In addition to the above, swift nesting boxes should be provided at eaves level. This should comprise integrated swift nest box or bricks, which provide nest space for both swifts and sparrows as recommended by the Hackney Swift Society. These will be secured by condition.

6.8 Energy and sustainability

- 6.8.1 London Plan policies SI 2, SI 3, and SI 4, states that major development proposals should provide a reduction in expected greenhouse emissions through the use of on-site renewable energy generation, where feasible and reduce internal overheating through passive measures.

- 6.8.2 London Plan policy SI 2 seeks to reduce greenhouse gas emissions and minimise annual and peak energy demand in accordance with the following energy hierarchy:-

- 1) be lean: use less energy and manage demand during operation;
- 2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly;
- 3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site;
- 4) be seen: monitor, verify and report on energy performance.

- 6.8.3 Major development proposals should include a detailed Energy Strategy to demonstrate how the zero-carbon target emission rate will be met within the framework of the above energy hierarchy. Further, a minimum on-site carbon reduction of at least 35% beyond Building Regulations is required for major development. Residential development should achieve a 10% reduction in carbon emissions and non-residential development should achieve 15% through energy efficiency measures. Where the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided through a payment in lieu contribution to the borough's carbon offset fund.

- 6.8.4 Hackney Local Plan policies LP54 Overheating and Adapting to Climate Change requires that all new development must regulate internal and external temperatures through orientation, design, materials and technologies which avoid overheating, mitigate the Urban Heat Island (UHI) effect and have regard to maximising the use of the cooling hierarchy.
- 6.8.5 Policy LP55 Mitigating Climate Change requires that all new developments must actively seek to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability. Further, all new residential development should meet a zero carbon emissions target emission rate in line with the London Plan energy hierarchy and our Sustainability and the Built Environment SPD and all non-residential developments must achieve the BREEAM “Excellent” rating. The carbon reductions sought in LP33 mirror the London Plans requirements and the design, construction and operation of new buildings should be informed by the London Plan energy hierarchy as set out in paragraph 6.9.2 above.
- 6.8.6 The proposed Energy Strategy adopts the energy hierarchy from the London Plan and Hackney Local Plan policies LP54 and LP55. The Energy Strategy demonstrates that at least a 66.22% on-site reduction beyond Part L of the Building Regulations, which is lower than the recently adopted energy target by the GLA (Part L 2021), is achieved for both the residential and commercial units. It would lead to an increase in the carbon savings on site, which is in line with policy SI 2 and LP55.
- 6.8.7 Our Sustainability and Climate Change Officer has been working directly with the applicant’s consultant over a number of months to ensure compliance with the energy hierarchy. In response, the applicant improved their fabric performance to bring it closer to best practice and beyond minimum regulatory requirements. The applicant also confirmed the space heating demand and energy use intensity target metrics which should be secured through condition.
- 6.8.8 London Plan policy SI 3 requires energy infrastructure to adopt a communal heating system and seek to connect to an existing District Heat Network (DHN) or be able to connect to a future DHN. This is the ‘be clean’ part of the energy hierarchy. This should be secured post decision through condition.
- 6.8.9 In response to ‘be green’, renewable energy solar photovoltaic (PV) panels are proposed and this technology is compatible with both air source heat pumps (ASHP) proposed for each residential unit and can be installed with the green roofs proposed. On-site savings from renewable energy technologies should be maximised regardless of London Plan targets having been met and a condition is required to ensure that these systems can be optimised on site without affecting the PVs. The applicant has committed to deliver minimum performance and this should be secured post planning through a condition.

- 6.8.10 London Plan policy SI 4 requires developments to minimise adverse impacts on the urban heat island through design, layout, orientation and materials. Major development should demonstrate through an Energy Strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems. Policies LP54 and 55 support this approach.
- 6.8.11 The proposals include some single aspect (east facing) units and there are some units that are at risk from overheating due to their reliance on south facing windows. An Overheating Assessment has been provided for the residential units and through on-going negotiations, officers have secured improvements to the building's design such as external shutters, constant air supply and large areas of fully openable windows to allow sufficient ventilation without the need for reliance on mechanical ventilation. Our Sustainability and Climate Change Officer is now satisfied that all residential units will pass the tests and that further improvements can be sought through the submission of an updated assessment prior to construction.
- 6.8.12 No Overheating Assessment has been provided for the commercial units and it has been agreed with our Sustainability and Climate Change Officer that this can be submitted by condition prior to construction.
- 6.8.13 All non-domestic developments are required to submit a BREEAM Assessment. BREEAM 'Excellence' needs to achieve 70% or Higher and only the pre-assessment results have been provided. The present scheme has committed to achieve a minimum of 71.85% BREEAM Excellent - this will be secured post planning through a condition.
- 6.8.14 The Energy Strategy is generally supported, however, net zero commitments made at the planning application stage must be secured post decision through a number of conditions and legal agreements.

6.9 Flood risk

- 6.9.1 Hackney Local Plan policy 53 item E requires 'development which includes the creation or extension of basements must demonstrate that they will not increase the potential for groundwater flooding to itself or to the surrounding area'. 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.
- 6.9.2 The site is in a critical drainage area and has a high risk of surface water flooding. As the proposal involves creating commercial rooms within the basement, it is essential that the development is protected against flooding. The flood risk assessment has been reviewed by the council's Drainage Team who raise no objection to the proposal, subject to conditions requiring the submission and implementation of sustainable drainage measures and flood resilient and resistant construction measures to protect the building

from surface water flooding. A drainage layout has been provided but the proposed green roof and rainwater harvesting systems are still missing from the proposed layout. These will be secured by condition.

- 6.9.3 Part of LP53 also encourages new developments to incorporate additional water saving, water recycling and water efficiency measures such as smart-metering, rainwater harvesting, greywater recycling, including retrofitting, to help reduce water consumption. These matters are covered by the pre-construction BREEAM Assessment.

6.10 Land contamination

- 6.10.1 A preliminary risk assessment must be undertaken and fully reported on. Following this a post-development verification report would be required to set out any necessary restrictions for the future use of the site and demonstrate that arrangements have been made to inform future site users of the restrictions. A risk assessment and verification report is required by condition.
- 6.10.2 In the event that contamination is found that was not previously identified it must be reported in writing within 7 days to the local planning authority and the development must be halted. An assessment must subsequently be undertaken in accordance with the requirements of the site investigation, and where remediation is necessary a remediation scheme, together with a timetable for its implementation shall be submitted to the LPA.

6.11 Waste

- 6.11.1 There were concerns with the previous proposal that the waste was over 60 metres from the collection point. A new collection point has been amended to within 10 metres of the parking point for refuse collection vehicles, which is acceptable. Residents should not transport waste more than 25 metres, and it appears that in some cases distances from the residential units to the bin store may exceed this. It is suggested that the managing agent provides assistance and therefore, a condition will require details how this will be managed.
- 6.11.2 In terms of commercial waste, it would be for the occupants to agree collection arrangements with their chosen commercial waste carrier. The level of provision planned appears to be reasonable, although it is likely that the occupiers/building manager would need to arrange for bins to be moved closer to Dalston Lane to enable collections. This would certainly be the case in the event of the council's Commercial Waste Service being the provider chosen. Details of commercial collection would be required by condition.

6.12 Air quality

- 6.12.1 The Air Quality assessment is satisfactory in relation to building emissions by

adopting an energy system which will be used in the development (i.e. air source heat pumps) for heating and hot water. Transport emissions were acceptable and dust mitigation measures outlined in the Air Quality Assessment (AQA) need to be incorporated into the Construction Management Plan. However, to ensure the development does not exceed the fuel usage of 222,962 kWh/annum, keeping it air quality neutral, a condition needs to be added. The condition requires that before the development is operational proof must be provided to the council that the energy system installed is air quality neutral. This is because the AQA does not confirm that the energy system calculated in the air quality neutral assessment is the one that will be included in the development.

6.13 S106 Agreement and Community Infrastructure Levy (CIL)

6.13.1 Details of likely legal agreement contributions and clauses have been prepared in line with the council's SPD on Planning Contributions (July 2020), and the relevant regulations (Community Infrastructure Levy Regulations 2010) and the resulting level of contributions and Heads of Terms for the legal Agreement are detailed at Recommendation B below.

6.13.2 It is recommended that a legal agreement be sought in accordance with the matters discussed above with the following Head of Terms:

- The owner shall be required to enter into an agreement to pay the council to undertake public realm improvements
- Provision towards affordable Housing Contribution £261,126
- Provision of car-free development (with the exception of one Blue Badge holder)
- Provision towards Car Club Membership
- Adoption and compliance with Travel Plan (residential) and Travel Plan Monitoring fee of £2000.
- Commitment to the council's local labour and construction initiatives
- Considerate Contractor Scheme – the applicant to carry out all works in keeping with the National Considerate Contractor Scheme.
- Monitor the final Construction Logistics Plan fee of £8,750.
- Payment towards Carbon-offset contribution £23,512
- Monitoring Be seen reporting and monitoring
- Funding for a Blue Badge parking bay
- Payment of a monitoring fee for the legal agreement;
- Payment of the council's costs in securing and preparing the legal agreement

6.13.3 The development is CIL liable as the development is more than 100 sqm. The CIL charge is £239,137 for the residential development and not for offices as the location is outside Shoreditch.

6.14 Equalities Considerations

6.15 The Equality Act 2010 requires public authorities, when discharging their functions, to have due regard to the need to (a) eliminate unlawful

discrimination, harassment and victimisation and other conduct; (b) advance equality of opportunity between people who share a protected characteristic and those who do not; and (c) Foster good relations between people who share a protected characteristic and persons who do not share it. The protected characteristics under the Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

7.0 CONCLUSION

7.1 Section 38 (6) of the Planning Compulsory Purchase Act 2004, requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2 The principle to provide a mixed use development is considered acceptable in land use terms. The dwelling mix and standard of accommodation is considered acceptable. The design and scale of the proposed building is considered acceptable and there would be less than substantial harm to the listed building and the character and appearance of the conservation area. There is no significant amenity impact to adjoining buildings. Biodiversity and sustainability measures have been incorporated into the scheme. Transport measures include provision of cycle parking, disabled parking and car free development. The proposal complies overall with pertinent policies in the Hackney Local LP33 (July 2020), and the London Plan (2021), and the granting of full planning permission is recommended, subject to conditions and the completion of a legal agreement.

8 RECOMMENDATIONS

Recommendation A

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

8.1.1 SCB1 – Commencement within three years

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

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

8.1.2 SCB0 – Development in accordance with plans

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

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

8.1.3 CLS1.1: Contaminated land - pre-development

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

REASON: To protect human health, water resources, property and the wider environment from harm and pollution resulting from land contamination.

8.1.4 CLS1.2: Contaminated land - pre-occupation

Before first occupation/use of the development a post-development verification report will be produced to the satisfaction of and approval in writing by the planning authority. The verification report must fully set out any restrictions on the future use of a development and demonstrate that arrangements have been made to inform future site users of the restrictions. Work shall be completed and reporting produced by a competent person/company in line with current best practice guidance, including the council's contaminated land planning guidance. The Contaminated Land Officer must receive verbal and written notification at least five days before development and remedial works commence. Subject to written approval by the planning authority, this condition may be varied, or discharged in agreed phases. Any additional, or unforeseen contamination encountered during the course of development shall be immediately notified to the planning authority and Contaminated Land Officer. All development shall cease in the affected area. Any additional or unforeseen contamination shall be dealt with as agreed with the Contaminated Land Officer. Where development has ceased in the affected area, it shall re-commence upon written notification of the planning authority or Contaminated Land Officer.

REASON: To protect human health, water resources, property and the wider

environment from harm and pollution resulting from land contamination.

8.1.5 CLS1.3 - Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 7 days to the local planning authority and once the local planning authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the site investigation, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the local planning authority in accordance with the requirements of the approved remediation scheme. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the local planning authority in accordance with the implementation of the remediation scheme.

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

8.1.6 Foundation design condition:

Prior to the commencement of development, details of the design of the foundations and other works proposed below existing ground level shall be submitted in writing and approved by the local planning authority in consultation with HS1. Construction activity shall then be carried out in compliance with the approved details unless previously agreed in writing by the local planning authority in consultation with HS1.

REASON: To ensure that loads on, and settlement of, HS1 tunnels, structures, track and other infrastructure do not prejudice the safety or operation of HS1.

8.1.7 Site investigations near to HS1 (either above tunnels or adjacent to railway assets)

Prior to the commencement of site investigations involving a borehole or trial pit deeper than one metre, details of the location and depth of site investigations including a method statement shall be submitted in writing and approved by the local planning authority in consultation with HS1. This activity shall then be carried out only in compliance with the approved details unless previously agreed in writing by the local planning authority in consultation with HS1.

REASON: No such information has been provided and is required in order

to ensure that the borehole or trial pit is at an acceptable vertical and horizontal distance from tunnels, the operational railway or other assets as advised by HS1 so that it does not compromise the integrity, safety or operation of HS1.

8.1.8 Demolition

No demolition activity shall take place until the proposed methodology has been submitted in writing to and approved by the local planning authority in consultation with HS1. Demolition activity shall then be carried out in accordance with the approved details unless the local planning authority in consultation with HS1 has previously agreed in writing to any change.

REASON: No such information has been provided and demolition activity could pose a risk to the safety, security, and operation of HS1.

8.1.9 Excavations

Prior to the commencement of any construction activity engineering details of the size, depth and proximity to HS1 of any excavations shall be submitted in writing to and approved by the local planning authority in consultation with HS1. Excavations shall then be carried out in accordance with the approved details unless the local planning authority in consultation with HS1 has previously agreed in writing to any change.

REASON: No such details have been provided. To ensure that the stability HS1 tunnels, structures, track and other infrastructure is not prejudiced.

8.1.10 Imposed loads

Prior to the commencement of any construction activity, details of the size, loading and proximity to HS1 of additional ground loads such as stockpiles or the development itself shall be submitted in writing and approved by the local planning authority in consultation with HS1. Works shall be carried out in conformity with the approved details unless the local planning authority in consultation with HS1 has previously agreed in writing to any change.

REASON: To ensure that the stability of HS1 tunnels, structures, track and other infrastructure is not prejudiced.

8.1.11 Vibration

Prior to the commencement of any construction activity details of the proposed plant and equipment which are likely to give rise to vibration (such as pile driving, demolition and vibro-compaction of the ground) together with predicted vibration levels, shall be submitted in writing and approved by the local planning authority in consultation with HS1. Activities likely to cause

vibration in the vicinity of HS1 infrastructure such that a peak particle velocity (PPV) of 5mm/s may be exceeded at the railway boundary will be subject to agreement in advance. Where activities could give rise to PPV of 5mm/s or greater, a vibration and settlement monitoring regime shall be submitted in writing for approval by the local planning authority in consultation with HS1. It shall be put in place prior to the start of works. HS1 shall be provided reasonable access to the results of monitoring.

REASON: No details of vibration have been provided. To ensure that vibration does not prejudice safety, operation and structural integrity of HS1.

8.1.12 Construction Management Plan

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

a) A demolition and construction method statement covering all phases of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition and construction phase);

b) A construction method statement covering all phases of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition and construction phase);

- The operation of the site equipment generating noise and other nuisance causing activities, audible at the site boundaries or in nearby residential properties shall only be carried out between the hours of 08:00 – 18:00 Mondays-Fridays, 08:00 -13:00 Saturdays and at no time on Sundays or Bank Holidays unless otherwise agreed in writing by the local planning authority;

- The best practical means available in accordance with British Standard Code of Practice BS5228-1:2009 shall be employed at all times to minimise the emission of noise and vibration from the site;

c) A Demolition and Construction Waste Management Plan setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to, details of dust mitigation measures during site clearance and construction works (including any works of demolition of existing buildings or breaking out or crushing of concrete), the location of any mobile plant machinery, details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means

d) Details of the location where deliveries will be undertaken; the size and number of lorries expected to access the site daily; the access arrangements

(including turning provision if applicable); construction traffic routing; details of parking suspensions (if required) and the duration of construction.

e) A Dust Management Plan to include details of how dust from construction activity will be controlled/mitigated/suppressed following best practice guidance. This should include monitoring of particulate matter at the application site boundary in the direction of sensitive receptors following the SPG Mayor of London Control of Dust and Emissions Guidance. Upon demand a monthly monitoring report should be sent to the council for review.

REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity. To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works.

8.1.13 Piling

No piling shall take place until a Piling Method Statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

8.1.14 Details to be approved (General)

Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the local planning authority before the relevant work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved:-

- a) samples of cladding system and flashing;
- b) sample of external doors and windows;
- c) sample of balconies and balustrades;
- d) technical detail drawings (scaled 1:5, 1:10 and 1:20) of walls and features, showing all joints and interface of materials, including doors and windows, sills, walls, balconies, balustrades, and parapets;
- e) detailed drawings of the proposed green wall (All at scale 1:5, 1:10 and 1:20); and
- f) details of control access to residential entrance.

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

8.1.15 Materials

Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the local planning authority prior to the commencement above ground works for each phase of the development on site (excluding demolition works). The development shall not be carried out otherwise than in accordance with the details thus approved:-

- a) material samples of all externally appearing features submitted for approval, on request;
- b) provision of a detailed materials sheet showing the location of materials, their manufacturer and product reference and precedent photographs; and
- c) the submitted details shall include bricks, and not brick slips.

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

8.1.16 Suds

No development shall commence, other than works of demolition until full detailed specification of the sustainable drainage system supported by appropriate calculations, construction details, drainage layout and a site-specific management and maintenance plan have been provided. Details shall include but not limited to the proposed green roof (with a substrate depth of at least 80-150mm not including vegetative mats), rainwater harvesting system, permeable paving (with attenuation system underneath), a silt control system (to reduce the risk of blockages at the outlet) and the flow control system, which shall be submitted and approved by the LPA in consultation with the LLFA. Surface water from the site shall be managed according to the proposal referred to in the FRA & SuDS Strategy Report (prepared by eb7 dated 26 July 2022) and the overall site peak discharge rate is restricted to 0.7 l/s.

REASON: To protect and where possible enhance biodiversity leading to a net gain.

8.1.17 Flood Report

No development shall commence, other than works of demolition, until a report (including intrusive investigation/trial pit and monitoring where necessary) demonstrating that the basement will not increase the potential for groundwater flooding to itself or to the surrounding area has been submitted to the local planning authority for approval. Details of appropriate controls including flood resilience and/or resistance measures against surface water (overland flow) and groundwater (if identified) shall be

submitted to the LPA for approval and the approved measures incorporated before the basement is occupied. The basement shall be constructed and completed in accordance with the approved plans in line with BS 8102:2009 code of practice for "protection of below ground structures against water from the ground" and current best practice.

REASON: To reduce the risks from surface water flooding.

8.1.18 Air Quality Monitoring

All measures included within the approved air quality assessment shall be fully implemented. No occupation will take place until a report demonstrating that each measure is fully implemented has been provided to the satisfaction of and approved in writing by the planning authority. This should include details of building emissions considering the type of energy system which will be used in the development and show that the specified energy system will meet standards set out in the air quality assessment document. Air quality monitoring should be undertaken in line with the methodology set out in Local Air Quality Management (LAQM) Technical Guidance (TG.16) to determine if any mitigation measures are required.

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

8.1.19 Servicing and Delivery Plan

Prior to the occupation of the development a Servicing and Delivery Plan shall be submitted to and approved by the local planning authority setting out:

- a) frequency of deliveries per day/week;
- b) size of vehicles;
- c) how vehicles would be accommodated on the public highway and thereafter deliveries and servicing shall be carried out in accordance with the approved plan.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s).

8.1.20 Energy Statement - Pre commencement

The development hereby approved shall achieve or improve upon the following, as set out in the submitted Energy Strategy prior to commencement of the works and shall be retained as such in perpetuity;

- a) minimum carbon savings of 17.66 % (domestic) and 34.49% (non domestic) against Part L 2013 through fabric efficiency; and

- b) minimum overall carbon savings of 74.31 % (domestic) and 43.15% (non domestic) against Part L 2013.

REASON: In the interest of addressing climate change and securing sustainable development.

8.1.21 Energy Statement - Post completion

The development hereby approved shall achieve or improve upon the following, as set out in the submitted Energy Strategy prior to occupation and shall be retained as such in perpetuity;

- a) minimum carbon savings of 17.66 % (domestic) and 34.49% (non domestic) against Part L 2013 through fabric efficiency; and
- b) minimum overall carbon savings of 74.31 % (domestic) and 43.15% (non domestic) against Part L 2013.

REASON: In the interest of addressing climate change and securing sustainable development.

8.1.22 Fabric First - Pre commencement

The development hereby approved shall achieve or improve upon the following, as set out in the submitted Energy Strategy prior to commencement of the works and shall be retained as such in perpetuity;

- a) space heating demand of 28.38 kWh/sqm/yr (domestic) and 14.57 kWh/sqm/yr (non domestic)

REASON: In the interest of addressing climate change and securing sustainable development.

8.1.23 Fabric First - Post completion

The development hereby approved shall achieve or improve upon the following, as set out in the submitted Energy Strategy prior to occupation and shall be retained as such in perpetuity;

- a) space heating demand of 28.38 kWh/sqm/yr (domestic) and 14.57 kWh/sqm/yr (non domestic).

REASON: In the interest of addressing climate change and securing sustainable development.

8.1.24 Air Permeability Testing- post completion

The development hereby approved shall achieve or improve upon the following, as set out in the submitted Energy Strategy prior to occupation and shall be retained as such in perpetuity; an air test must be carried out to all units to demonstrate 'as designed' level of air permeability have been achieved and meet or improve upon any higher future standards set by national or regional policy.

- a) air permeability 3 m³/h.m² @50mPA for non naturally ventilated units (domestic facing the railway and all non domestic); and
- b) air permeability 4 m³/h.m² @50mPA for naturally ventilated units.

REASON: In the interest of addressing climate change and securing sustainable development.

8.1.25 Overheating Pre-commencement

Prior to the commencement of development an updated dynamic overheating risk assessment shall be completed for all units following the CIBSE TM52 (non residential) methodology or any higher future standards set by national or regional policy and shall be submitted to the local planning authority for approval in writing and shall be retained as such in perpetuity:

- a) 100% units to pass under weather file DSY1;
- b) provide a retrofit plan detailing how further mitigation measures can be installed and who will be responsible to manage future overheating risk for 100% of units to pass under weather file DSY2;
- c) provide a retrofit plan detailing how further mitigation measures can be installed and who will be responsible to manage future overheating risk for 100% of units to pass under weather file DSY3; and
- d) the development hereby approved shall achieve or improve upon the above, as set out in the submitted Energy Strategy.

REASON: In the interest of addressing climate change and securing sustainable development.

8.1.26 Overheating Post-construction

Within 3 months of the completion of development an updated dynamic overheating risk assessment must be completed for all units following the CIBSE TM52 (non residential) & TM59 (residential) methodology or any higher future standards set by national or regional policy and shall be submitted to the local planning authority for approval in writing and shall be retained as such in perpetuity:

- a) 100% units to pass under weather file DSY1;

- b) provide a retrofit plan detailing how further mitigation measures can be installed and who will be responsible to manage future overheating risk for 100% of units to pass under weather file DSY2;
- c) provide a retrofit plan detailing how further mitigation measures can be installed and who will be responsible to manage future overheating risk for 100% of units to pass under weather file DSY3; and
- d) the development hereby approved shall achieve or improve upon the above, as set out in the submitted Energy Strategy.

REASON: In the interest of addressing climate change and securing sustainable development.

8.1.27 Connection ready

The development hereby approved shall achieve or improve upon the following, as set out in the submitted Energy Strategy prior to commencement of the works:

- a) Layout of energy centre/plant room
- b) Layout of obstacle free safeguarded route between heat exchanger and incoming DEN entry point
- c) Details of on-site heat exchanger/pipework connection to incoming DEN
- d) Details of on-site connection with pre-installed and capped with flange
- e) Details of pre-installed pipework connecting identified plant room/heat exchanger to proposed heating system(s).

The details shall be submitted to the local planning authority for approval in writing prior to the commencement of development. The development shall be undertaken strictly in accordance with the details approved and retained in perpetuity.

REASON: In the interest of addressing climate change and securing sustainable development.

8.1.28 Energy Use Intensity - Pre commencement

The development hereby approved shall achieve or improve upon the following, as set out in the submitted Energy Strategy prior to commencement of the works and shall be retained as such in perpetuity;

- a) Energy Use Intensity of 88.95 kWh/sqm/yr (residential) and 84.37 kWh/sqm/yr (non residential).

REASON: In the interest of addressing climate change and securing sustainable development.

8.1.29 Energy Use Intensity Post-completion

The development hereby approved shall achieve or improve upon the following, as set out in the submitted Energy Strategy prior to occupation and shall be retained as such in perpetuity;

- a) Energy Use Intensity of 88.95 kWh/sqm/yr (residential) and 84.37 kWh/sqm/yr (non residential).

REASON: In the interest of addressing climate change and securing sustainable development.

8.1.30 PV panels - Post completion

The development hereby approved shall achieve or improve upon the following, as set out in the submitted Energy Strategy prior to occupation and shall be retained as such in perpetuity;

- a) Solar PV panels annual electricity generation of 5,699.85 kWh/yr;
- b) Provide installation certificate by MSC registered installer.

REASON: In the interest of addressing climate change and securing sustainable development.

8.1.31 Heat pump - Heating Post-completion

The development hereby approved shall achieve or improve upon the following, as set out in the submitted Energy Strategy prior to occupation and shall be retained as such in perpetuity;

- a) Heat pump Coefficient of Performance of 3.2; and
- b) Provide installation certificate by MSC registered installer.

REASON: In the interest of addressing climate change and securing sustainable development.

8.1.32 BREEAM Pre commencement

Prior to commencement of development the following details shall be submitted to and approved in writing by the local planning authority:

- a) BREEAM Interim Design Certificate and targeted credits presented in a tracker comparing credits targeted at pre-assessment stage;
- b) Minimum BREEAM Rating of 71.85%; and
- c) The development hereby approved shall achieve or improve upon the above as set out in the submitted Energy Strategy prior to occupation and shall be retained as such in perpetuity.

REASON: In the interests of addressing climate change and securing sustainable development.

8.1.33 BREEAM Post construction

Prior to occupation the following details shall be submitted to and approved by the local planning authority for approval in writing:

- a) BREEAM Final Certificate and targeted credits presented in a tracker comparing credits targeted at pre-assessment stage;
- b) Minimum BREEAM Rating of 71.85%; and
- c) The development hereby approved shall achieve or improve upon the above as set out in the submitted Energy Strategy prior to occupation and shall be retained as such in perpetuity.

REASON: In the interest of addressing climate change and securing sustainable development.

8.1.34 Soundproofing between Residential and Commercial Properties

A scheme of sound insulation shall be submitted for approval prior to occupation of the residential units. Once approved, the sound proofing shall be installed between the commercial premises on the ground floor and residential units on the first floor prior to the occupation of the residential units.

REASON: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from neighbouring uses.

8.1.35 Noise from Plant and Equipment

The rated aggregate noise level from the equipment hereby approved shall be 10 dB(A) or more below the measured LA90 level at the façade of the nearest residential premises and 5dB(A) or more at the façade of the nearest office. The method of assessment shall be carried in accordance with BS4142:2014 'Methods for rating industrial and commercial sound'.

REASON: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance and other excess noise.

8.1.36 Travel Plan

A Travel Plan shall be submitted to, and approved in writing by, the local planning authority before occupation. Such a plan is to include details of the provision/encouragement of alternative modes of transport to the car for all users of the site, together with the phasing of measures as appropriate. The approved Travel Plan shall be implemented on the commencement/occupation of the development.

REASON: In order to comply with the objectives of national and local planning policies (within the council's local development plan) which promote sustainable development with particular regard to transport.

8.1.37 Landscaping

Landscaping is to be carried out in accordance with the approved Landscape Plan JDL-160DL-PL02 Rev A & Landscaping Document by John Davies. All landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the local planning authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

8.1.38 Bird and Bat Box Provision

Details of Bird and Bat Box provision, including swift bricks, shall be submitted to and approved in writing by the local planning authority, prior to the completion of the relevant part of the development hereby approved. The approved details shall have been fully implemented prior to first occupation of the development.

REASON: To provide potential habitat for local wildlife.

8.1.39 Waste and recycling facilities

Prior to the first occupation of the development hereby approved, waste and recycling facilities shall be provided in accordance with the details contained within the site and approved plans and any subsequent approval of details, and maintained and retained in situ thereafter. And details of collection arrangements for commercial units shall be submitted.

REASON: To ensure adequate provision is made for the storage of refuse and recycling in the interests of amenity.

8.1.40 Waste transportation

Prior to occupation, details of how residents' waste will be transported from the approved refuse store to the collection point fronting Dalston Lane shall be submitted to, and approved in writing, by the local planning authority. The development shall not operate otherwise than in accordance with the details thus approved.

REASON: To ensure adequate provision is made for the storage of refuse and recycling in the interests of amenity.

8.1.41 Cycle Parking

A detailed Cycle Plan is required to show notwithstanding what is shown on the approved plans, secure parking for 51 cycles serving the development site, and visitor parking shall be made available, prior the first occupation of the relevant sections of the development hereby approved. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

8.1.42 Installation of plant and machinery

No plant or machinery shall be installed on the external surfaces of the building.

REASON: In order to safeguard the appearance of the building and the amenity of future and surrounding occupiers.

8.1.43 Lighting strategy

Prior to occupation, a Lighting Strategy shall be provided for the whole site to be submitted and approved by the local planning authority. The development shall not be carried out other than in accordance with the details thus approved.

REASON: To ensure safety of residents and satisfactory living conditions for residents and visitors to the site.

8.1.44 Fit out and marketing

Full details of a fit out, marketing and further actions strategy for the uptake of the E1 c (i), c (ii), and g(i), premises. The strategy shall include, but not be limited to, details of the elevational treatment, entrances, wall, ceiling and floor finishes, and broadband connectivity details etc, details of the minimum general scheme of marketing, details of the maximum rates, tenures and durations to be offered, flexibility of the space/s offered, any contributions towards the start-up costs of businesses that lease the space etc and shall include a defined duration for the marketing exercise. The further actions strategy shall include, but not be limited to, details of further fit out, subdivision, flexibility for tenants, management arrangements etc shall include defined timescales for further actions to be undertaken.

The commercial spaces shall be fitted out in full accordance with the details approved prior to the first occupation of the residential properties hereby approved and will not be marketed otherwise than in accordance with the

details approved unless otherwise agreed in writing by the local planning authority. In the event that the approved fit out and marketing are unsuccessful in finding occupier/s then further actions will be undertaken in full.

REASON: To ensure that the employment floorspace hereby approved is of an adequate standard which meets local business needs and is adequately marketed and provided to meet local business needs.

8.1.45 Biodiverse roof/Living wall

Notwithstanding the details shown on the plans and documents hereby approved detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the local planning authority, in writing, prior to occupation. The development shall not be carried out otherwise than in accordance with the details thus approved:

- a) a biodiverse, substrate-based extensive green/brown roof (with a minimum substrate depth of 100mm and, not including the vegetative mat, including a detailed maintenance plan; and
- b) details of the living wall to include full specifications and a detailed management and maintenance plan of the green wall.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage and to enhance the performance and efficiency of the proposed building and assists in the meeting the local plan objective of reducing carbon emissions.

8.1.46 Obscured glazing NS01

The lower section of the living/kitchen windows of flat 1 and flat 8 in the north elevation wall at first and second floor level of the building shall be permanently glazed in obscured glass. Details of the obscure glazing shall be submitted to and approved in writing by the local planning authority prior to occupation of these units and retained thereafter.

REASON: To ensure that the development does not result in the loss of visual privacy for neighbouring occupiers.

8.1.47 Obscured glazing NS02

The hallway windows in the western wall at first and second floors shall be permanently glazed in obscured glass and sealed shut. Details of the obscure glazing shall be submitted to and approved in writing by the local planning authority prior to occupation of these units and retained thereafter.

REASON: To ensure that the development does not result in the loss of

visual privacy for neighbouring occupiers.

8.1.48 Screening

Screening shall be erected to the east side balcony of flats 1 and 2, and between flats, 8-10 on the east elevation and between flats 11-12 to the south elevation to a height of 1.8 . Details of which shall be submitted to and approved by the local planning authority in writing prior to occupation. The development shall not be carried out otherwise than in accordance with the details thus approved and the privacy screens shall be provided before the unit is occupied and permanently retained thereafter.

REASON: To safeguard the amenities of surrounding occupiers.

8.1.49 Restricted Use

The basement and ground floor of the premises shall only be used for the provision of Class E1 c (i), c (ii), and g(i), and for no other purposes within Use Class E of the Schedule to the Town and Country Planning (Uses Classes) Order 1987 or in any provision equivalent to that class in any statutory instrument revoking and re- enacting that Order.

REASON: To safeguard the employment use of the site and protect the amenity of the adjoining residents.

8.1.50 Secure by design

The development shall achieve a Certificate of Compliance to Secure by Design or alternatively achieve secure by design standards to the satisfaction of the Metropolitan Police, details of which shall be provided in writing to the local planning authority within three months of the implementation date.

REASON: To provide a safer environment for future residents and visitors to the site and reduce the fear of crime.

8.1.51 Building Regs M4

At least 10% of all dwellings across all tenure types within the development hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4 (3) 'wheelchair user dwellings' (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter. The remaining dwellings should also be built and maintained to a minimum of M4 (2) standard.

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

8.2 Recommendation B

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

1. The owner shall be required to enter into agreement to pay the council to undertake public realm improvements including renewing of the footway to the frontage of the development using both ASP and more smoother crossing point across the footway and crossovers at this point at a cost of £42,109.
2. Affordable Housing Contribution £261,126.
3. Car free - Residential and business occupiers to be ineligible to apply for residents parking permits for the local Controlled Parking Zone (CPZ) (with the exception of disabled residents).
4. Car Club Membership - To provide three (3) year's free car club membership for one (1) new resident of each residential unit, on first occupation of the each residential unit (15 x £60 = £900).
5. Adoption and compliance with Travel Plan (residential) and Travel Plan Monitoring fee of £2000.
6. Be Seen - Reporting and monitoring.
7. Be Seen - Carbon offset contribution £23,512.
8. Commitment to the council's local labour and construction initiatives.
9. Considerate Contractor Scheme – the applicant to carry out all works in keeping with the National Considerate Contractor Scheme.
10. Monitor the final Construction Logistics Plan fee of £8,750.
11. Funding for a Blue Badge parking bay.
12. Payment of the council's costs in preparing and monitoring the legal agreement 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 Section 106 Agreement.

8.3 Recommendation C

8.3.1 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 heads of terms and/or recommended conditions as set out in this report provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

9 INFORMATIVES

SI.1 Building Control

SI.2 Work Affecting Public Highway

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

SI.34 Landscaping

SI.45 The Construction (Design & Management) Regulations 1994

SI.48 Soundproofing

SI.56 Smoke Alarms

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

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

NS2 HS1

Excavation: If the excavation is within the zone of influence of HS1 infrastructure an engineering design will be required from the developer for approval in advance of excavation.

Imposed loads: If the load is within the zone of influence of HS1 infrastructure an engineering design will be required from the developer for approval in advance of loading.

Further consultation and agreement- The Developer shall enter into discussions with HS1 and their Engineer, Network Rail (High Speed), as soon as practicable to assist in identifying the likely effect of the development on HS1 or HS1 Property. HS1 Ltd 5 th Floor, Kings Place, 90 York Way, London, N1 9AGsafeguarding@HS1.co.uk. Reason, the nature of the proposed development is such that detailed discussion is required concerning the design, construction, future maintenance and demolition of the development to ensure that it does not compromise the integrity, safety, security, operation, maintenance and liabilities of HS1.

Protective Provisions Agreement (PPA)-The developer is expected to enter into a PPA with HS1. This is a legal agreement between HS1 and the developer covering safeguards, processes, responsibilities and cost recovery. Reason, the nature and scale of the proposed development is such that detailed discussions, agreements and indemnities are required in respect of the design, construction and future maintenance of the development in order to protect HS1.

Costs incurred- The developer shall agree to pay the costs incurred by HS1 and Network Rail (High Speed) in reviewing and approving the development. Reason, costs to be incurred from a development reside with the developer.

Noise or vibration-The developer is reminded of his obligation to ensure appropriate mitigations are adopted to protect the development from noise or vibration from HS1. Reason, the developer is responsible for ensuring that the development meets statutory requirements.

NS03

Where BREEAM compliance is not met, a remedial plan and associated cost plan must be prepared and submitted to the Local Authority for approval detailing the necessary measures to meet or improve upon the ‘as designed’ performance. Shortfalls may attract an additional financial contribution to the carbon offset fund.

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

Aled Richards – Strategic Director, Sustainability & Public Realm

	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	London Plan, Hackney Local Plan LP33 2020, National Planning Policy	Micheal Garvey Senior Planner Development	2 Hillman Street, London E8 1FB

	Framework	Management Team	
--	-----------	-----------------	--



Front of Grade ii 160 Dalston Lane



Undercroft



Rear of Grade ii 160 Dalston Lane



Rear of Marlowe House



Existing warehouse building

This page is intentionally left blank



BLOCK PLAN
1:500



SITE LOCATION PLAN
1:1250

This page is intentionally left blank



Planning Sub-Committee – 22/02/2023

ADDRESS: 44a - 44b Well Street, Hackney, London, E9 7PX	
WARD: Victoria	REPORT AUTHOR: Raymond Okot
APPLICATION NUMBER: 2020/3758	VALID DATE: 18/01/2021
DRAWING NUMBERS: AD-DR-00-0001 rev P01, AD-DR-01-1001 rev P01, AD-DR-01-1002 rev P01, AD-DR-01-1003 rev P01, AD-DR-01-1004 rev P01, AD-DR-01-1005 rev P01, AD-DR-01-1006 rev P01, AD-DR-01-2001 rev P01, AD-DR-01-3001 rev P01, AD-DR-01-3002 rev P01, AD-DR-01-3003 rev P01, AD-DR-10-0001 rev P01, AD-DR-10-1001 rev P01, AD-DR-10-1002 rev P01, A-DR-11-1005 rev P02, A-DR-11-1006 rev P02, A-DR-11-2001 rev P02, A-DR-11-3001 rev P02, A-DR-11-3002 rev P02, A-DR-11-3003 rev P02,	
APPLICANT: Nicer Estates Ltd	AGENT: Vivian Chan (Studio Verve Architects)
PROPOSAL: Variation of condition 2 (development according to the approved plans) of planning permission 2019/3246 dated 29/04/2020 for erection of a roof extension including the extension to the existing external staircase to facilitate the creation of three self-contained flats (2x studio and 1 x 1 bed)". The effect of the variation would be to amend the set back of the roof extension and extend it to the Shore Road elevation, change materials to the roof extension and bike store and to amend the detailing of the fenestration to the elevations of the roof extension.	
POST SUBMISSION REVISIONS: <ul style="list-style-type: none"> ● The removal of glass boxes to the rear; ● Extension set back to match the existing neighbour extension of number 42; ● Reduction in height of the extension to bring in line with the original approval; and ● Detailing of the windows and doors simplified. 	
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions and completion of a Legal Agreement	
NOTE TO MEMBERS: None.	

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

ANALYSIS INFORMATION

ZONING DESIGNATION

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

LAND USE	Use Class	Use Description	Floorspace Sqm
Existing	C3/E	Commercial space to the ground floor and residential above	241.1(Existing flat roof)
Proposed	C3	3 residential units	149.9

CASE OFFICER'S REPORT

1.0 SITE CONTEXT

- 1.1 The application site relates to a four storey end of terrace group of buildings forming No.44 to 46 Well Street. The buildings are occupied as commercial on the ground floor and residential on the upper floors.
- 1.2 With regard to access the commercial units are accessed via their individual entrances on Well Street with the residential units above being accessed via Shore Road.
- 1.3 The site is located within the Mare Street conservation area but the property is not locally or statutorily listed. The site has a PTAL rating of 6a meaning it has excellent access to public transport. The nearest overground stations are London Fields and Hackney Central and is served by a number of bus routes.

2.0 RELEVANT HISTORY

44-46 Well Street - Application site

- 2.1 **2019/3246** - Erection of a roof extension including the extension to the existing external staircase to facilitate the creation of three self-contained flats (2 x studio and 1 x 1 bed). Application granted 29th April 2020.
- 2.2 **2021/0079** - Non-material amendment to planning permission 2019/0112 granted on 24/01/2019. The non-material amendment would involve leaving a gap in the proposed rear extension. Application granted 15th February 2021.

44-46 Well Street - Other applications

- 2.3 **2019/1994** - Erection of a roof extension and extension to the existing external staircase in order to facilitate the creation of 3no self-contained dwellings (use class C3) comprising 3 x 2 bed flats. Application refused on grounds of design.
- 2.4 **2019/0112** - Change of use to a Pharmacy (use class A1) and erection of a single storey ground floor rear extension - Application granted 11th March 2019.
- 2.5 **2019/3655** - Non-material amendment to planning permission 2019/0112 granted on 24/01/2019. The non-material amendment would involve leaving a gap in the proposed rear extension - Application granted 1st November 2019.
- 2.6 **2006/0791** - Installation of new shop front together with the installation of 3 No. air conditioning units on ground floor rear wall- Application granted 19th May 2006

3.0 CONSULTATIONS

- 3.1 Date Statutory Consultation Period Started: 01/02/2021
- 3.2 Date Statutory Consultation Period Ended: 31/01/2023
- 3.3 Site Notice: Yes.

3.4 Press Advert: Yes.

3.5 Neighbours

3.5.1 Letters of consultation were sent to 127 adjoining owners/occupiers.

3.5.2 At the time of writing the report, objections in the form of 14 written letters of objection had been received. This representation is summarised below:

Procedure

- Not all residents were consulted, some in Park House have not been notified
- Notices were not displayed publicly on the immediate vicinity,
- Plans related to the refused application,

Design

- Bulk and scale, incorrect measurement of the set-back,
- Reinstates the side infill extension following the massing of the existing building. This is a significant increase in bulk and massing from the approved application 2019/3246 and will have a negative impact on the relationship with the host building and local area. The proposed side infill extension results in a vastly decreased setback at the rear/south of the building.
- Increase in massing, windows and door details uncharacteristic of the classic Mansions,
- The 2020/3758 amended plans show the proposed extension height 50mm below the existing neighbour extension at 42 Well Street. However due to lack of clarity due to the contradictory nature of the details available, residents are unable to determine whether the current submission of 2020/3758 addresses the concerns residents have raised previously with regard to bulk. 2020/3758 must be compared with the approved application 2019/3246 to determine whether the roof height proposed continues to constitute an unacceptable overall increase.
- The bulk and scale of previous application 2019/1994 was key reason for its rejection due to height and failure to relate to the appearance and character of the existing building noting it had a top heavy nature. 2019/3246 lowered the height, this application raises the height again with no consideration of issues.
- Materials detrimental to the appearance of the buildings, inappropriate

Other Issues

- Private amenity space not suitable, the amenity areas of existing neighbouring properties will be significantly negatively impacted by the increased noise and light pollution if these private outdoor spaces are added
- Change to mix of uses.
- Reduction of cycle storage,
- Inadequate waste provision.
- The flat roof which is being used for cycle store is not suitable as area below caters for fans for the ground floor commercial unit. It would take up three quarters of our flat roof leaving a quarter of our space available.

3.5.3 *Officer Response:*

Procedure

- 127 consultation letters were sent to the occupiers of the neighbouring properties including all properties within Park House which neighbours the site to the rear.
- Press notice and site notice displayed at the junction of Well Street and Shore Road.
- The proposed plans submitted at first appeared not to follow the approved plans 2019/3246 however, the applicant afterwards made the amendments and submitted the correct plans including correct measurement of the set-back.

Design

- The design will be assessed in full in the relevant section below.
- The plans have been amended to show no increase in massing or bulk compared with the approved scheme 2019/3246.
- The proposed windows and door details, though differing in size and style, is considered not to significantly depart from the design character and appearance of the windows and doors in the rest of the Classic Mansion buildings.
- With regard to application 2019/1994 which was refused, the revised proposals are not akin to the refused scheme of 2019/1994 with differing height, scale and detailed design. The amendments being sought under this application are not the same as the refused scheme of 2019/1994 and are of an improved quality.
- Likewise, the materials being proposed are considered to be sympathetic to the materials of the existing Classic Mansion buildings and other buildings in the vicinity.
- No design objections are raised to the proposed amenity terraces, the balustrade is similar to that of the previous approval.

Other Issues

- The amenity terraces will be located to the front of the building with part being along Shore Road. It is considered it would not impact residents given the distance between the terrace and the neighbouring residential properties to the north, east and south. With regard to the impact on residents within the block, the terraces are not large in scale being 1.6m in depth it is therefore unlikely that a significant amount of noise and disturbance to existing residents.
- There is to be no change to the mix of uses in the building.
- The previous application included the provision of 10 cycle spaces and this application proposes 6 spaces. The development would be required to provide 4 spaces, therefore in providing 6 spaces it is already exceeding the requirements of the policy.
- The waste provision is in line with the previous approval, there would be a shortfall in space for recycled waste and an excess in provision for regular waste however the shortfall is not considered to be significant.
- In terms of the location of the cycle store, this is in the same location as the previously approved development, issues of land ownership are separate to planning permission and are a civil matter to be resolved between the interested parties.

3.6 **Statutory / Local Group Consultees**

3.6.1 Central and South Hackney CAAC - No response received

3.7 Internal Consultees

3.7.1 None.

4.0 RELEVANT PLANNING POLICIES

4.1 London Plan 2021

GG1 Building strong and inclusive communities
D3 Optimising Site Capacity through the Design-led Approach
D4 Delivering Good Design
D5 Inclusive Design
D6 Housing Quality and Standards
D7 Accessible Housing
HC1 Heritage conservation and growth
G1 Green infrastructure
G6 Biodiversity and access to nature
H1 Increasing Housing Supply
H2 Small Sites
S11 Improving air quality
S12 Minimising greenhouse gas emissions
S13 Energy infrastructure
S14 Managing heat risk
T5 Cycling
T6 Car parking

4.2 Hackney Local Plan 2033 (LP33) 2020

LP1 - Design Quality and Local Character
LP2 - Development and Amenity
LP3 - Designated Heritage Assets
LP12 - Meeting Housing Needs and Locations for New Homes
LP13 - Affordable Housing
LP14 - Dwelling Size Mix
LP17 - Housing Design
LP42 - Walking and cycling
LP45 - Parking and Car Free Development
LP54 - Overheating and adapting to climate change
LP55 - Mitigating Climate Change

4.3 SPD / SPF / Other

London Borough of Hackney
Residential Extensions and Alterations SPD (2009)
Mare Street Conservation Area Appraisal (2000)

4.4 National Planning Policies/Guidance

National Planning Policy Framework (NPPF)
Planning Practice Guidance (NPPG)
Technical Housing Standards (2015)

5.0 PLANNING CONSIDERATIONS

5.1 The main considerations relevant to this variation of condition application are:

- Land Use
- Design
- Neighbouring amenity
- Transport
- Sustainability
- Green Infrastructure and Biodiversity

5.2 Each of these considerations is discussed in turn below.

5.3 *Background*

5.3.1 Planning permission (ref. 2019/3246) was granted on 29 April 2020 for the erection of a roof extension including the extension to the existing external staircase to facilitate the creation of three self-contained flats (2x studio and 1 x 1 bed).

5.3.2 The current application seeks to amend the approved development, by varying condition 2 (development according to the approved plans) of the original 2019/3246 planning permission.

5.3.3 During the detailed design stage of the application, it was evident that there were some discrepancies between the plans of the original application and the size of the actual roof. Survey drawings have indicated that the roof is 950mm narrower than shown on the original plans. Therefore this application is seeking to rectify the plans and to make some minor amendments to the detailed design of the roof extension.

5.3.4 Following concerns raised by officers, a number of detailed design elements have since been amended from this application, including:

- The removal of glass boxes to the rear;
- Extension set back to match the existing neighbour extension of number 42;
- Reduction in height of the extension to bring in line with the original approval; and
- Detailing of the windows and doors simplified.

5.3.5 In light of this, the proposal is only seeking the following works:

- Amend the set back of the roof extension to bring it inline with the neighbouring roof extension at No.42 and extend to the eastern elevation of the building along Shore Road;
- Alterations to the fenestration to all elevations of the roof extension;
- Change of materials to the roof extension and bike store;

5.3.6 Given the nature of the amendments and the number of objections received, a re-consultation exercise including neighbour notifications, press and site notice was undertaken.

5.4 Principle of Development

5.4.1 The principle of this proposal has been established via the original planning permission. The provision of additional housing stock is supported by local and regional planning policy and, in light of this, the proposed development is considered to be acceptable in principle, subject to assessment of other material planning considerations.

5.5.1 In terms of affordable housing, the small sites (under the 10 units) Policy LP13 seeks to ensure the provision on affordable housing either on site or via a payment in lieu. However it is important to note that part C of the policy notes that, where a planning permission is being amended, as is the case here, a contribution will only be sought on the net increase in homes. As the amendment being sought would retain the same number of units as originally proposed, Policy LP13 is not applicable to this application.

5.6 Design & Heritage

5.6.1 Policy LP1 seeks to ensure the provision of development of the highest architectural and urban design quality. It is expected that proposals respond to local character and context and are compatible with existing townscape views. Furthermore Policy LP3 ensures development within Conservation Areas does not cause harm to the character and appearance of said Conservation Area. Including, the established local character of individual buildings and groups of buildings (in terms of height, massing, scale, form, design, materials, detailing and use) and the rhythms and historical form of the area.

5.6.2 The principle of a single storey roof extension has been established under the 2019/3246 application. The consented extension included a front and side setback of 1.75 metres and 1.3 metre setback at the rear. Following the consent, the measured survey showed that the roof was 950mm narrower than shown in the consented plans, which resulted in the need for the proposed amended scheme.

5.6.3 The proposed extension provides a 1.6 metre setback from the front and sides, which is approximately 160mm further set back than the neighbouring extension at 42 Well Street, (*which is itself set back by 1.44 metres*). This was measured and confirmed on site by the CUDS Team on 29th September 2022. The setbacks at the rear range from 750mm to 1.15m and the height of the proposal remains the same as the 2019 consent at 2.8m. This has been reduced during the course of the application from 3.2m.

5.6.4 The proposed setback from the front and sides is 150mm less than the 2019 consented scheme. However, this is still considered acceptable in terms of creating a subservient form and appropriate level of private amenity space. Similarly, the reductions to the setbacks at the rear are marginal and the proposed extension is considered to appear subservient to the host building, as supported by the CGI views. It is therefore considered that the overall scale of the roof extension would be appropriate in the context of the host building and neighbouring building.

5.6.5 With regard to the detailed design of the roof extension, in terms of the window and door openings, on the main elevations of the building along Well Street and Shore Road, these would align with and replicate the openings of the windows below. It is noted the openings in the roof extension would be larger, however this is not considered to harm the design integrity of the roof extension and is considered to be in keeping with the character of the building below.

5.6.7 In respect of the materials, the roof extension would be clad in a red zinc cladding with windows and doors having metal frames with metal reveals. The original permission allowed for grey zinc cladding. It is considered the proposed choice of materials would relate well to the palette of materials of the host building and others in the area and would add visual interest in this elevated position. A condition will be used to secure details of the material to be used to ensure a high quality finish is achieved.

5.6.2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Mare Street conservation area, as required under s.72 of the Listed Buildings and Conservation Areas Act 1990. The site forms part of the conservation area and the proposed roof extension is considered to be a subservient form that relates well to the host building, uses high quality materials and is in keeping with other similar roof extensions within the conservation area. The proposals are therefore considered to preserve the character and appearance of the Mare Street Conservation Area and no harm is identified. The proposals therefore satisfy the requirements for the assessment of impact to heritage assets, as set out in section 16 of the NPPF.

5.6. With regards to the internal layouts of the residential units, these meet or exceed the minimum space standards and are considered to be acceptable.

5.6.9 In light of the above, it is considered that the proposed amendments to the previously approved planning permission are minor and would not diminish the original design intent of the approved scheme. The development would result in a well designed roof extension which would integrate with the surrounding context and would result in no harm to the conservation area.

5.7 Neighbouring Amenity

5.7.1 London Plan policy D6 states that the design of development should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, including minimising overshadowing. Policy LP2 of LP33 states that all new development must be appropriate to its location and should be designed to ensure that there are no significant adverse impacts on the amenity of neighbours.

5.7.2 With regard to daylight and sunlight, the height of the extension would be as previously approved under the original application, and would not result in any loss of light over and above that previously approved.

5.7.3 In respect of privacy of properties to the rear, when originally submitted, concern was raised by neighbouring residents with regards to increased overlooking as a result of the glass boxes to the rear of the roof extension. These have since been removed from the proposal. The amended scheme will include 4 openings each of 4 panes of glass. This compares to the original planning permission, which

provided 8 openings with 2 panes of glass. It is therefore considered the proposed amendment would not result in an increased opportunity for overlooking.

- 5.7.4 In terms of outlook and sense of enclosure the development would be of a very similar scale to that previously approved and therefore there would be no loss to outlook or sense of enclosure over and above that of the original planning permission.
- 5.7.5 Given the nature of the proposed variation, 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.

5.8 Transport

Cycle Parking

- 5.8.1 The application includes the provision of 6 cycle stands within a dedicated enclosure at first floor level to the rear of the site access via the Shore Road entrance. Appendix 2 of the Hackney Local Plan sets out the requirements for cycle parking, 1 space is required for units up to 45sqm and 2 spaces for those above 45sqm. Therefore this development is required to provide 4 spaces. The provision of 6 would exceed this requirement. Full details of the cycle parking will be secured via condition, the said condition will ensure the cycle spaces are provided prior to occupation of the new units.

Car Parking

- 5.8.2 The site is located within a Controlled Parking Zone within an area with a PTAL of 6a. In accordance with LP45 the development would be required to be car free. This would be secured via a legal agreement. This wasn't part of the previous application as securing development of under 5 units as car free was not previously sought, however the new Local Plan which was adopted in July 2020 seeks to ensure all development is car free and is now applicable to this application.

5.9 Sustainability

- 5.9.1 Policy SI2 of the London Plan (2021) and policy 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.
- 5.9.2 Policy LP55 applies to all new developments and states that these must actively seek to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability. Part H sets out that development including the re-use or extension of existing buildings should achieve the maximum feasible reductions in carbon emissions and support in achieving the strategic carbon reductions target in the London Plan, while protecting, heritage and character of the buildings. The Council's SPD for Section 106s notes that for minor development of under 9 units where no energy statement has been submitted it is possible for the applicant to make a contribution of £1,000 per new unit as a carbon offset contribution. Such a contribution will be secured via legal agreement.

5.10 Green infrastructure and biodiversity

5.10.1 Policy LP47 of LP33 (2020) requires that all development should protect and where possible enhance biodiversity leading to a net gain and should maximise opportunities to create new or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features.

5.10.2 The proposed roof extension would include the provision of a green roof which would improve biodiversity on site. A condition will be used to secure details of the green roof to ensure its sustainability.

5.11 Waste

5.11.1 LP57 states that developments should provide clear details in plans for the facilities needed for the storage and collection of waste and recycling. Adequate storage for recycling and refuse will therefore be required within the development. Refuse facilities should be located within 10m from the public road in order to be easily collected and commercial and residential waste stores must be separate.

5.11.2 The 3 units proposed would require at least 300 litres of space for recycling and 150 litres for waste, 440 litres in total. The applicant is proposing the provision of 2 x 240 litres bins one each for waste and recycling. This provision is in line with the original approval. There would be a shortfall in the provision of space for recycling however this is not considered to be a significant volume to warrant refusing the application. A condition will be used to secure details of the waste and recycling bins and to ensure their provision prior to occupation of the units.

5.12 Equalities Considerations

5.12.1 The Equality Act 2010 requires public authorities, when discharging their functions, to have due regard to the need to (a) eliminate unlawful discrimination, harassment and victimisation and other conduct; (b) advance equality of opportunity between people who share a protected characteristic and those who do not; and (c) Foster good relations between people who share a protected characteristic and persons who do not share it. The protected characteristics under the Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

6. CONCLUSION

6.1 Overall it is considered the proposed amendments to the scheme would be appropriate and continue to result in a high quality development that would integrate well with the host dwelling and surrounding Conservation Area. Furthermore the development would not have a significantly different impact in terms of residential amenity, dwelling mix and biodiversity. A legal agreement will

be used to secure the development as car free and secure a sustainability payment to mitigate the impact of the proposal. In conclusion it is considered the amendments would adhere with the relevant policies and guidance.

7.0 RECOMMENDATIONS

Recommendation A

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

7.2 Commencement within three years

The development hereby permitted must be begun not later than the expiration of three years beginning 29/04/2020, the date of original planning permission.

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

7.3 Development in accordance with plans

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

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

7.4 Materials - Details to be provided

Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before the commencement of the relevant part of works:

- a) Detailed plans of all doors, windows and reveals (scale 1:5);
- b) Full details, with samples and materials sheet, of the materials to be used on the external surfaces of the buildings, including glazing;
- c) Full details of timber to be used to bike store;
- d) External stairs and balustrades.

The development shall not be carried out otherwise than in accordance with the details thus approved which shall be implemented in full prior to the first occupation/use of the development and retained thereafter

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

7.5 Biodiverse Roof - Details to be provided

Full details of a biodiverse living roof with a substrate depth of at least 80mm, to include a detailed maintenance plan, shall be submitted to and approved by the Local Planning Authority, in writing, before development proceeds beyond the erection of the superstructure of the extension hereby permitted. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the premises are first occupied, and retained thereafter.

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

7.6 Use of Flat roof

The green roof hereby approved, plus the remaining flat roof area that is not built upon, shall not be used as a terrace, balcony or sitting out area.

REASON: To safeguard the amenities of the adjoining premises and the area generally

7.7 Cycle Parking

Prior to the first occupation of the development hereby permitted, details for the provision of at least 6 cycles shall be submitted to and approved in writing by the Local Planning Authority. The cycle provision should be covered, secure and accessible. The approved cycle plan shall be implemented in full, prior to the first occupation of the development hereby permitted and maintained as such thereafter.

REASON: To ensure the provision of sufficient cycle parking and promote the use of sustainable transport.

7.8 Waste

Prior to the first occupation of the development hereby permitted, details for the provision of refuse/recycling storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse/recycling storage facilities shall be implemented in full, prior to the first occupation of the development hereby permitted and maintained as such thereafter.

REASON: To ensure there is adequate refuse/ recycling storage facilities at the building.

Recommendation B

7.9 That the above recommendation be subject to the applicant, the landowners and their mortgagees enter into a Legal agreement in order to secure the following matters to the satisfaction of the Director of Legal, Democratic and Electoral Services:

- Car free development
- Carbon offset Contribution £3,000
- Considerate constructors
- Monitoring fees
- Payment of the Council's costs

Recommendation C

7.10 That the Sub-Committee grants delegated authority to the Strategic Director of Sustainability & Public Realm and Head of Planning & Building Control (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.2 Work Affecting Public Highway
- SI.6 Control of Pollution (Clean Air, Noise, etc).
- SI.7 Hours of Building Works
- 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>Raymond Okot Planning Officer x3007</p>	<p>1 Hillman Street London E8 1FB</p>

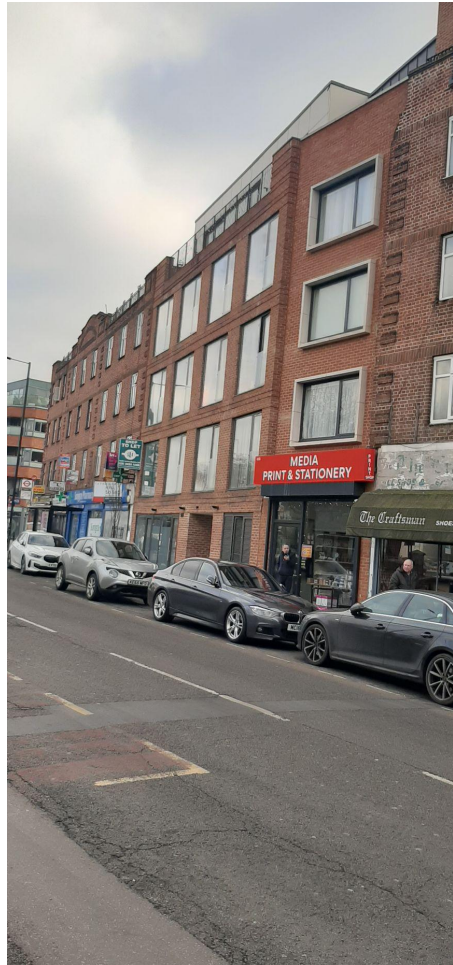
Site Photos



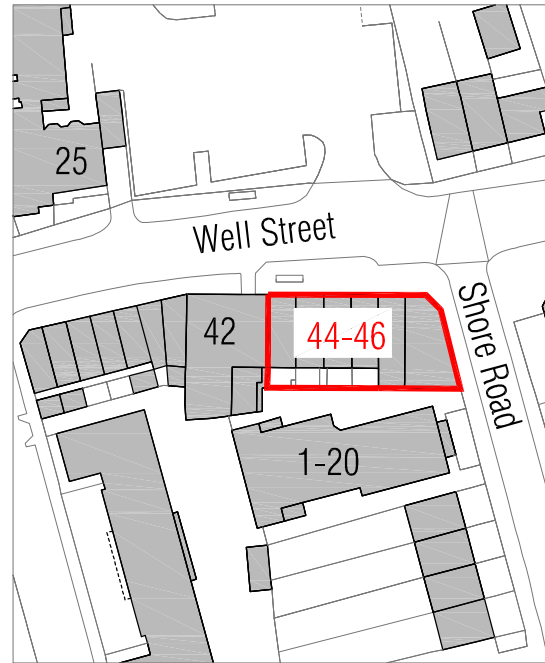
Aerial View of 44-46 Well Street



View of 44-46 Well Street from opposite side of Well Street

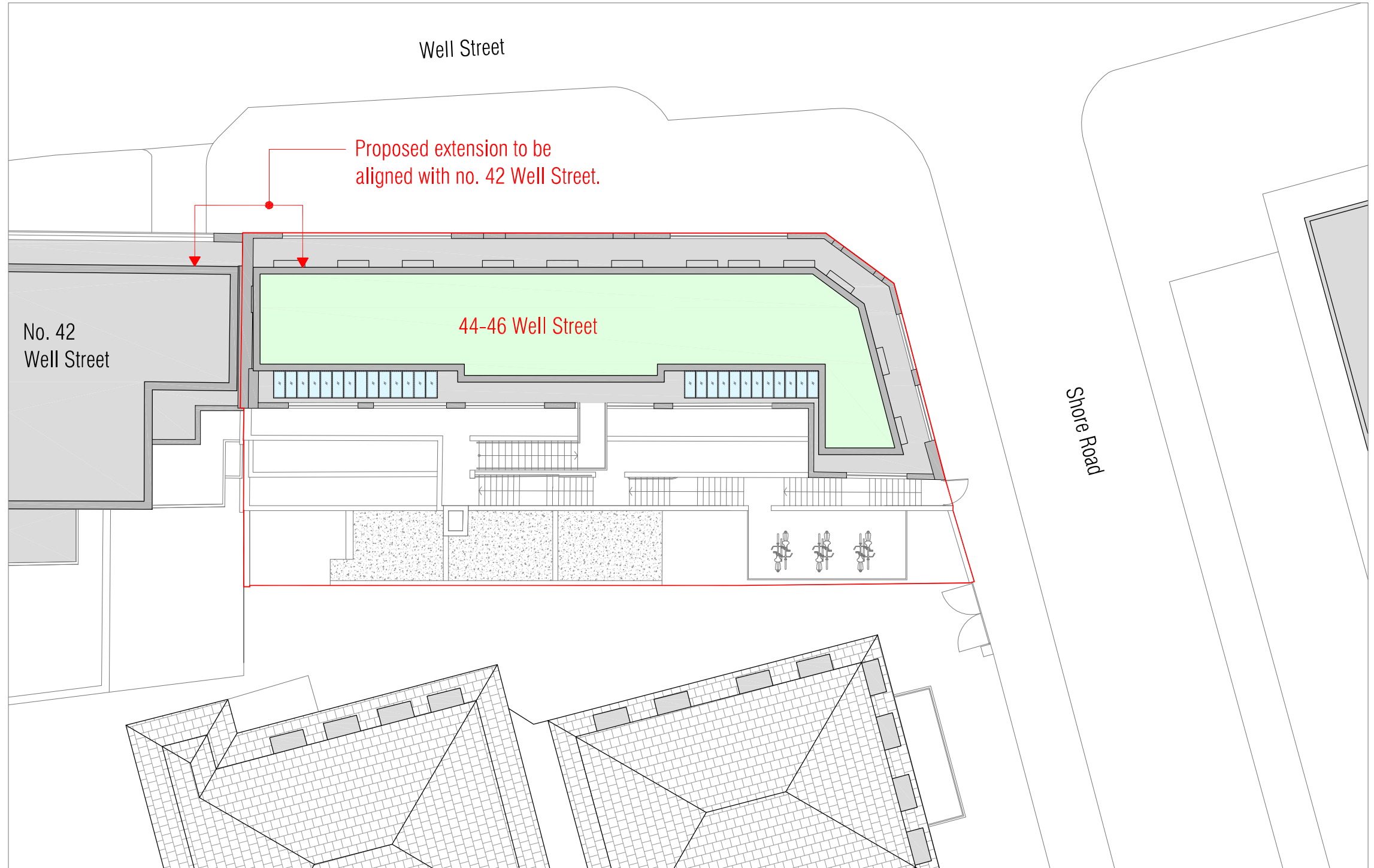
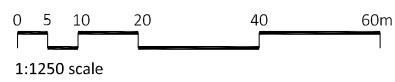
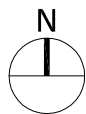


Site notice displayed outside the site and view from application site from west



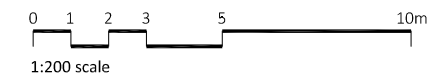
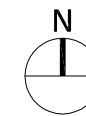
LOCATION PLAN

Page 105



SITE PLAN AS PROPOSED

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.

Enver House
2-4 Tottenham Road
London N1 4BZ
T: +44 (0)207 254 2852
E: info@studioverve.co.uk
www.studioverve.co.uk



Client
Nicer Estates Ltd

Project
44-46 Well Street
London
E9 7PX

Drawing Title
AS PROPOSED
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-10-0001	Revision No. P01

This page is intentionally left blank

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
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

Delegated Decisions by Ward 21-12-22 to 19-01-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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
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

Delegated Decisions by Ward 21-12-22 to 19-01-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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
2022/1387	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
2022/2855	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
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 Fasset 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

Delegated Decisions by Ward 21-12-22 to 19-01-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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
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

Delegated Decisions by Ward 21-12-22 to 19-01-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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
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

Delegated Decisions by Ward 21-12-22 to 19-01-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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
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
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

Delegated Decisions by Ward 21-12-22 to 19-01-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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
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

Delegated Decisions by Ward 21-12-22 to 19-01-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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
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, E5 8TR	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

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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
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
2022/2925	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
2022/2780	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

Delegated Decisions by Ward 21-12-22 to 19-01-23.xlsx

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

Delegated Decisions by Ward 21-12-22 to 19-01-23.xlsx

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 Cropley 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 0HR	Householder Planning	Erection of single storey rear side infill extension.	Erin Glancy	Kings Park Ward	Delegated	Grant	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
2022/2744	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
2022/2795	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
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

Delegated Decisions by Ward 21-12-22 to 19-01-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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 Glenarm 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
2022/3094	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
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

Delegated Decisions by Ward 21-12-22 to 19-01-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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
2022/2813	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	Elevation 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
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

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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
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

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2699	Street Record Lewis Gardens, Hackney,	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
2022/2191	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
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

Delegated Decisions by Ward 21-12-22 to 19-01-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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
2021/2675	56 Dunsmore Road, Hackney, London, N16 5PP	Full Planning Permission	Excavation of basement including creation of a front lightwell to facilitate the conversion of the property from a single dwellinghouse to two self-contained residential units (1 x 2-bed and 1 x 4-bed) along with associated external alterations.	James Clark	Stamford Hill West Ward	Delegated	Grant	17-01-2023
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
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

Delegated Decisions by Ward 21-12-22 to 19-01-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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 Peshurst 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
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

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
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
2022/2356	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

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/0215	Flat B, 28 Gloucester Drive, Hackney, London, N4 2LN	Works to a Tree in Conservation Area Notification	(T1 & T2) Cypress - 2x Cypress in neighbouring garden, proposing to reduce overhang back to boundary, by removing all secondary branches up to 60mm in diameter. This is to prevent excessive shading and mess in the garden.	Leif Mortensen	Brownswood Ward	Delegated	No Objection	06-02-2023
2023/0197	73 Queens Drive, Hackney, London, N4 2BG	Works to a Tree in Conservation Area Notification	Referring to the sketch plan: #73 Rear garden: T5: 22m tall lime tree. Poor union at 10m height to west with abrupt leader to west from this union. Propose to reduce this leader by up to 3m branch length to reduce over-extended form / end weighting, and reduce remaining over-extended lower-mid crown beneath to west by up to 1.5-2m to balance. T7: 5m tall smokebush. Propose routine maintenance: reduce back to previous points. Front garden: T9: 8m tall Tibetan cherry. Propose minor works: crown lift over pavement to give 2.5m height clearance. #75 Front garden: T14: holly: propose minor works; reduce back to boundary as it is growing into #73's cherry.	Eugene McGee	Brownswood Ward	Delegated	No Objection	06-02-2023
2022/1186	84 Mountgrove Road, Hackney, London, N5 2LT	Prior approval - new dwellings	Prior approval for change of use from Commercial (Use Class E) to two residential units at basement and ground floor (Use Class C3)	Micheal Garvey	Brownswood Ward	Delegated	Granted - Standard Conditions	31-01-2023
2023/0244	89 Osbaldeston Road, Hackney, London, N16 6NP	Works to a Tree in Conservation Area Notification	London Plane tree & small self seeded Sycamore Sapling - Fell & replant either a Acer griseum, Paperbark Maple or Acer ginnala, Amur Maple once the garden has been landscaped.	Eugene McGee	Cazenove Ward	Delegated	No Objection	06-02-2023
2023/0169	Flat A, 104 Cazenove Road, Hackney, London, N16 6AD	Works to a Tree in Conservation Area Notification	T1 Sambucus Nigra - Fell to ground level, dead tree.	Leif Mortensen	Cazenove Ward	Delegated	No Objection	6-2-2023
2022/3023	17 Clapton Terrace, Hackney, London, E5 9BW	Discharge of Condition	Submission of details pursuant to condition 3 (external materials) of planning permission 2022/0820 dated 23/05/2022	Gerard Livett	Cazenove Ward	Delegated	Grant	09-02-2023
2022/2895	Flat 1, 31 Fountayne Road, Hackney, London, N16 7EA	Full Planning Permission	Erection of ground floor rear extension	Thomas Russell	Cazenove Ward	Delegated	Granted - Extra Conditions	27-01-2023
2022/2886	106 Geldeston Road, London, E5 8RS	Certificate of Lawful Development Existing/Proposed	Proposed certificate of lawfulness for the erection of a rear roof extension	Alishba Emanuel	Cazenove Ward	Delegated	Grant	23-01-2023
2022/2854	77 Osbaldeston Road, Hackney, London, N16 6NS	Works to a Tree in Conservation Area Notification	Cut back overhanging branches from neighboring tree back to boundary line.	Leif Mortensen	Cazenove Ward	Delegated	No Objection	06-02-2023
2022/2234	12 Oldhill Street, Hackney, London, N16 6LB	Works to a Tree in Conservation Area Notification	Rear Garden: Lime tree growing at rear boundary / property pushing over party wall, to fell and poison stump	Leif Mortensen	Cazenove Ward	Delegated	No Objection	6-2-2023
2022/2157	78 Osbaldeston Road, Hackney, London, N16 7DR	Works to a Tree in Conservation Area Notification	T1- Lime tree-(18m)- Crown reduction back to most recent pruning points, approximately 2m reduction.	Eugene McGee	Cazenove Ward	Delegated	No Objection	05-02-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/0066	1 Appold Street, London, EC2A 2UU	Adjoining Borough Observations	Notification from City of London of application 22/01200/FULMAJ for Partial demolition of the existing building and the redevelopment of the site compromising the retention and extension of the existing structure to provide a 14-storey building (+79.620m AOD) comprising offices (Class E(g)) at upper floors; provision of commercial, business and services uses (Class E) and a restaurant (Class E (b)), along with the loss of a Public House (Class Sui Generis) at ground floor and retention of the existing gym and swimming pool at basement level (Class E(d)); provision of associated roof terraces and external balconies to office floors; Provision of long stay cycling facilities at basement level, public realm improvements including the creation of a new step-free connection between Appold Street and Exchange Square; provision of external seating areas; provision of short stay cycle parking within Sun Street Passage; servicing and plant; and other works associated with the development.	Robert Brew	City of London (N)	Delegated	No Objection	20-01-2023
2023/0073	Flat A, 205 Stoke Newington Church Street, Hackney, London, N16 9ES	Works to Tree with Preservation Order	Sycamore tree (TPO 42012) in rear garden of 205 Stoke Newington Church St. Rear Garden (T1) Acer pseudoplatanus (Sycamore) Crown: Reduce up to 1m below most recent pruning points for certain identified branches. All others crown reduction to most recent pruning points. Removal of epicormic growth as required. Tree has been expertly maintained via ongoing care per historical planning permission applications. There are a couple of branches that need pruning beyond the most recent points in order to shape the tree for optimal aesthetics, otherwise all pruning back to original points.	Eugene McGee	Clissold Ward	Delegated	Grant	06-02-2023
2023/0072	13th Floor Coffee, St Marys Church Stoke Newington Church Street, Hackney, London, N16 9ES	Works to a Tree in Conservation Area Notification	T1 T2 T3 Lime trees- Reduce crown back to previous pruning points. Remove epicormic growth up to crown on each tree.	Eugene McGee	Clissold Ward	Delegated	No Objection	06-02-2023
2022/3064	1 Bridge Gardens, Hackney, London, N16 9GN	Prior approval - new dwellings	Prior Approval (Class MA) for change of use from office (Class E) to self contained flat (Class C3).	Erin Glancy	Clissold Ward	Delegated	Refuse	07-02-2023
2022/2943	132 Petherton Road, Hackney, London, N5 2RT	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate (Existing) for the use of the property as 4x self-contained flats (Use Class C3)	Thomas Russell	Clissold Ward	Delegated	Grant	30-1-2023
2022/2942	130 Petherton Road, Hackney, London, N5 2RT	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate (Existing) for the use of the property as 3x self-contained flats (Use Class C3)	Thomas Russell	Clissold Ward	Delegated	Grant	30-01-2023
2022/2928	2a Grazebrook Road, London, N16 0HS	Discharge of Condition	Submission of details pursuant to condition 4 (SUDS) attached to permission ref 2021/2164 dated 27/09/2021	Danny Huber	Clissold Ward	Delegated	Grant	27-01-2023
2022/2853	13 Osterley Road, Hackney, London, N16 8SN	Non-Material Amendment	Non-material amendment to planning permission ref 2020/1403 dated 10/08/2020 comprising a reduction in the number of rooflights along the roof slope above the side infill extension and an increase in the height of the flat-roofed element of the extension	Thomas Russell	Clissold Ward	Delegated	Grant	20-01-2023
2022/2852	First Floor Flat, 176 Albion Road, Hackney, London, N16 9JR	Listed Building Consent	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		Clissold Ward	Delegated	Granted - Standard Conditions	02-02-2023
2022/2760	244 Albion Road, Hackney, London, N16 9JP	Householder Planning	Erection of single-storey rear extension to replace existing rear projection; reconfiguration of front lightwell, including new glazing to lower ground front elevation and external staircase access from front garden; erection of bin/bike store.	Thomas Russell	Clissold Ward	Delegated	Granted - Extra Conditions	27-01-2023
2022/2682	63 Allen Road, Hackney, London, N16 8RY	Full Planning Permission	Proposed construction of part single and part 2 storey rear extension at lower ground and ground floor level, together with front lightwell.	Erin Glancy	Clissold Ward	Delegated	Grant	27-1-2023
2022/2610	241 - 243 Stoke Newington Church Street, Hackney, London, N16 9HP	Discharge of Condition	Submission of detail pursuant to Condition 9 (Structural Variation) attached to planning application 2019/1975 dated 19/06/2020	Thomas Russell	Clissold Ward	Delegated	Grant	23-01-2023

Delegated Decisions by Ward 20-01-23 to 09-02-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2241	73 Lordship Road, Hackney, London, N16 0QX	Non-Material Amendment	Non-material amendment to planning permission 2020/3679 dated 04/03/2021 comprising amendments to bays, windows, doors and louvres; erection of rooftop photovoltaic panels and amendment to roof top enclosure.	Nick Bovaird	Clissold Ward	Delegated	Grant	29-01-2023
2023/0216	92 - 94 Graham Road, Hackney, London, E8 1BX	Works to a Tree in Conservation Area Notification	T1 (Pear): Too large for site, root damage to walls - Fell and poison stump	Leif Mortensen	Dalston Ward	Delegated	No Objection	06-02-2023
2023/0088	22 Madinah Road, Hackney, London, E8 1PG	Works to a Tree in Conservation Area Notification	Tree location - rear garden Access - side access T1 - 47 DBH Lime Fell as close as possible to ground level. T2 - 45 DBH Lime Repollard.	Eugene McGee	Dalston Ward	Delegated	No Objection	06-02-2023
2023/0026	6 Downs Park Road, Hackney, London, E8 2HD	Discharge of Condition	Submission of details pursuant to conditions 3 (drainage) and 4 (flood resilience) attached to planning permission 2022/1135 dated 01/07/2022.	James Clark	Dalston Ward	Delegated	Grant	08-02-2023
2022/3022	Wing Stop, 12 Kingsland High Street, Hackney, London, E8 2JP	Advertisement Consent	Display of internally illuminated fascia sign, projecting box sign and window display board	Gerard Livett	Dalston Ward	Delegated	Granted - Standard Conditions	09-02-2023
2022/2952	Land at Ridley Road and Colvestone Crescent, Hackney, London, E8 2LG	Full Planning Permission	Erection of a three-storey building comprising commercial (financial and professional services) floorspace at ground floor and a residential unit first and second floor levels (C3 use) including second floor terrace and storage for bikes and refuse.	Gerard Livett	Dalston Ward	Delegated	Refuse	31-01-2023
2022/2945	17 John Campbell Road, Hackney, London, N16 8JY	Discharge of Condition	Submission of details pursuant to condition 4 (SuDs) of planning permission 2022/2267 granted 28/11/2022 for the erection of a single storey rear/side floor extension.	Erin Glancy	Dalston Ward	Delegated	Grant	25-01-2023
2022/2896	Ground Floor 65a Rear Of, 65 Alvington Crescent, Hackney, London, E8 2NN	Removal/Variation of Condition(s)	Variation of condition 2 (approved drawings) attached to planning permission 2021/1798 dated 14/12/2021: Effect of variation would be to introduce perforated brickwork to stair and changes to external materials and window details	Gerard Livett	Dalston Ward	Delegated	Granted - Extra Conditions	24-1-2023
2022/2825	The Limes, 5 Massie Road, Hackney, London, E8 1BY	Works to a Tree in Conservation Area Notification	Rear Garden: T1- Lime and T2- London Plane, fell to ground level.	Leif Mortensen	Dalston Ward	Delegated	No Objection	06-02-2023
2022/2683	55 Parkholme Road, Hackney, London, E8 3AQ	Householder Planning	Provision of a new external mount air source heat pump unit on existing flat roof.	Micheal Garvey	Dalston Ward	Delegated	Refuse	23-01-2023
2022/2291	Flat A, 41 St Marks Rise, Hackney, London, E8 2NL	Works to a Tree in Conservation Area Notification	Rear Garden: T1 = 1 X Fig Tree to Reduce by 1.5/2.0Mtrs T2 = 1 X Cherry Tree to Reduce by 1.5/2.0Mtrs Front Garden: T3 + T4 = 2 X Lime Trees to Pollard by 2.0Mtrs Light Access General Maintenance	Leif Mortensen	Dalston Ward	Delegated	No Objection	06-02-2023
2022/1439	Basement Flat, 57 Sandringham Road, Hackney, London, E8 2LR	Works to a Tree in Conservation Area Notification	T1 Birch, overall crown reduction by 1.5m	Leif Mortensen	Dalston Ward	Delegated	No Objection	06-02-2023
2022/0955	Flat A, 3 Graham Road, Hackney, London, E8 1DA	Works to a Tree in Conservation Area Notification	T1 - plane tree (12m) - reduce crown to previous pruning points, approximately 2m reduction.	Leif Mortensen	Dalston Ward	Delegated	No Objection	06-02-2023
2022/0525	22 Alvington Crescent, Hackney, London, E8 2NW	Full Planning Permission	Replacement of windows to front elevation with double glazed timber sliding sash windows.	Alishba Emanuel	Dalston Ward	Delegated	Granted - Standard Conditions	01-02-2023
2022/0524	14 Alvington Crescent, Hackney, London, E8 2NW	Full Planning Permission	Replacement of all existing windows throughout the property with double glazed timber painted sliding sash windows.	Alishba Emanuel	Dalston Ward	Delegated	Granted - Standard Conditions	1-2-2023
2023/0218	Flat A, 18 Ardleigh Road, Hackney, London, N1 4HP	Works to a Tree in Conservation Area Notification	T1 on map, Acer, previously pollarded, we would like to re-pollard tree back inline with historic pruning. tree is to close to the front of the building/house and overgrowing paved area.	Leif Mortensen	De Beauvoir Ward	Delegated	No Objection	06-02-2023

Delegated Decisions by Ward 20-01-23 to 09-02-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/0160	62 Mortimer Road, Hackney, London, N1 5AP	Works to a Tree in Conservation Area Notification	T1 and T2 - (9m)- Lime trees- crown reduction back to most recent pruning points, approximately 3 m reduction.	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	06-02-2023
2023/0147	18 Northchurch Terrace, Hackney, London, N1 4EG	Works to a Tree in Conservation Area Notification	T1 Oak (in rear garden)- thinning of the crown by up to 20%.	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	06-02-2023
2023/0050	33 Northchurch Road, Hackney, London, N1 4EB	Works to a Tree in Conservation Area Notification	Quercus Ilex (Evergreen Oak) - Reduce the height by 2.5-3m Reduce the crown spread on the south, east and north sides to balance and shape the crown (approx. 1.2- 1.5m) Maintenance works in line with good Arboricultural practice	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	02-02-2023
2022/2965	53 Northchurch Road, Hackney, London, N1 4EE	Listed Building Consent	Listed building consent for the installation of Photovoltaic panels on the rear and side roof slopes. (In association with Householder planning application 2022/2894)	James Clark	De Beauvoir Ward	Delegated	Refuse	24-01-2023
2022/2913	Highways Land, Downham Road, N1 5TH	Prior Telecommunications Notice	Prior Telecommunications Notice for the installation of 20m pole inc. antennas, ground based apparatus and ancillary development.	Erin Glancy	De Beauvoir Ward	Delegated	Refuse	24-1-2023
2022/2894	53 Northchurch Road, Hackney, London, N1 4EE	Householder Planning	Installation of Photovoltaic panels on the rear and side roof slopes. (In association with listed building consent 2022/2965)	James Clark	De Beauvoir Ward	Delegated	Refuse	24-01-2023
2022/2869	66 Southgate Road, London, N1 3JF	Certificate of Lawful Development Existing/Proposed	Erection of ground floor single storey lean-to extension	Alishba Emanuel	De Beauvoir Ward	Delegated	Grant	25-01-2023
2022/2715	35 Northchurch Road, Hackney, London, N1 4ED	Listed Building Consent	Replacement of front door [in association with Householder Application 2022/2623].	Alix Hauser	De Beauvoir Ward	Delegated	Grant	25-01-2023
2022/2623	35 Northchurch Road, Hackney, London, N1 4ED	Householder Planning	Replacement of front door [in association with Listed Building Consent 2022/2715].	Alix Hauser	De Beauvoir Ward	Delegated	Grant	25-01-2023
2022/2526	52 Northchurch Road, Hackney, London, N1 4EJ	Listed Building Consent	Listed building consent for Demolition of existing rear extension and shed and erection of a two storey side and rear extension and single storey rear extension, landscaping and internal alterations	Raymond Okot	De Beauvoir Ward	Delegated	Granted - Standard Conditions	01-02-2023
2022/2457	52 Northchurch Road, Hackney, London, N1 4EJ	Householder Planning	Demolition of existing rear extension and shed and erection of a two storey side and rear extension and single storey rear extension, landscaping and internal alterations	Raymond Okot	De Beauvoir Ward	Delegated	Granted - Standard Conditions	01-02-2023
2022/2393	41 Ardleigh Road, Hackney, London, N1 4HS	Householder Planning	Construction of a part single storey part two storey rear extension.	James Clark	De Beauvoir Ward	Delegated	Grant	27-01-2023
2022/1238	56a Lawford Road, Hackney, London, N1 5BL	Works to a Tree in Conservation Area Notification	Sycamore - Cut the entire tree to ground level This tree appears to be self-sown or may have been planted by a past tenant. Given the trees future growth and size potential it could cause damage to the front path and steps to the house. The clients wish to plant a more suitable species.	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	06-02-2023
2021/2263	337 Kingsland Road, Hackney, London, E8 4DR	Discharge of Condition	Submission of details pursuant to conditions 8 (overheating), 10 (green roof), 13 (contaminated land: risk assessment), 14 (contaminated land: remediation scheme), 18 (construction management plan) and 26 (urban drainage) attached to planning permission 2018/2783 granted 30/06/2020	Louise Prew	De Beauvoir Ward	Delegated	Grant	29-01-2023
2023/0086	Flat C, 224 Dalston Lane, Hackney, London, E8 1LA	Works to Tree with Preservation Order	T1 - 82 DBH London Plane Crown thin 20% (cut back to clear lamp column and building by 2m regrowth). Remove deadwood. Lift 5m. T2 - 70 DBH Lime Crown thin 20% (cut back to clear lamp column and building by 2m regrowth). Remove deadwood. Lift 5m. T3 - 82 DBH London Plane Crown thin 20% (cut back to clear lamp column and building by 2m regrowth). Remove deadwood. Lift 5m	Eugene McGee	Hackney Central Ward	Delegated	Grant	06-02-2023

Delegated Decisions by Ward 20-01-23 to 09-02-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2941	Flat 1, 61 Navarino Road, London, E8 1AG	Full Planning Permission	Replacement of existing detached outbuilding within the rear garden. Alterations to the rear and side elevation including the replacement of the existing windows, replacement of the side door with 1x window, and the removal of garden wall.	Alishba Emanuel	Hackney Central Ward	Delegated	Granted - Standard Conditions	30-01-2023
2022/2921	68 Amhurst Road, Hackney, London, E8 1JH	Full Planning Permission	Replacement of existing windows at lower ground floor level, together with replacement roof tiles and rainwater goods.	James Clark	Hackney Central Ward	Delegated	Grant	25-1-2023
2022/2764	Basement And Ground Floor, 129 Richmond Road, Hackney, London, E8 3NJ	Full Planning Permission	Excavation of a front light well, replacement of windows and doors to the ground floor front elevation, installation of a boundary fence.	Catherine Nichol	Hackney Central Ward	Delegated	Granted - Standard Conditions	01-02-2023
2022/1551	Victoria Mews Dalston Lane, Hackney, London, E8 1GP	Works to a Tree in Conservation Area Notification	Sycamore T1(16M high, 600mm dia.) - leaning towards and overhanging whole of Dalston lane and very close to property. - Fell and replace with appropriate species in a more suitable location	Leif Mortensen	Hackney Central Ward	Delegated	No Objection	06-02-2023
2021/2937	13 Kenmure Road, London, E8 1JU	Removal/Variation of Condition(s)	Variation of condition 2 (approved drawings) attached to planning permission 2019/0278 dated 20/03/2019, as varied by 2020/1022 dated 11/08/2020. Effect of variation would be alterations to the landscaping.	Danny Huber	Hackney Central Ward	Delegated	Granted - Standard Conditions	02-02-2023
2023/0053	Flat A, 224 Evering Road, Hackney, London, E5 8AJ	Works to a Tree in Conservation Area Notification	Trees location rear garden: 10-25 DBH [Diameters at Breast Height] - 6x Conifers Fell as close as possible to ground level. 25 DBH 1x Conifer Remove fallen tree. 25 DBH 1x Conifer Remove partly fallen tree T1 - 68 DBH Copper Beech Thin 20% Remove deadwood Crown lift 5.4m	Leif Mortensen	Hackney Downs Ward	Delegated	No Objection	2-2-2023
2022/3020	2 Powell Road, Hackney, London, E5 8DJ	Discharge of Condition	Submission of details pursuant to condition 3 (flood resilience) attached to planning permission 2022/2374 dated 23/11/2022.	Alishba Emanuel	Hackney Downs Ward	Delegated	Grant	02-02-2023
2022/2982	Flat A, 87 Benthall Road, Hackney, London, N16 7AP	Full Planning Permission	Erection of a single storey ground floor side infill extension, rear facade alterations, floor plan redesign and associated works.	Raymond Okot	Hackney Downs Ward	Delegated	Granted - Standard Conditions	08-02-2023
2022/2918	46 Alconbury Road, Hackney, London, E5 8RH	Full Planning Permission	Replacement of existing clay slate roof tiles with new natural roof slate tiles.	Micheal Garvey	Hackney Downs Ward	Delegated	Granted - Extra Conditions	24-01-2023
2022/2872	79 Reighton Road, London, E5 8SQ	Discharge of Condition	Submission of details pursuant to conditions 3 (materials), 6 (sustainable drainage) and 7 (flood resilient and resistant construction details) attached to planning permission 2021/2997 dated 09/11/2022.	Alix Hauser	Hackney Downs Ward	Delegated	Grant	01-02-2023
2022/2708	Ladbrokes, 93 Rendlesham Road, Hackney, London, E5 8PJ	Discharge of Condition	Submission of details pursuant to condition 11 (flooding), condition 12 (SUDs) and condition 13 (landscaping) of planning permission 2020/0385 granted 12/06/2020 for the demolition of existing buildings on site and erection of a part 3, 4, 5, 6 storey building to include B1 use at ground and 9 x self contained residential units.	Catherine Nichol	Hackney Downs Ward	Delegated	Grant	25-01-2023
2022/2455	Flank Wall, 187 Lower Clapton Road, Hackney, London, E5 8EG	Full Planning Permission	Change of use from use a shop (use class E) to a takeaway (use class suis generis) together with the installation of an extraction flue.	James Clark	Hackney Downs Ward	Delegated	Refuse	06-02-2023
2022/2341	22 Benthall Road, Hackney, London, N16 7BX	Householder Planning	Erection of a single storey rear extension and enlargement of existing front window at basement level	Jonathan Bainbridge	Hackney Downs Ward	Delegated	Grant	02-02-2023
2021/1457	7 -12 Rowhill Mansions, Rowhill Road, London, E5 8ED	Full Planning Permission	Excavation of existing basement including the creation of side and rear light wells and external access stairs to facilitate the creation of two residential units (Use Class C3) including associated refuse storage and cycle parking.	Alix Hauser	Hackney Downs Ward	Delegated	Grant	2-2-2023
2022/3034	34 Terrace Road, Hackney, London, E9 7ES	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate (Existing) for the use of the building as two self-contained flats.	Erin Glancy	Hackney Wick Ward	Delegated	Grant	26-01-2023
2022/2546	66 Kenworthy Road, Hackney, London, E9 5RA	Householder Planning	Erection of a single storey rear ground floor extension, a rear dormer roof an outrigger extension, along with the insertion of roof lights to the front roof slope.	Jonathan Bainbridge	Hackney Wick Ward	Delegated	Grant	6-2-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/0101	Railway Arches 377 To 384 Geffrye Street, Hackney, London, E2 8HZ	Works to a Tree in Conservation Area Notification	Crown reduce X3 of pear trees and 1 no. of Magnolia tree by 2m vertically and laterally using Pole Saws from ground level.	Leif Mortensen	Haggerston Ward	Delegated	No Objection	06-02-2023
2023/0031	Flat 52, Timber Wharf, 240 Kingsland Road, Hackney, London, E2 8AT	Works to a Tree in Conservation Area Notification	Tree 430 on Accompanying tree location plan. Cherry. Works: Fell to ground level and treat stump with herbicide. Reason: Tree is yet to develop into full maturity and has already raised significant numbers of block pavers in communal area and private garden. Substantial root severance is required to mitigate the numerous trip hazards and will result in decline/loss of the subject tree	Eugene McGee	Haggerston Ward	Delegated	No Objection	02-02-2023
2022/3013	Museum Of The Home, 136 Kingsland Road, Hackney, London, E2 8EA	Discharge of Condition	Submission of details pursuant to condition 4 (materials) attached to planning permission 2021/3698 dated 13/06/2022.	Alix Hauser	Haggerston Ward	Delegated	Grant	06-02-2023
2022/2971	Museum Of The Home, 136 Kingsland Road, Hackney, London, E2 8EA	Discharge of Condition	Submission of details pursuant to condition 3 (CCTV colour) attached to planning permission 2021/3698 dated 13/06/2022.	Alix Hauser	Haggerston Ward	Delegated	Grant	01-02-2023
2022/2888	Museum Of The Home, 136 Kingsland Road, London, E2 8EA	Discharge of Condition	Submission of details pursuant to condition 4 (sustainable drainage) attached to planning permission 2021/3697 dated 13/06/2022.	Alix Hauser	Haggerston Ward	Delegated	Grant	01-02-2023
2022/0075	Land at Junction of Long Street and Waterson Street, London E2 8HQ	Full Planning Permission	Erection of a part five-storey, part three-storey building over the existing parking area for use as office accommodation (Use Class E) together with ancillary uses.	James Clark	Haggerston Ward	Delegated	Refuse	07-02-2023
2023/0198	15 Sutton Place, Hackney, London, E9 6EH	Works to a Tree in Conservation Area Notification	Tree species - 2x established common Sycamore (Acer pseudoplatanus) - age unknown, the trees stand alone and are not part of any . Proposed works - both trees require a canopy prune back to a historic pollard line at approx +12 to 15 meters (pollard created at some point in the past - there is no information or record as to when this pollard took place). The prune is required to maintain the health of both trees and to ensure both trees are safe and stable as both trees are in proximity to buildings and the pruning works are to ensure sufficient clearance to both a private residence (15 Sutton Place), and a public space and building in the National Trust owned neighbouring property, Sutton House. In addition there is a need to prune back a substantive ivy growth to one of the trees - for information the intention is not to eradicate the ivy. Note that the trees are in a conservation area. We are not aware of any Tree Preservation Order attached to either trees. For information both trees are visible from the public highway but not adjacent to.	Eugene McGee	Homerton Ward	Delegated	No Objection	06-02-2023
2023/0177	19 Mehetabel Road, Hackney, London, E9 6DU	Works to a Tree in Conservation Area Notification	Rear Garden: T1 Ash Reduce height by 3 M , lateral and vertical growth by 2 M, 30% canopy reduction. to reduce the mechanical stress of the tree and make it a more compact specimen as it is encroaching to the adjacent properties	Leif Mortensen	Homerton Ward	Delegated	No Objection	6-2-2023
2022/3087	2a Fairchild Place, Hackney, London, EC2A 3EN	Non-Material Amendment	Non-material amendment to planning permission 2017/3269 dated 06/07/2018 comprising the removal of condition 5(a) – the requirement to reinstate the stored elements of the building façade	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	7-2-2023
2022/2973	5, 5 Drysdale Street, Hackney, London, N1 6ND	Certificate of Lawful Development Existing/Proposed	Lawful development certificate (existing) to confirm the use of the flat at 5, 5 Drysdale Street N1 6ND for residential purposes (C3) for a period exceeding 4 years together with the erection of balcony over 4 years from the date of the application.	James Clark	Hoxton East and Shoreditch Ward	Delegated	Grant	25-01-2023
2022/2937	Shoreditch Island Site Great Eastern Street London EC2A 3JD	Discharge of Condition	Submission of partial details pursuant to condition 6 (Archaeological assessment - Stage 2) attached to planning permission 2017/4800 dated 18/12/2019.	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	29-01-2023

Delegated Decisions by Ward 20-01-23 to 09-02-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2905	74 Rivington Street, Hackney, London, EC2A 3AY	Advertisement Consent	Display of an externally illuminated projecting sign	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	07-02-2023
2022/2858	Eighty Nine And A Half Worship Street, Hackney, London, EC2A 2BF	Discharge of Condition	Submission of details pursuant to condition, 3 (Details-Windows, door, cladding and balustrade), 4 (Materials), attached to planning permission 2021/2743 dated 12/11/2021	Micheal Garvey	Hoxton East and Shoreditch Ward	Delegated	Grant	26-01-2023
2022/2556	Iceland Foods Ltd, 209 Hoxton Street, Hackney, London, N1 5LG	Discharge of Condition	Submission of details pursuant to conditions 3 (Details to be approved) and 17 (Privacy screens) attached to planning permission 2020/4110 granted 30/11/2021	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	29-01-2023
2022/2252	180 - 182 Shoreditch High Street, Hackney, London, E1 6HY	Non-Material Amendment	Non material amendments to planning permission 2021/2567 granted on 16 March 2022. The proposal is for the combination of two approved retail units into one and a number of internal changes to the listed building (in association with Listed Building Consent application 2022/2245).	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Grant	07-02-2023
2022/2245	180 - 182 Shoreditch High Street, Hackney, London, E1 6HY	Listed Building Consent	Variation of condition 2 (Approved Drawings) of Listed Building Consent 2021/2554 granted on 16 March 2022. The proposal is for the combination of two approved retail units into one and a number of internal changes to the listed building.	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	06-02-2023
2022/2013	The Stage Land bounded by Curtain Road, Hewett Street, Great Eastern Street, Fairchild Place, Plough Yard & Hearn St Hackney LONDON EC2A 3LP	Discharge of Condition	Submission of details pursuant to condition 41 (kitchen extraction) attached to planning permission 2017/0864 dated 23/03/2018.	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	29-1-2023
2021/0236	183 - 187 Shoreditch High Street, bounded by Holywell Lane, New Inn Yard and Rail Viaduct	Discharge of Condition	Submission of partial details pursuant to condition 3(parts b-i) (Design, Materials and Landscaping Details) attached to permission 2017/0597 dated 18/05/18.	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Grant	31-01-2023
2022/2974	East Road Street Works Hackney, London, N1 7RE	Prior Telecommunications Notice	Prior Telecommunications Notice for installation of 5G telecoms installation 20m street pole.	Erin Glancy	Hoxton West Ward	Delegated	Refuse	30-01-2023
2022/2970	The Duke Of Wellington, The Duke Of Wellington, 71 Nile Street, Hackney, London, N1 7RD	Certificate of Lawful Development Existing/Proposed	Proposed use as drinking establishment with extended food offering (sui generis use)	Gerard Livett	Hoxton West Ward	Delegated	Grant	01-02-2023
2022/2904	Studio R H E, 4 Green Mews, Hackney, London, N1 6AS	Full Planning Permission	Erection of plant material (AC unit) on roof.	Catherine Nichol	Hoxton West Ward	Delegated	Granted - Standard Conditions	24-01-2023
2022/2844	Land Former 225 City Road, Hackney,	Discharge of Condition	Submission of details pursuant to condition 16 (Air Quality – Operational Phase) attached to planning permission 2016/1814 dated 05/01/2018.	Nick Bovaird	Hoxton West Ward	Delegated	Grant	29-01-2023
2022/2716	Marten House, 39 - 47 East Road, Hackney, London, N1 6AH	Advertisement Consent	The display of temporary advertisements along the ground floor hoarding panels for a period of 12 months.	Catherine Nichol	Hoxton West Ward	Delegated	Grant	01-02-2023
2022/2646	Land Former 225 City Road, Hackney,	Discharge of Condition	Submission of details pursuant to conditions 20 (Operational Management Plan A3/A4 Uses) and 21 (Operational Management Plan Roof Terraces and Sui Generis space) attached to planning permission 2016/1814 dated 5 January 2018	Nick Bovaird	Hoxton West Ward	Delegated	Grant	31-01-2023
2022/2396	17-33 Westland Place, Hackney, London, Hackney, N1 7LP	Full Planning Permission	Erection of an additional floor at fifth floor level to the building under construction to provide 11 additional hotel rooms (Use Class C1)	Louise Prew	Hoxton West Ward	Delegated	Refuse	29-01-2023
2022/2304	17-33 Westland Place, Hackney, London, Hackney, N1 7LP	Discharge of Condition	Submission of details pursuant to condition 3 (detailed information of facade construction) of planning permission ref 2019/1733 dated 14/02/2020	Louise Prew	Hoxton West Ward	Delegated	Grant	20-01-2023
2022/1710	First Floor, Micawber Wharf, 17 Micawber Street, Hackney, London, N1 7TB	Prior approval - new dwellings	Prior approval for a change of use of part of the first floor from a fitness suite (Use Class E) to 2 self-contained residential units (Use Class C3).	James Clark	Hoxton West Ward	Delegated	Grant	23-01-2023

Delegated Decisions by Ward 20-01-23 to 09-02-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/0142	Land Former 225 City Road, Hackney,	Discharge of Condition	Submission of details pursuant to Condition 30 (SUDS) attached to planning permission 2016/1814	Nick Bovaird	Hoxton West Ward	Delegated	Grant	07-02-2023
2022/3002	11 Ashenden Road, Hackney, London, E5 0DP	Householder Planning	Construction of an infill extension together with alterations to the boundary wall and fenestration pattern.	James Clark	Kings Park Ward	Delegated	Grant	26-01-2023
2022/2885	144 Glyn Road, Hackney, London, E5 0JE	Certificate of Lawful Development Existing/Proposed	Proposed erection of a rear dormer roof extension on the main roof and on the roof of the outrigger	Raymond Okot	Kings Park Ward	Delegated	Grant	23-01-2023
2022/2609	92 Dunlace Road, Hackney, London, E5 0ND	Removal/Variation of Condition(s)	Variation of condition 2 (development according to the approved plan) of planning permission 2021/2121 granted on 03/09/2021. The variation would include: -Boundary wall adjusted to sit astride boundary and act as party wall with neighbour -Amendment to rear facade and removal of parapet of roof -Amendment to first floor bathroom window -Amendment to rooflight size and position	Raymond Okot	Kings Park Ward	Delegated	Granted - Standard Conditions	02-02-2023
2022/3016	Round Chapel Arts Centre, Round Chapel, 1d Glenarm Road, Hackney, London, E5 0LY	Discharge of Condition	Submission of details pursuant to condition 7b (rainwater goods) of planning permission 2020/1006 granted 18/09/2020 for the Listed Building Consent for external alterations to improve vehicle and pedestrian access, roof maintenance safety, means of escape, refuse disposal arrangements, repairs to walls and steps, alterations to rainwater system, internal repairs to damaged glazing and stone floor, new guarding to stairs in roof space and safety restrain system for roof maintenance.	Erin Glancy	Lea Bridge Ward	Delegated	Grant	26-01-2023
2022/3008	144 Powerscroft Road, Hackney, London, E5 0PR	Certificate of Lawful Development Existing/Proposed	Rear dormer extension.	Jessica Neeve	Lea Bridge Ward	Delegated	Grant	07-02-2023
2022/2975	52 Powerscroft Road, Hackney, London, E5 0PP	Householder Planning	Erection of single storey rear extension following demolition of existing rear extension.	Raymond Okot	Lea Bridge Ward	Delegated	Granted - Standard Conditions	31-01-2023
2022/2962	Southwold Primary School Detmold Road, Hackney, London, E5 9NL	Listed Building Consent	Repair and replacement of parts of the roof covering; repair and replacement of rainwater goods; render; brickwork; stonework; rebuilding of boundary walls; leadwork; window bars; snow guards; repair of railings; together with removal of vegetation (in accordance with planning permission 2022/2961).	Erin Glancy	Lea Bridge Ward	Delegated	Grant	31-01-2023
2022/2961	Southwold Primary School Detmold Road, Hackney, London, E5 9NL	Full Planning Permission	Repair and replacement of parts of the roof covering; repair and replacement of rainwater goods; render; brickwork; stonework; rebuilding of boundary walls; leadwork; window bars; snow guards; repair of railings; together with removal of vegetation (in accordance with Listed Building Consent 2022/2962).	Erin Glancy	Lea Bridge Ward	Delegated	Grant	31-01-2023
2022/2948	First Floor Flat, 20 Median Road, Hackney, London, E5 0PL	Full Planning Permission	Construction of a new rear facing balcony at first floor to replace an approved Juliette Balcony	Catherine Nichol	Lea Bridge Ward	Delegated	Granted - Standard Conditions	01-02-2023
2022/2933	71 Elderfield Road London, E5 0LE	Householder Planning	Erection of Mansard roof extension	Alishba Emanuel	Lea Bridge Ward	Delegated	Refuse	27-01-2023
2022/2927	71 Elderfield Road, London, E5 0LE	Householder Planning	Erection of ground floor rear and side single storey extension and replacement of rear window at upper ground floor level.	Alishba Emanuel	Lea Bridge Ward	Delegated	Refuse	27-01-2023
2022/2892	60 Glenarm Road, Hackney, London, E5 0LZ	Householder Planning	Installation of new rear elevation folding doors with an external staircase providing garden access.	Jonathan Bainbridge	Lea Bridge Ward	Delegated	Grant	02-02-2023
2022/2848	First Floor And Second Floor Flat, 14 Thistlewaite Road, London, E5 0QQ	Full Planning Permission	Erection of roof extensions to rear and outrigger roof slopes and provision of three front roof lights; alteration to rear fenestration at first floor	Danny Huber	Lea Bridge Ward	Delegated	Refuse	02-02-2023

Delegated Decisions by Ward 20-01-23 to 09-02-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2121	33 Newick Road, Hackney, London, E5 0RP	Removal/Variation of Condition(s)	Variation of condition 1 (approved plans) attached to planning permission 2016/3291 granted 11/11/2016 for the erection of single storey rear/side extension to the rear at ground floor level and associated external alterations. The effect of the variation would allow for the retention of the as built elevations relating to an increasing depth of the roof to provide a slight overhang to collect rainwater and a narrow window along the flank wall 2.5m above ground level.	Jonathan Bainbridge	Lea Bridge Ward	Delegated	Granted - Extra Conditions	27-1-2023
2022/2978	Second Floor Flat, 77 Clifden Road, Hackney, London, E5 0LJ	Full Planning Permission	Refurbishment and re-modelling of an existing residential roof extension together with associated works.	James Clark	Lea Bridge Ward	Delegated	Grant	25-01-2023
2023/0071	296 Queensbridge Road, Hackney, London, E8 3NH	Works to a Tree in Conservation Area Notification	Tree location - front garden T1 - 53 DBH Eucalyptus Crown reduce height by 2-3m Reduce laterals by 2-3m Lift 5m Remove deadwood Open access	Eugene McGee	London Fields Ward	Delegated	No Objection	06-02-2023
2023/0014	Flat A, 21 Ellingfort Road, Hackney, London, E8 3PA	Works to a Tree in Conservation Area Notification	Rear of 21 Ellingfort Rd, E8 3PA T1 - Ash - remove to ground level T2 - Ash - 30% reduction - 2 m from branch ends	Eugene McGee	London Fields Ward	Delegated	No Objection	2-2-2023
2022/3096	141 Middleton Road, Hackney, London, E8 4LL	Works to a Tree in Conservation Area Notification	- Remove 1x Sycamore (T1)	Eugene McGee	London Fields Ward	Delegated	No Objection	6-2-2023
2022/3046	4 Westgate Street, Hackney, London, E8 3RN	Non-Material Amendment	Non-material amendment to planning permission ref 2022/1446 dated 06/09/2022 comprising an increase in the height of the boundary wall between nos 2 and 4 Westgate Street	Thomas Russell	London Fields Ward	Delegated	Grant	8-2-2023
2022/3007	14 Andrews Road, Hackney, London, E8 4QL	Full Planning Permission	Proposed new external pedestrian door on front elevation	Jonathan Bainbridge	London Fields Ward	Delegated	Grant	7-2-2023
2022/2991	104 Brougham Road, Hackney, London, E8 4PA	Householder Planning	Erection of mansard design roof extension	Micheal Garvey	London Fields Ward	Delegated	Granted - Extra Conditions	06-02-2023
2022/2845	41 Lavender Grove, Hackney, London, E8 3LR	Certificate of Lawful Development Existing/Proposed	Proposed erection of single-storey outbuilding in the rear garden	Jonathan Bainbridge	London Fields Ward	Delegated	Grant	25-01-2023
2022/2804	Gayhurst Primary School, Gayhurst Road, London, E8 3EN	Removal/Variation of Condition(s)	Variation of condition 2 (approved plans) of listed building consent 2021/1564 dated 28/09/2021 for the external repairs. The effect of variation would be the addition of new detailing and installation of a dwarf wall along the eastern boundary.	Alix Hauser	London Fields Ward	Delegated	Grant	06-02-2023
2022/2803	Gayhurst Primary School, Gayhurst Road, London, E8 3EN	Removal/Variation of Condition(s)	Variation of condition 2 (approved plans) of planning permission 2021/1543 dated 28/09/2021. The effect of variation would be the addition of new detailing and installation of a dwarf wall along the eastern boundary.	Alix Hauser	London Fields Ward	Delegated	Grant	06-02-2023
2022/2437	29 Albion Square, Hackney, London, E8 4ES	Discharge of Condition	Submission of details of condition 3 (materials) of planning permission 2022/1502 granted on 11/08/2022	Raymond Okot	London Fields Ward	Delegated	Grant	8-2-2023
2022/1391	49 Malvern Road, Hackney, London, E8 3LJ	Works to a Tree in Conservation Area Notification		Eugene McGee	London Fields Ward	Delegated	No Objection	06-02-2023
2022/3058	8 Pellerin Road, Hackney, London, N16 8AT	Certificate of Lawful Development Existing/Proposed	Lawful development certificate (proposed) for the erection of a rear roof extension together with the installation of rooflights.	James Clark	Shacklewell Ward	Delegated	Grant	30-01-2023
2022/2863	Flat A, 47 Princess May Road, London, N16 8DF	Full Planning Permission	Erection of rear dormer roof extension, installation of three front roof lights	Danny Huber	Shacklewell Ward	Delegated	Granted - Standard Conditions	20-01-2023

Delegated Decisions by Ward 20-01-23 to 09-02-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/0047	26 Jessam Avenue, Hackney, London, E5 9DU	Certificate of Lawful Development Existing/Proposed	Lawful development certificate (proposed) for the erection of a rear outbuilding.	James Clark	Springfield Ward	Delegated	Grant	08-02-2023
2022/3077	14 Hurstdene Gardens, N15 6NA	Certificate of Lawful Development Existing/Proposed	Certificate of Lawfulness for the proposed erection of a front porch	Alishba Emanuel	Springfield Ward	Delegated	Grant	7-2-2023
2022/3072	57-59 Leadale Road, London, N16 6DG	Full Planning Permission	Erection of a rear ground floor extension at No.57 and the modification of the ground floor rear extension at No.59.	James Clark	Springfield Ward	Delegated	Grant	02-02-2023
2022/3071	12 Hurstdene Gardens, N15 6NA	Certificate of Lawful Development Existing/Proposed	Certificate of Lawfulness for the proposed erection of a front porch	Alishba Emanuel	Springfield Ward	Delegated	Grant	06-02-2023
2022/2908	43 Olinda Road, Hackney, London, N16 6TR	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear dormer and extension to roof of rear projection.	Jessica Neeve	Springfield Ward	Delegated	Grant	24-01-2023
2022/2884	15 Moresby Road, Hackney, London, E5 9LE	Certificate of Lawful Development Existing/Proposed	Proposed erection of a rear outbuilding.	Jonathan Bainbridge	Springfield Ward	Delegated	Grant	25-01-2023
2022/2181	37 Spring Hill, Hackney, London, E5 9BL	Householder Planning	Erection of a two storey side extension and a single storey ground floor rear extension€	Micheal Garvey	Springfield Ward	Delegated	Granted - Extra Conditions	24-01-2023
2022/1872	Carmel, 143 - 145 Clapton Common, Hackney, London, E5 9AE	Full Planning Permission	Erection of a ground floor extension.	Erin Glancy	Springfield Ward	Delegated	Refuse	27-01-2023
2022/2915	Flat 1, 80 Manor Road, Hackney, London, N16 5BN	Discharge of Condition	Submission of details pursuant to condition 3 (Sustainable Urban Drainage) attached to planning permission 2022/2071 dated 16/11/2022	Alishba Emanuel	Stamford Hill West Ward	Delegated	Grant	25-01-2023
2022/2899	14 Heathland Road, Hackney, London, N16 5NH	Certificate of Lawful Development Existing/Proposed	Existing use as a mixed use as a school, synagogue and function hall (including music)	Gerard Livett	Stamford Hill West Ward	Delegated	Grant	24-01-2023
2022/2851	18 Durley Road, Hackney, London, N16 5JS	Discharge of Condition	Submission of details pursuant to condition 4 (SUD's details) and 5 (Flood Risk Assessment) of planning permission 2022/1483 dated 11/08/2022	Catherine Nichol	Stamford Hill West Ward	Delegated	Grant	20-01-2023
2022/2818	41 Queen Elizabeths Walk, Hackney, London, N16 5UG	Full Planning Permission	Subdivision of existing single-family dwellinghouse into 3x self-contained flats; enlargement of existing rear dormer; installation of 1x front and 2x rear rooflights	Thomas Russell	Stamford Hill West Ward	Delegated	Refuse	20-01-2023
2022/2395	196-198 Lordship Road, Hackney, London, N16 5ES	Full Planning Permission	Enlarge existing basement through excavation; the provision of front lightwells to both properties and works to the front garden area	Raymond Okot	Stamford Hill West Ward	Delegated	Granted - Standard Conditions	26-01-2023
2021/1578	3 St Andrews Grove, Hackney, London, N16 5NF	Full Planning Permission	Enlargement of existing basement, extend existing front lightwell, new basement window and conversion of basement to studio flat, and partial demolition of existing side extension	Micheal Garvey	Stamford Hill West Ward	Delegated	Granted - Extra Conditions	7-2-2023
2023/0052	London Fire Brigade, Stoke Newington Fire Station, 64 Stoke Newington Church Street, Hackney, London, N16 0AP	Works to a Tree in Conservation Area Notification	Tree 1 - reduce and reshape crown by 2m Tree 2 - Reduce and reshape crown by 2m Tree 3 - reduce and reshape crown by 2m Tree 5 - cut back from property by 1.5m, remove dead and diseased wood Tree 6 - Cut back from property by 1.5m, remove dead and diseased wood Tree 7 - cut back from property by 1.5m, remove dead and diseased wood	Eugene McGee	Stoke Newington Ward	Delegated	No Objection	02-02-2023
2022/3070	13 Hollar Road, Hackney, London, N16 7NT	Certificate of Lawful Development Existing/Proposed	Erection of a second storey extension above the existing first floor outrigger	Thomas Russell	Stoke Newington Ward	Delegated	Grant	31-1-2023

Delegated Decisions by Ward 20-01-23 to 09-02-23.xlsx

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/3010	67 Listria Park, Hackney, London, N16 5SP	Discharge of Condition	Submission of details pursuant to conditions 3 (biodiverse roof) and 4 (flood resilience) attached to planning permission 2022/1213 dated 11/08/2022 for the replacement of an existing rear extension with a new single storey extension and a new rear window.	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	26-01-2023
2022/2964	14 Lordship Road, Hackney, London, N16 0QD	Prior approval - new dwellings	Erection of a single storey roof extension to create 1 x 1 bed residential unit.	Catherine Nichol	Stoke Newington Ward	Delegated	Refuse	30-01-2023
2022/2949	20 Harcombe Road, Hackney, London, N16 0SA	Householder Planning	Construction of a ground floor, single storey, rear extension together with the installation of rooflights, the creation of an outrigger roof extension and alterations to the fenestration as well as the roof parapet.	James Clark	Stoke Newington Ward	Delegated	Refuse	30-01-2023
2022/2931	Abney Park Cemetery, Hackney, London, N16 0LH	Listed Building Consent	Repair and rebuild of section of Abney Park Cemetery boundary wall to Wilmer Place (Former Carpet Factory Car Park, northern wall).	Nick Bovaird	Stoke Newington Ward	Delegated	Granted - Extra Conditions	31-01-2023
2022/2929	17 Barbould Road, London, N16 0SD	Certificate of Lawful Development Existing/Proposed	Proposed erection of a roof extension to the rear outrigger; enlargement of first floor rear window	Danny Huber	Stoke Newington Ward	Delegated	Grant	26-01-2023
2022/2821	75 Kynaston Road, Hackney, London, N16 0EB	Householder Planning	Extension of basement; excavation of front lightwell	Thomas Russell	Stoke Newington Ward	Delegated	Granted - Extra Conditions	06-02-2023
2022/2693	Land Adjacent To Cotton Exchange Building Wilmer Place, Hackney, London, N16 0BJ	Discharge of Condition	Submission of details pursuant to condition 4 (Archaeological Works) of planning permission 2021/3252 dated 11/04/2022.	Nick Bovaird	Stoke Newington Ward	Delegated	Grant	31-1-2023
2022/2382	134 Nevill Road, Hackney, London, N16 0SX	Discharge of Condition	Submission of details pursuant to condition, 4 (Suds) attached to planning permission reference 2021/3706 dated 18/03/2022	Micheal Garvey	Stoke Newington Ward	Delegated	Grant	24-01-2023
2022/0378	2 Darville Road, Hackney, London, N16 7PS	Certificate of Lawful Development Existing/Proposed	Erection of a rear roof extension and change of use from single family dwelling to 6 person HMO	Raymond Okot	Stoke Newington Ward	Delegated	Grant	01-02-2023
2022/0339	90 Nevill Road, Hackney, London, N16 0SX	Householder Planning	Erection of a single storey extension at the lower ground floor level.	Raymond Okot	Stoke Newington Ward	Delegated	Granted - Standard Conditions	27-01-2023
2023/0202	28 Warneford Street, Hackney, London, E9 7NG	Works to a Tree in Conservation Area Notification	T6 Common Lime (Tilia x Europaea) Front Garden: This is a previously reduced tree. Suggested works: reduce all around to previous reduction points 2-3m leaving furnishing growth and remove basal growth.	Eugene McGee	Victoria Ward	Delegated	No Objection	6-2-2023
2023/0134	Flat B, 98 Victoria Park Road, Hackney, London, E9 7JL	Works to a Tree in Conservation Area Notification	T1 – 1 X SYCAMORE TREE TO REDUCE BACK TO OLD CUTS (2-2.5m) TREE IS OVERHANGING INTO NEIGHBOURING GARDEN GENERAL MAINTENANCE LIGHT ACCESS	Eugene McGee	Victoria Ward	Delegated	No Objection	06-02-2023
2022/2989	Mossbourne Victoria Park Academy, Victoria Park Road, Hackney, London, E9 7HD	Full Planning Permission	Installation of security fencing along the southern elevation at Victoria Park Rd behind the existing boundary treatment.	Alix Hauser	Victoria Ward	Delegated	Refuse	06-02-2023
2022/2911	108 Lauriston Road, Hackney, London, E9 7HA	Full Planning Permission	Replacement of existing roof with natural slate roof to match existing	Thomas Russell	Victoria Ward	Delegated	Granted - Standard Conditions	27-01-2023
2022/2865	12 Leopold Mews, London, E9 7NL	Full Planning Permission	Installation of replacement solid insulated roof, with No.2 rooflights above single storey ground floor rear extension. Installation of replacement rear French doors with double glazed sliding doors. Conversion of garage into a living room/study and installation of 1 new double-glazed window. Installation of conservation style rooflight within the southwest roofslope.	Alishba Emanuel	Victoria Ward	Delegated	Granted - Standard Conditions	20-01-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2022/2676	9 Speldhurst Road, Hackney, E9 7EH	Householder Planning	Erection of rear dormer and installation of 1 No. rooflight to the front slope	Alishba Emanuel	Victoria Ward	Delegated	Grant	3-2-2023
2022/1260	26 Ainsworth Road, Hackney, London, E9 7LP	Works to Tree with Preservation Order	False acacia (T1) - reduce crown to 1.5m below previous cuts, 3m reduction in total. There is concern that the tree will cause problems with the foundations of the house. There is cracking in the paving, the tree is only 4m away from the house. Pruning will restrict root growth and give better clearance to phone wires growing through the tree. Current height 15m. Final height after pruning 12m	Eugene McGee	Victoria Ward	Delegated	Grant	06-02-2023
2022/0184	Woodberry Down Primary School Woodberry Grove, Hackney, London, N4 1SY	Full Planning Permission	Replacement of existing boundary treatments, provision of new pathways and paved areas including access ramp, outdoor atrium and classroom, playhouse installations, play areas and equipment, recycling facilities, seating, bug hotels and pond to provide outdoor nature learning facilities	Catherine Slade	Woodberry Down Ward	Delegated	Granted - Standard Conditions	24-01-2023