



PLANNING SUB - COMMITTEE

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

Live stream link: https://youtube.com/live/vobgY_hv4BY

Back up link: <https://youtube.com/live/C7Dhq5ACdRI>

Members of the Sub-Committee:

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

Substitute Sub-Committee Members:

Cllr Eluzer Goldberg, Cllr Shaul Krautwirt, Cllr M Can Ozen,
Cllr Benzion Papier, Cllr Sheila Suso-Runge, and Cllr Claudia
Turbet-Delof.

Dawn Carter-McDonald
Interim Chief Executive
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www.hackney.gov.uk

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Planning Sub-Committee

Wednesday 11 October 2023

Order of Business

- 1 Apologies for Absence**
- 2 Declarations of Interest**
- 3 To consider any proposal/questions referred to the sub-committee by the Council's Monitoring Officer**
- 4 Minutes of the Previous Meeting** (Pages 11 - 20)

The Planning Sub-Committee to consider and approve the minutes of their meeting held on 6 September 2023.

- 5 2022/0963: Land to the rear of 64 Middleton Road, London, E8 4BS**
(Pages 21 - 113)
- 6 2023/1922: 14 Keir Hardie Estate, Springfield, Hackney, London, E5 9AT**
(Pages 115 - 165)
- 7 Delegated decisions document** (Pages 167 - 180)

The Planning Sub-Committee to note the delegated decisions document for the following period:

- 25 August 2023 to 28 September 2023.

- 8 Any Other Business the Chair Considers to be Urgent**

For information:

Future Planning Sub-Committee and pre-application meeting dates:

2023

- 01 November
- 13 November – Pre-Application meeting
- 06 December

2024

- 11 January
- 07 February
- 06 March
- 03 April
- 01 May

Public Attendance

The Town Hall is open. Members of the public and representatives of the press are entitled to attend Council meetings and remain and hear discussions on matters within the public part of the meeting. They are not, however, entitled to participate in any discussions.

On occasions part of the meeting may be held in private and will not be open to the public. This is if an item being considered is likely to lead to the disclosure of exempt or confidential information in accordance with Schedule 12A of the Local Government Act 1972.

For further information, including public participation, contact: governance@hackney.gov.uk

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.

Planning Sub-Committee meeting information:

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;
- The Committee is to consider any proposal/questions referred to the Sub-committee by the Council's Monitoring Officer;
- 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;
- Delegated decisions;
- Any other business that the chair considers to be urgent.

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.

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MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY 6 SEPTEMBER 2023

THIS MEETING WAS LIVE STREAMED AND CAN BE VIEWED HERE:

[HTTPS://YOUTUBE.COM/LIVE/IDFVQf8ER_0](https://youtube.com/live/IDFVQf8ER_0)

- Councillors Present:** Cllr Steve Race in the Chair
- Cllr Michael Desmond, Cllr Michael Levy, Cllr Jon Narcross, Cllr Clare Potter, Cllr Jessica Webb (Vice-Chair), and Cllr Sarah Young
- Apologies:** Cllr Clare Joseph, Cllr Ali Sadek and Cllr Ifraax Samatar
- Officers in Attendance:** Gareth Barnett, Team Leader South
Natalie Broughton, Head of Planning and Building Control
Joe Croft, Senior Transport Planner
Erin Glancy, Planning Officer
Alix Hauser, Planning Officer
Luciana Grave, Conservation Urban Design and Sustainability Manager
Mario Kahraman, ICT Support Officer
Christine Stephenson, Specialist Planning Lawyer
Gareth Sykes, Governance Officer
John Tsang, Development Management and Enforcement Manager

1 Apologies for Absence

- 1.1 Apologies for absence were received from Cllrs Clare Joseph, Ali Sadek and Ifraax Samatar.

2 Declarations of Interest

- 2.1 There were declarations of interest from Cllr Desmond and Cllr Race; both knew the applicant for agenda item 6. No objections were raised.
- 2.2 There was a declaration of interest for the entire Sub-Committee: they knew one of the objectors for agenda item 7, a fellow Hackney Ward Councillor.

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

- 3.1 None.

4 The Terms of Reference of the Planning Sub-Committee for the Municipal Year 2023/24

- 4.1 The Planning Sub-Committee noted their newly formatted terms of reference.

RESOLVED:

The Planning Sub-Committee noted their newly formatted terms of reference at appendix three of the Hackney Council constitution, as approved at the 24 July 2023 Council meeting.

5 Minutes of the Previous Meeting

- 5.1 The Planning Sub-Committee considered the minutes of their previous meetings held on 5 and 25 July 2023.

RESOLVED:

The minutes of the previous Planning Sub-Committee meetings, held on 5 and 25 July 2023 respectively, be approved as an accurate record of those meetings' proceedings.

6 2022/1765: 449 Kingsland Road, Hackney, London, E8 4AU

- 6.1 PROPOSAL: Redevelopment of the site, including the change of use, refurbishment and extension of the existing warehouse building, to provide 1 dwelling house (Use Class C3), 150sqm of community space (Use Class F) and 1,169sqm of commercial space (Use Class E) together with associated cycle parking and refuse and recycling facilities.

POST SUBMISSION REVISIONS: The enlargement of the mews (site) and 4 residential mews houses were removed from the application. A full period of consultation followed. Following this minor design changes to the elevation of the slot house were made.

- 6.2 The designated Planning Officer introduced the planning application as published. During the course of their presentation reference was made to a published addendum and the following amendments to the report:
- An updated Design and Access Statement was provided;
 - Additional drawings were provided; MCA585-X-02EX-270A (Existing Tram shed Short Section G-G) MCA585-X-06GA-270A (Proposed Tram shed Short Section G-G);
 - Additional objections were on a number of issues including the extent of the site location plan, ownership and the potential ramifications of this for access to the site, disruption to amenity, loss of community floorspace and proposed layout of the office;
 - The text for paragraphs 3.8, 5.7.9, 8.1.3, 8.1.5, 8.1.6, 8.1.9, 8.1.15, 8.1.21 and 8.1.22 were amended;
 - Additional conditions were included covering a noise report and the removal of residential Permitted Development Rights (PDR).

- 6.3 Local residents spoke in objection to the application raising a number of concerns including overcrowding, the impact of the design on the loss of privacy for the neighbours, and also that the proposals would affect the current owners had a right to light and air under an existing covenant.
- 6.4 The representatives for the applicant in their submission explained that they were proposing a building that was more compatible and economical compared to its original use. It would be more workable for local groups and a central atrium would be installed reflecting the original historical plans for the site. Addressing concerns raised by local residents, on the matter of the covenant, the applicant explained that that was a civil matter and therefore was not a material planning issue.
- 6.5 Following the submissions, the Sub-Committee members asked questions which were responded as follows:
- Responding to a question about the use of zinc, the representative for the applicant replied that they were used because of Photovoltaic (PV) panels. The dark colour of the zinc would hide the panels. The aim was to make the scheme as sustainable as possible and the PV panels were installed in such a way that they were both sustainable and waterproof;
 - The representative for the applicant confirmed that they had not yet undertaken an asbestos survey of the building for asbestos;
 - Replying to a query about why the height of the building was increased, the representative for the applicant responded that in order for the existing trusses to support the weight of the PV panels, insulation etc. They would have to be upgraded or replaced;
 - The representative for the applicant explained that it had been given to the embodied carbon present in the building, if a floor was removed there would be a lot of disruption to the neighbours. From a construction and embodied carbon point of view that was why the existing floor level was retained;
 - The Council's Conservation and Urban Design and Sustainability (CUDS) Manager explained that in relation to the roof design, while the loss of the historic trusses was regrettable it was concluded that there was minimal harmful impact in relation to the existing roof. In terms of the use of zinc, the officer explained that it had been used in conservation areas previously and its use was not unusual in the context of the proposed scheme. The increase in height was seen as marginal;
 - Replying to a question about the issue of the covenant, the designated planning officer explained that it was not a material planning matter and therefore was not for discussion;
 - Responding to concerns raised from residents about the raised height of the proposals, the designated Planning Officer replied that the scheme would be visible but it would be slightly set back from the façade of the building. The visibility was assessed and it was concluded that it would not cause an adverse impact on neighbouring properties in light of its location and the minor increase in height;

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- Replying to a question about concerns raised by local residents about overlooking, the designated Planning Officer responded that this had been taken into consideration and there was a condition that all windows on all levels would use obscure glazing to a height of 1.8 metres and fixed shut;
- Responding to a question about whether alternative roof coverings were ever considered, the designated Planning Officer replied that in appearance and design terms the Planning Service had concluded that what was proposed was acceptable in relation to its impact on the surrounding conservation area. The use of zinc was not considered harmful and there was precedent of it being used in similar buildings to the one in the application ;
- Responding to question about what proportion of the scheme would have a green roof, the designated Planning Officer replied that the green roof would only be on top of the existing outrigger building;
- Responding to concerns raised about access to the green roof and the possibility of it being used as a terrace, the designated Planning Officer replied that under 8.1.20 in the application report there was a condition limiting use of the green roof for emergencies and maintenance only;
- The representative for the applicant explained that in terms of the building and neighbouring properties, they were seeking to retain the non designated asset in a conservation area and that the applicant was restricted by the constraints of the site;
- On a point of clarification the representative for the applicant explained that the external elevation of the site were not actually party walls;
- Responding to concerns raised about the loss of community space, the designated Planning Officer explained that in the case of the application, under policy LP8 of Hackney's Local Plan, there were specific circumstances where there would be a provision where better quality of floor space was being provided. In the case of the application it would be level access with better light and in a modern and sustainable setting. So while it was acknowledged there would be a loss of significant floor space, it was currently underutilised and of poor quality, the proposed replacement was considered to be better and more suitable;
- Responding to a question about the Slot House, the designated Planning Officer replied that it was slightly different to the proposals before the Sub-Committee. The Slot House had previously been extended the whole length of the site. There had been some subsequent design changes but it was still similar to the previous iteration in terms of its bulk, height and materiality.

Vote:

For: Cllr Steve Race (Chair), Cllr Jessica Webb (Vice Chair), Cllr Michael Desmond, Cllr Michael Levy, Cllr Jon Narcross, Cllr Clare Potter and Cllr Sarah Young.

Against: None.

Abstained: None.

RESOLVED:

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

7 2022/1423: Beaumont Court, Upper Clapton Road, Hackney

7.1 PROPOSAL: Erection of single-storey roof extension above the existing mixed-use building to create 5 residential units, a rear extension to create a new stairwell and lift core with associated works from ground floor up to the new 5th floor in association with new residential units, external alterations to the front facade, refuse and recycling provision as well as a new secure cycle enclosures.

POST SUBMISSION REVISIONS:

- Submission of proposed landscaping plan
- Revised access and servicing plan drawing which increased the recycling provision to the level required in line with guidance
- Revised Travel Plan (V2.0)
- Revised Daylight, Sunlight and Overshadowing Report
- Revised Fire Safety Statement (version V2)
- Revised Energy Sustainability Statement (version 2.0)
- Revised Design and Access Statement (revision B)

A re-consultation was undertaken on 24/01/2023 following the submission of revised documents.

7.2 The designated Planning Officer introduced the planning application as published. During the course of the officer's presentation reference was made to a published addendum and the following amendments to the report:

- There were a number of updated documents, including additional drawings (2000a ground floor plan) and a Fire Strategy Statement;
- Additional comments were received from an objectors relating to discrepancies with the floor plans;
- Following publication of the application report comments were received from the Council's Streetscene team resulting in an amendment to paragraph 4.10 Transportation and servicing;
- Paragraph 8.1.19 was added relating to the Demolition and Construction and Logistics Management Plan.

7.3 A local resident and Hackney ward councillor spoke in objection to the application. They raised a number of concerns about the proposed design which they felt was not compatible with existing building. They also commented on the poor state of the existing building and that the proposed extension was bulky and an eyesore. There were also concerns raised about the loss of light and how the proposed bike shed would significantly reduce the size, character, functionality, and outlook of the southern courtyard. The objectors also recommended a number of conditions including the re-pointing and upgrading and an extension of the existing stairwell to the sixth floor.

7.4 The representatives for the applicant spoke of how their proposals would result in a more sensitive scale with a massing that complemented the existing architecture. The proposed residential units would be dual-aspect design

principles. There were also revisions secured by condition to include an area of additional soft landscape to the entrance element at the east elevation. There would not be a loss of biodiversity as the extension would be constructed atop the existing building and a green roof to the new cycle store was also included resulting in a biodiversity net gain. There was also a Unilateral Undertaking confirming to pay the offsite contribution of £250,000 (£50,000 per unit), in line with the Hackney S106 Planning Contributions Supplementary Planning Documents (SPD).

7.5 Following the submissions, the Sub-Committee members asked questions which were responded as follows:

- Replying to a question about the concerns raised about the existing building and the suggestion of a condition in relation to repointing and upgrading, the Planning Service's Development Management and Enforcement Manager responded that any additional conditions would be outside the scope of the application before the Sub-Committee. The proposals before the members had to be considered on its own merits and not the condition of the existing building. The designated Legal Officer for the meeting added that any additional conditions brought up at the meeting needed to be based on solid planning grounds. Any further conditions needed to be necessary and relevant and have to be in accordance with the actual application;
- Sub-Committee members noted that any additional conditions proposed by the objectors to address their concerns would be a matter for building control rather than planning;
- Responding to a question about whether the conditions included in the application could address those concerns raised by the objectors, the designated Planning Officer cited the example of the central section of the building would be worked on in order to extend to the new roof extension;
- The representatives for the applicant clarified that there would be some redecoration work to allow for the proposed extension;
- Replying to a question about the balconies, the designated Planning Officer responded that because of the existing design of the building there was already an element of overlooking. They concluded that the proposals were not considered harmful above and beyond the existing situation;
- The representative for the applicants explained that the orientation of the amenity spaces was moved from the inside to the ends of the H design of the building, so any concerns about overlooking were mitigated against. The amenities were now on the narrow edge of the design of the units on the top of the proposed fifth floor;
- Responding to a question about the southern garden space, the Planning Service's Team Leader South replied that the southern courtyard was communal amenity space. Under the proposals access to this area was not denied to residents of the building and there was no discernible loss of communal amenity space. The Planning Service would seek to protect overall these types of spaces. Under the proposals there would be a relatively minor loss of a grass area along the southern perimeter and it was

highlighted that there was a courtyard to the north which would remain untouched;

- The representative for the applicant added that the main area for the bicycles would result in the demolition of a hard standing and redundant boiler room;
- One of the objectors replied that the redundant boiler room was currently used as a communal decking space and garden area by residents;
- Some of the Sub-Committee members expressed their disappointment that the applicant was not present at the meeting particular in light of the number of objections received;
- Replying to a query about the amenity space, the representative for the applicant responded that that could consider reconfiguring the proposed bin and bike area to push that into the stair area;
- The Sub-Committee noted that there would be conditions to include flower beds to the rear of the site and also and also the inclusion of the green roof to offset the loss of the small area of the garden;
- Sub-Committee members noted that a landscaping condition was included to offset the loss of the strip of land due to the cycling parking provision. There was a biodiversity gain and as previously mentioned there was an offer to the northern end of the site;
- Replying to a question about the communal roof terrace, the representative for the applicant stated that they were content to accept any related condition relating to deck access such as preventing access or adding a green roof. The Planning Service clarified that there were communal walkways with five proposed residential units and there was an expectation that there would not be an increase in the population that would occupy the roof. Due to the restraints of the roof, the likelihood of gatherings on the roof would be minimal. An additional condition installing fencing may be possible. Any additional structure added to the roof area it was noted would require separate planning permission;
- The representative for the applicant clarified that was no communal roof terrace other than the walk way up from the lift and the stairs;
- Responding to a question about whether the floor space on the plan was not currently partitioned off, the two horizontal sections at the bottom H shape design (as indicated on the published drawings), the representative for the applicant replied that the private flats would have terraces and would have a boundary of 1.1 metres. An additional condition was suggested that only allowed access for maintenance purposes only or could become green roofs to ensure residents did not have access beyond their existing terrace. The representatives for the applicant suggested added additional details to the proposed landscaping condition;
- The Planning Service's Team Leader South explained that they could look at extending the green roof condition to be extended to the other areas of the room deemed where necessary;
- Responding to a question about biodiversity and green space, the Planning Service's Team Leader South replied that there was

garden area to the north of the site already, however, there was a condition for additional landscaping, so there was a net increase in biodiversity and green space. Currently the existing site was on an area of hard paving so there was not a net loss;

- Sub-Committee members were reminded that any issues around the structural stability and integrity of the existing building was not a material planning matter;
- Responding to a question about the integration of the proposals into the existing building, the CUDS manager replied that the proposals were in keeping with the existing architecture . While it was accepted that it was not an exact match, it was acknowledged a number of changes had taken place over a number of years, e.g. the installation of new PVC window, therefore it would prove difficult to get an exact match;
- Replying to a question raised about concerns raised about segregation as a result of the proposals, the Planning Service's Team Leader South explained that the new stairwell and lift core had to adhere to fire safety specifications. The representative for the applicant added that they could look at extending the staircase and that there would be normal access for residents on site;
- The representative for the applicant clarified that their plans had factored in any extension of the existing stairwell. The designated legal officer added that if the applicant was willing to agree in principle to a condition, securing the extension the stairwell, then this could be deemed acceptable;
- Replying to a suggestion about extending of the existing lift to the new proposed extension, the Planning Service's Development Management and Enforcement Manager responded that if the proposals did not show the extension of the existing lift then it would have to form part of a entirely new planning application;
- The designated Planning Officer explained that the new stairwell and lift core would extend to the fifth floor only and would not serve the existing floors;
- Replying to a question about why a new lift was being installed, the representatives for the applicant responded that the size of the lift needed to be bigger to comply with current building regulations and be a firefighting lift and they could not be achieved with the existing lift shaft. They added that any extension of the existing lift shaft would create more disruption. It was felt that concerns expressed previously about segregated access of floors were already mitigated against with amendments to the stairwell;
- The new lift was only servicing the sixth floor because of the layout of the existing building; the new lift was located in an area with no windows and was not expected to cause any disruption to existing tenants. With this proposals any construction work would only impact on a corridor rather than a residential unit;
- Sub-Committee members were reminded by the planning service that any extension of the lift would lead to additional structures and mass on the roof which was outside the scope of the application;

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- The Chair of the Sub-Committee was of the view that the members could not defer making a decision on the application simply on the basis that the existing lift shaft was not being extended to the roof, particularly in mind that the representative for the applicant had already agreed to a condition to amend access to the stairwell;
- The designated legal officer reminded Sub-Committee members that the applicant was not present at the meeting and therefore careful consideration needed to be given to any additional conditions put forward. The application before the members related to the fifth floor;
- Replying to a question about the installation of the Air Source Heat Pumps and PV panels, the representative for the applicant confirmed that these features were just for the five proposed residential units..

Vote:

For: Cllr Michael Levy, Cllr Steve Race and Cllr Jessica Webb.

Against: Cllr Michael Desmond.

Abstained: Cllr Jon Narcross, Cllr Clare Potter and Cllr Sarah Young.

RESOLVED:

Planning permission was granted subject to conditions and completion of a legal agreement.

8 2023/0899: 108 Blurton Road, Hackney, London, E5 0NH

8.1 PROPOSAL: Erection of a single-storey ground floor rear extension.

POST SUBMISSION REVISIONS: Plans amended to reduce the depth of the proposed extension.

8.2 The designated Planning Officer introduced the planning application as published. During the course of the officer's presentation reference was made to a published addendum and the following amendments to the report:

Additional Drawings Provided:ZAAVIA/108BR/109 Rev A (Proposed Section AA)

No persons had registered to speak in objection. The applicant was unable to join the meeting remotely due to a poor internet connection.

8.3 Following the submissions, the Sub-Committee members asked questions which were responded as follows:

- Responding to a question about objections received about the application, the designated Planning Officer explained that a number of revisions had been received changing its design. The Planning Service had concluded that the additional massing would not cause any adverse amenity impact;
- Replying to a question about concerns expressed about the loss of green space, the designated Planning Officer responded that

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they had concluded that the proposals would not significantly impinge on the garden space;

- Responding to a question raised about the lack of details as to the location of waste pipes and drainage, the designated Planning Officer replied that those details were not included as part of the application. They added that there was PDR for the installation of pipes, for example. They highlighted that the existing kitchen was under the outrigger, there appeared to be no reason to install pipes in the extended area. The additional floor space was for the extension of the kitchen..

Vote:

For: Cllr Steve Race (Chair), Cllr Jessica Webb (Vice Chair), Cllr Michael Desmond, Cllr Michael Levy, Cllr Jon Narcross, Cllr Clare Potter and Cllr Sarah Young.

Against: None.

Abstained: None.

RESOLVED:

Planning permission was granted subject to conditions.

9 Delegated Decisions documents

9.1 The Planning Sub-Committee to note the delegated decisions documents for the following period s13 July 2023 to 24 August 2023 and 23 June 2023 to 12 July 2023.

RESOLVED:

The delegated decisions document for the following periods be noted:

- 13 July 2023 to 24 August 2023
- 23 June 2023 to 12 July 2023

10 Any Other Business the Chair Considers to be Urgent

10.1 Sub-Committee members noted that their next meeting was on 11 October 2023 and also that a pre-application meeting was proposed for 13 November 2023.

END OF THE MEETING

Duration of the meeting: 6.30pm - 8.44pm

Date of next meeting: 11 October 2023

Councillor Steve Race
Chair of the Planning Sub-Committee

Contact:

Gareth Sykes,
Governance Officer
Email: governance@hackney.gov.uk.



Planning Sub-Committee – 11/10/2023

ADDRESS: Land to the rear of 64 Middleton Road, London, E8 4BS	
WARD: London Fields	REPORT AUTHOR: Alix Hauser
APPLICATION NUMBER: 2022/0963	VALID DATE: 14/10/2022
DRAWING NUMBERS: 0101 Rev C; 0102 Rev C; 0103 Rev C; 0105 Rev D; 0110 Rev C; 0111 Rev C; 0115 Rev E; 0016 Rev E; 0117 Rev E; 0210 Rev D; 0220 Rev D; 0221 Rev D; 0301 Rev A; 0302 Rev A; 0303 Rev B; 0304 Rev A; 0310 Rev D; 0311 Rev D; 0312 Rev E; 0313 Rev D; Design & Access Report prepared by Edgley Design dated April 2022; Heritage Statement prepared by Edgley Design dated September 2022; Daylight & Sunlight Study prepared by Model Environments dated 10/02/2022; Marketing Recommendation Report prepared by Fyfe McDade dated 08/02/2023; Sustainability Statement prepared by Edgley Design dated September 2022; Tree Development Report prepared by Connick Tree Consultants dated 17/12/2021.	
APPLICANT: Andrew Wright JA Property Lets Limited Unit 2, Piperell Way Haverhill Suffolk CB9 8QW	AGENT: Ella Wragg Edgley Design LF 3.01 The Leathermarket 11/13 Weston Street London SE1 3ER
PROPOSAL: Demolition of mechanic's garage (use class B2) and erection of a two-storey 3 bedroom dwellinghouse (use class C3).	
POST SUBMISSION REVISIONS: Minor changes were made to the elevations to ensure consistency and a revised Marketing Report was received. A full period of consultation followed.	
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions and Section 106 legal agreement.	
NOTE TO MEMBERS: None.	

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

ANALYSIS INFORMATION

ZONING DESIGNATION

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

LAND USE

	Use Class	Use Description	Floorspace Sqm
Existing	B2	Mechanic	37.5
Proposed	C3	Residential unit	134

CASE OFFICER’S REPORT

1.0 SITE CONTEXT

- 1.1 The site comprises a backland parcel of land located to the rear of number 64 Middleton Road which lies to the north side of the site.
- 1.2 The site currently accommodates a vacant car repair garage (Use Class B2), accessed from Albion Square.
- 1.3 The site backs onto 22 Albion Square which is a Grade II listed building, part of a group running from Numbers 13 to 22 (consecutive).
- 1.4 The site does not contain a listed building but is located in the Albion Square Conservation Area.
- 1.5 The surrounding area is predominantly residential in character in buildings of traditional character. Queensbridge Primary School is located to the east of the site and Stonebridge Gardens to the west.
- 1.6 The site is located within the Crossrail Safeguarding area and Controlled Parking Zone J.
- 1.7 The site is a short walk from Haggerston Overground Station and is well connected with a number of nearby bus links. The nearest public park is Stonebridge Gardens, a 5 minute walk away. The site has a PTAL score of 4.

2.0 RELEVANT HISTORY

- 2.1 No relevant planning permission.

3.0 CONSULTATIONS

- 3.1 Date First Statutory Consultation Period Started: 18/11/2022

- 3.2 Date First Statutory Consultation Period Ended: 07/10/2022
- 3.3 Date Final Statutory Consultation Period Started: 28/07/2023
- 3.4 Date Final Statutory Consultation Period Ended: 21/08/2023
- 3.5 Site Notice: Yes
- 3.6 Press Advert: Yes

Neighbours

- 3.7 Letters of consultation were sent to 20 adjoining owners/occupiers.
- 3.8 Objections were received from 20 individuals/households as a result of the original public consultation. These representations are summarised below:
 - Letters were not received by neighbouring occupiers, site notices were not erected and press notices were not published.
 - Poor design and architecture that would detract from the character of the area.
 - Bulk, scale, massing, form, height and layout would lead to loss of the open character of rear gardens within the conservation area, contrary to the existing urban grain and result in a discordant intrusion into the appearance of the conservation area.
 - The proposal is over-development of the site.
 - The proposal is overbearing and out of scale and proportion with existing character.
 - Proposed materials not in keeping with the conservation area.
 - The building line does not respect the historic building line.
 - Lack of information submitted in regard to materials.
 - Use of the roof of the ground floor projection as a terrace
 - Development would result in unacceptable overlooking and loss of privacy.
 - Daylight & Sunlight Report should include more properties.
 - Natural ventilation and daylight would be limited within the new dwelling.
 - Development could impact the health of nearby trees.
 - Heat pump and terrace would create a noise nuisance.
 - No parking is proposed.
 - No mention of contaminated land.
 - Inconsistency between plans.
 - Misleading and disingenuous information provided in application concerning whether the site is vacant or not.
 - The development would set an unacceptable precedent.
 - Loss of views and visual amenity from adjoining properties.
 - The dwellinghouse should be used as a single dwellinghouse only and not a rooming house.
 - Disruption during the period of construction from noise and dust.
 - Fears over unsafe removal of asbestos.
 - Ownership issues in regard to the land to the west of the development which is not owned by the applicant and no permission has been obtained for storing machinery / materials on this land.
 - A similar application at the site was refused in the late 1990s.

3.9 Following the initial period of consultation, minor revisions were made to the proposal and a revised marketing report was received. Two periods of re-consultation on the revised plans, resulted in six objections being received, all from individuals/households that had previously raised objections. The relevant new issues are summarised below:

- Marketing evidence should not justify that the building is large and unsuitable for the site and the conservation area.
- Marketing evidence is inadequate, unreliable and factually incorrect.

3.10 The matters of disruption during the period of construction and asbestos removal are covered by separate legislation and cannot be afforded significant weight as material planning considerations. Ownership is not a material planning consideration.

3.11 The remaining above comments are addressed within the assessment section of this report.

Statutory Consultees

3.12 Crossrail Safeguarding: No comment on application.

3.13 Crossrail 2 Safeguarding: No objection subject to conditions.

Council Departments

3.14 Drainage: No objection subject to conditions.

3.15 Landscape & Trees: No objection.

3.16 Traffic & Transportation: No objection subject to conditions.

3.17 Waste: No objection.

Local Groups

3.18 Hackney Society Planning Group [received prior to revisions]: The site has potential for development. But the bulk of the building seems overbearing for the properties to the west.

The layout places a fully-glazed living space on a north facing aspect and has limited amenity space. Cladding material is not decided and should be secured by condition. Overall a rather bland proposal, in plan and elevation, that needs more work considering the proximity of Albion Square, the visibility of the site and the surrounding context.

3.19 Kingsland CAAC: No objection.

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

- LP1 Design Quality and Local Character
- LP2 Development and Amenity
- 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
- LP28 Protecting and Promoting Industrial Land and Floorspace in the Borough
- 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
- LP58 Improving the Environment - Pollution

4.2 London Plan 2021

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG4 Delivering the Homes Londoners Need
- 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
- D14 Noise
- H1 Increasing Housing Supply
- H2 Small Sites
- H4 Delivering Affordable Housing
- H6 Affordable Housing Tenure
- H10 Housing Size Mix
- HC1 Heritage Conservation and Growth
- G5 Urban Greening
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodlands
- SI 1 Improving Air Quality
- SI 2 Minimising Greenhouse Gas Emissions
- SI 4 Managing Heat Risk
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T1 Strategic Approach to Transport

- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car Parking
- T7 Deliveries, Servicing and Construction
- T9 Funding Transport Infrastructure through Planning

4.3 SPD / SPG / Other

Mayor of London

Mayor's Housing SPG (2016)

London Borough of Hackney

Albion Square Conservation Area Appraisal (2016)
Public Realm SPD (2012)
Residential Extensions and Alterations SPD (2009)
Sustainable Design & Construction SPD (2016)
S106 Planning Contributions SPD (2020)

4.4 National Planning Policies/Guidance

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

4.5 Legislation

Equality Act 2010
Planning Compulsory Purchase Act 2004
Town and Country Planning Act 1990

5.0 COMMENT

5.1 Background

- 5.1.1 The application proposes the demolition of the existing vacant garage and the erection of a two-storey three-bedroom dwellinghouse.
- 5.1.2 The dwellinghouse proposed would have a gross internal area (GIA) of 134 sqm and would include an open plan kitchen and dining area at ground floor level linked to a large outdoor amenity area to the north of the site as well as a water closet and utility room, a study and a living area linked to a rear terrace on the southern side of the site. At first floor level a master bedroom with walk-in-wardrobe and ensuite is proposed as well as two additional bedrooms and a bathroom.
- 5.1.3 The dwellinghouse is proposed to be clad in a mixture of materials including stock brick, timber and equitone in brick with darker unspecified materiality to the upper floors. Windows are proposed to be triple glazed in unspecified materials.
- 5.1.4 A large garden is proposed to the north of the dwellinghouse with a smaller courtyard to the south of the site between the boundary walls of number 62 Middleton Road to the west and number 22 Albion Square to the south.

5.1.5 Cycle storage is proposed adjacent the front entrance behind the retained boundary wall whilst refuse storage is proposed to be accessed from streetside and is built into the existing boundary wall.

5.1.6 The main considerations relevant to this application are:

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

Each of these considerations is discussed in turn below.

5.2 Principle of Development / Land Use

Loss of Industrial Floorspace

5.2.1 Policy LP28 (Protecting and Promoting Industrial Land and Floorspace in the Borough) of LP33 sets out that the loss of industrial land and floorspace outside of Priority Industrial Areas and Locally Significant Industrial Sites will be permitted where robust marketing evidence can be submitted to demonstrate that there is no demand for the existing vacant land existing for its current or former use and the possibility of retaining, reusing or redeveloping it for similar or alternative smaller or more flexible units for employment generating use, or other alternative employment generating use has been fully explored.

5.2.2 The site is currently in poor condition with no access to power or sanitary facilities available.

5.2.3 A Marketing Report has been provided which outlines that a significant amount of renovation, repair and refurbishment would be required to the structure and fittings of the building in order to bring the existing dilapidated unit into use that is operational and fit for purpose.

5.2.4 The Marketing Report also outlines the shortfalls and limitations of the existing site which result in the unit being undesirable for other potential B2 occupiers. These include the size and state of the unit.

5.2.5 Finally, the report provides evidence of marketing that has been undertaken since March 2022, including online marketing through Fyfe McDade, RightMove, OntheMarket and Zoopla, email outs to computerised databases and inter agency marketing on Agents Society and the Estate Agents Clearing House. This

marketing, which has been undertaken for a period exceeding 1 year, has yielded no interest in the unit.

- 5.2.6 The submitted evidence is considered to comply with the intentions of policy LP28 and is considered to meet the requirements set out within Appendix 1 of LP33. It is clear from the evidence submitted that the unit is undesirable and has a limited prospect of being let out for industrial purposes. The likelihood of this is further hindered by the location of the site within a predominantly residential area where noise nuisance and opening hours of light industrial units are likely to conflict with the amenity of neighbouring residential occupiers.
- 5.2.7 Given the limitations of the site and the lack of interest demonstrated by the Marketing Report, the loss of the historic and vacant B2 unit is considered acceptable in land use terms.

Proposed Residential Use

- 5.2.8 The principle of providing new housing within the Borough is generally supported at a national, regional and local level subject to assessments of other material considerations. Policy LP12 of the Hackney Local Plan states that the development of small sites to meet housing needs will be supported and that infill housing development and innovative approaches to housing delivery on small sites will be supported, subject to meeting other development plan policies. Point D of the policy notes that self-contained residential units are the priority residential land use in the borough and the type of land use for which there is the greatest need.
- 5.2.9 Given the location of the site, within a predominantly residential area and outside of areas where industrial or commercial floorspace is sought, as well as the need for residential use within the Borough, the proposed use is supported in principle and would accord with the relevant policies of the Local Plan and London Plan.

5.3 Housing Mix

- 5.3.1 Policy H10 (Housing Size Mix) of the London Plan 2021 indicates that to determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to, amongst other things, the nature and location of the site and the aim to optimise housing potential on sites.
- 5.3.2 This policy is amplified by Hackney's LP33 policy LP14 (Dwelling Size Mix) which sets out that the preferred dwelling mix for a market housing development is at least 33% of 3 or more bed units and a higher proportion of 2-bed units than 1-bed units.
- 5.3.3 The property would be laid out as a 3 bed dwellinghouse. The provision of a family sized dwellinghouse in this location is considered acceptable and policy compliant.

5.4 Affordable Housing

- 5.4.1 Policy LP13 (Affordable Housing) of LP33 requires schemes which fall below the 10 unit threshold to provide on-site provision or payments in lieu, up to the equivalent of 50% of housing delivered as affordable housing subject to viability.

Ideally the provision would be onsite however, the policy allows for payments in lieu to be secured via a legal agreement, rather than the provision on site. This payment is calculated based on the affordable housing requirements. The adopted S106 Planning Contributions SPD requires a payment of £50,000 per unit, subject to viability. The applicant has agreed to a financial contribution of £50,000. This contribution is to be secured by S106 agreement.

5.5 Design and Conservation

- 5.5.1 Policies LP1 (Design Quality and Local Character) of the LP33 and D6 (Housing Quality and Standards) of the London Plan seek to adopt a rigorous design approach and ensure that all new development be of the highest architectural and urban design quality. They require development to respond in a positive manner to the existing context and local character, be compatible with the existing townscape including urban grain and plot division, and where possible enhance it.
- 5.5.2 Policy LP3 (Designated Heritage Assets) and London Plan policy HC1 (Heritage Conservation and Growth) requires development proposals affecting Conservation Areas or their settings to preserve or enhance the character and appearance of the 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 (in terms of the spaces between buildings, density, settings, building lines, siting, pattern of development, urban grain and plot coverage) as well as being sympathetic to the assets' significance and appreciation within their surroundings.
- 5.5.3 The replacement of the existing dilapidated building and vehicle repair yard with a residential use is supported in principle, in conservation and design terms.
- 5.5.4 The proposed location, footprint, height and massing is supported in townscape terms as is the retention of much of the side garden wall running along Albion Square. This type of backland housing sits well within the historic garden and the retention of as much of the existing wall is supported.
- 5.5.5 The location and proportions of the windows are considered appropriate for a modern building. The consideration and design of the windows facing the street, which would result in an acceptable defensible space without the requirement for unsightly window bars, is also supported.
- 5.5.6 The proposed materiality is considered to respond well to the historic nature of the site, whilst presenting as appropriately modern. Further details of the specification of the materials will be required via condition to ensure that the proposed brick, timber and equitone cladding is of an appropriately high quality.

Impact on Heritage Assets

- 5.5.7 The site is located within the Albion Square Conservation Area and adjoins a terrace of statutorily listed buildings to the south.
- 5.5.8 Section 72 of *The Planning (Listed Buildings and Conservation Areas) Act 1990* requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

- 5.5.9 Paragraph 203 of the NPPF requires a balanced judgement having regard to the scale of any harm or the loss and the significance of the heritage asset.
- 5.5.10 In this case, the loss of the existing structure is not objected to as the building is considered not to enhance the special character of the conservation area. The proposed replacement building is considered to preserve the character and appearance of the Albion Square Conservation Area and there would be no adverse setting impacts identified to the adjoining statutory listed buildings.
- 5.5.11 The proposals bring a rundown, backland site back into full use with a well designed family sized dwellinghouse. The proposals are therefore considered to be acceptable in design and conservation terms.

5.6 Standard of Accommodation

Residential

- 5.6.1 The Greater London Authority Housing SPG, London Plan Policy D6 and Technical Housing Standards – Nationally Described Space Standard (NDSS) contain a number of requirements relating to reasonable and required standards of accommodation.
- 5.6.2 The property would be laid out as a 3 bed 6 person unit over two floors with a GIA of 134 sqm which greatly exceeds the area requirements of the NDSS.
- 5.6.3 All bedrooms are in accordance with specifications, all floors have acceptable floor to ceiling heights, and the unit has adequate area to comply with the built-in storage requirements.
- 5.6.4 All rooms would be served with suitable sized windows to ensure receipt of good levels of light and outlook and the triple aspect of the unit would provide benefits in terms of cross ventilation.
- 5.6.5 Standards 26 and 27 of the Housing SPG require private outdoor space to be provided for occupants. The dwellinghouse is provided with 40 sqm of outdoor amenity space in the form of a large north facing garden and a smaller south facing terrace. This provision is well in excess of the relevant standards.
- 5.6.6 In terms of accessibility, step-free access is not provided as the property is set over two levels. The development therefore is unable to provide a fully inclusive and accessible layout. However, it is considered that the size of the development would ensure that it could comply with the relevant building regulations. It is also noted that a lift is not a standard inclusion within a single dwellinghouse. As such, and as part of an otherwise acceptable scheme, the lack of a lift is, on balance, considered acceptable.
- 5.6.7 Given the above, the proposal is considered to provide an acceptable standard of accommodation.

5.7 Neighbouring Amenity

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

Daylight / Sunlight

5.7.2 The British Research Establishment (BRE) has produced guidance on assessing the impact of proposals on the daylight and sunlight received from adjoining properties.

5.7.3 The provided Daylight and Sunlight Report demonstrates that all windows tested at surrounding properties meet the Vertical Sky Component target value and would therefore experience negligible or no impact in regard to daylight.

5.7.4 All windows within 90 degrees of due south will meet the tests in regard to Annual Probable Sunlight Hours (APSH).

5.7.5 The proposal is therefore considered to have acceptable impacts in regard to daylight/sunlight for adjoining occupiers.

Overshadowing

5.7.6 BRE guidance also considers the overshadowing impacts of a development on surrounding gardens, parks, public squares and playgrounds. In order to prevent these spaces becoming damp, cold and uninviting, BRE guidance specifies that at least 50% of the space should receive more than 2 hours of sunlight on 21 March equinox, with the proposed impact being no more than 0.8 times its former value.

5.7.7 The overshadowing assessment has tested the impacts of the development on adjoining amenity spaces including the private back gardens of 60 and 62 Middleton Road.

5.7.8 The Daylight and Sunlight Report demonstrates that these gardens will receive at least 2 hours of sunlight for a minimum of 75% of the space on the March equinox, in accordance with BRE guidance.

Outlook

5.7.9 Given the separation of the proposed building bulk from existing buildings and in the context of the minor scale of the dwellinghouse, it is considered that the proposal would not result in an unacceptable detrimental impact upon neighbouring occupiers in terms of provision of outlook from the site, and would not result in unacceptable overbearing impact or sense of enclosure.

Privacy / Overlooking

5.7.10 The proposed dwellinghouse includes a number of windows on the northern, southern and eastern elevations.

- 5.7.11 The proposed windows at ground floor level would not give rise to unacceptable impacts in regard to privacy or overlooking due to the provision of boundary fencing.
- 5.7.12 A condition will require first floor windows in the northern and southern elevations be glazed to at least a height of 1.8m and fixed shut to ensure privacy values are maintained.
- 5.7.13 Concerns were raised in regard to a door onto the flat roof of the ground floor. This has been removed from the proposal. Regardless, a condition will ensure that this roof is not used as a terrace as its use would give rise to unacceptable impacts in regard to overlooking and privacy.
- 5.7.14 Given the above, and subject to conditions, the development is considered to be acceptable in relation to impacts on the amenity of surrounding properties.

Response to Objections

- 5.7.15 It is noted that a number of objections raised concerns about letters not having been sent. A review of the Council's records confirms that letters were sent to all properties directly adjoining the boundary of the site. This meets the requirements of relevant legislation set out by the government which only requires directly adjoining occupiers be served notices. Further information on the extent of consultation is included within section 3 of this report. The Council has undertaken its statutory duty in line with the requirements set out within The Town and Country Planning (Development Management Procedure) (England) Order 2015 in regard to consultation for this application.
- 5.7.16 Objections have been received relating to noise and disturbance impacts arising from the development. The redevelopment of the site from an unrestricted car mechanics to a residential unit is supported in amenity terms, as the proposed residential use is located in an established residential area. The proposed ground floor terrace area is small in scale (7.5 sqm) and fully enclosed, so will not facilitate potential noise and disturbance impacts. In terms of construction impact, a construction logistics plan condition and considerate contractors clause (s106) will provide appropriate mitigation measures during the construction phase of the development.

5.8 Traffic & Transportation

- 5.8.1 The Public Transport Accessibility Level (PTAL) in the area is rated as 4 indicating that the site has a good level of public transport. The site is well connected to a number of bus routes and Haggerston Overground Station.
- 5.8.2 LP42 requires all development to promote sustainable transport by prioritising walking and cycling within the Borough. The application proposes 2 cycle parking spaces adjacent the front entrance behind a brick boundary wall. A policy compliant cycle parking plan is required which shows details of the layout, foundation, stand type and spacing. This is recommended to be secured by condition.

- 5.8.3 The development is proposed to be car-free, so that future occupants will not be eligible for CPZ parking permits, ensuring that the development will not result in additional parking pressure on the surrounding highway network but will rely on more sustainable modes of transport. This is in line with LP45 (Parking and Car-Free Development) of LP33 and the London Plan. This will be secured via legal agreement.
- 5.8.4 Given the nature of the proposed development, a final Construction Management Plan (CMP) for the various stages of construction will be required to mitigate negative impact on the surrounding highway network. These should be in line with TfL guidance. This will be secured by condition.
- 5.8.5 Given the change of use of the site and the proposed layout it is considered that the redundant crossover should be removed. Minor upgrading works to the pavement directly adjacent to the site is also considered necessary. These works will be secured as S278 works via a legal agreement.
- 5.8.6 Given the above, and subject to conditions and a legal agreement, the development is considered to have an acceptable impact on parking pressure and highways infrastructure.

5.9 Energy & Sustainability

- 5.9.1 All new developments need to consider statutory requirements to reduce pollution, energy and carbon emissions, and should incorporate best practice design principles and guidance where appropriate.
- 5.9.2 Policy SI 4 of the London Plan and LP54 of LP33 require all development to regulate internal and external temperatures through orientation, design, materials and technologies which avoid overheating, in response to the Urban Heat Island Effect and addressing climate change.
- 5.9.3 Policy LP55 of LP33 applies to all new developments and states they must actively seek to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability.
- 5.9.4 A development of this scale would be expected to comply with building regulations to ensure the statutory requirements to reduce pollution, energy and carbon emissions are met. The development would be required to demonstrate that it incorporates fabric efficiency measures.
- 5.9.5 A sustainability statement was submitted that confirmed that in order to reduce the energy demand of the development, several passive design strategies and energy efficiency improvement methods will be adopted including building fabric U-values that exceed the requirements of building regulations Part L 2013, air permeability rates close to CIBSE best practice values, energy efficient light fittings, incorporation of sustainable services strategies, such as MVHR, and passive design strategies.
- 5.9.6 Usage of natural ventilation, building orientation, window directions/sizes, thermal massing, solar shading, daylighting and passive solar heating were carefully

assessed so as to reduce the heating energy demand while ensuring no overheating occurs in summer.

- 5.9.7 The orientation of the site and the location of windows/doors was carefully considered in order to optimise natural ventilation & solar gain through the provision of openings and shading.
- 5.9.8 It is proposed to incorporate high levels of insulation and windows and doors will be energy efficient utilising triple-glazing to ensure very high thermal performance and to achieve low U values and exceeding current Building regulation requirements where possible.
- 5.9.9 Whilst these measures were outlined as being employed no specific data was provided in regard to carbon emissions. As such, the submitted statement did not confirm that zero carbon would be met.
- 5.9.10 In the event that zero carbon emissions are not met, a payment to offset the shortfall is required. As such, a carbon offset would be secured via S106.

5.10 Biodiversity & Ecology

- 5.10.1 Policy G5 (Urban Greening) of the London Plan and LP46 (Protection and Enhancement of Green Infrastructure) of LP33 requires that all development should enhance the network of green infrastructure and seek to improve access to open space.
- 5.10.2 Policy G6 (Biodiversity and Access to Nature) of the London Plan states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. Policy LP47 (Biodiversity and Sites of Importance of Nature Conservation) of LP33 reinforces this policy, stating that all development should protect and, where possible, enhance biodiversity leading to a net gain.
- 5.10.3 The proposal will result in an uplift in biodiversity in relation to the existing circumstances given the provision of a rear garden of approximately 32sqm in place of a site completely occupied by hardstanding. This is considered an acceptable response given the scale of the scheme.
- 5.10.4 However, it is noted that a large flat roof is proposed above the ground floor projection to south of the two-storey bulk. This is considered an appropriate location for a green roof and a condition of permit will require a green roof be provided in this location.
- 5.10.5 It is noted that all development schemes involving buildings with an eaves height or roof commencement height of 5 metres and above are required to provide nesting boxes for swifts, sparrows, starlings and/or bats as appropriate to help preserve endangered urban biodiversity in Hackney. A condition will require swift boxes be installed prior to occupation.
- 5.10.6 Subject to conditions, the proposal is considered acceptable in respect of biodiversity and ecology.

5.11 Landscape & Trees

- 5.11.1 Policy G7 (Trees and Woodlands) of the London Plan outlines that Development proposals should ensure that, wherever possible, existing trees of value are retained. Policy LP51 (Tree Management and Landscaping) of LP33 further amplifies this and requires all developments to retain trees of amenity value, especially veteran trees.
- 5.11.2 An Arboricultural Impact Assessment was provided that outlined that there were six trees within the vicinity of the development including two category B trees to the west of the proposed building in the rear garden of number 60 Middleton Road and four category C trees (two to the north in rear garden of number 62 Middleton Road and two street trees to the east).
- 5.11.3 The proposed building has the potential to encroach into the root protection area (RPA) of three of the category C trees; the two 'Tree of Heaven' street trees and the Apple Tree in the rear garden of number 62 Middleton Road. The encroachment into the RPA ranges from between 0.9% and 6.7%. However, the surrounding surface materials (including concrete) and location of existing buildings and boundary walls is considered likely to have resulted in reduced root spread for all these trees. It has been confirmed by the applicant that the areas of concrete surrounding these trees, and category B trees to the west will be retained during the construction period.
- 5.11.4 The assessment and proposed methodology was reviewed by the Council's tree officer who raised no concerns subject to the areas of hardstanding surrounding nearby trees being retained. This will ensure that the roots are not compacted. It is considered that the trees can be appropriately protected and retained by maintaining the existing hardstanding and utilising protection fencing as outlined within the supplied AIA. This will be conditioned.
- 5.11.5 Other trees on and within the vicinity of the site are of minor quality and raised no concern.
- 5.11.6 As such, subject to compliance with the submitted Arboricultural Impact Assessment and conditions, the proposal is considered to have acceptable impacts on nearby trees.

5.12 Drainage

- 5.12.1 London Plan policy SI 12 states that development proposals must comply with the flood risk assessment and management requirements over the lifetime of the development and have regard to measures proposed in flood management plans. Policy SI 13 of the London Plan states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- 5.12.2 Policy LP53 of LP33 requires all development to have regard to reducing flood risk, both to and from the site, over its expected lifetime. The policy further states that all development should decrease vulnerability to flooding through appropriate siting, design and on and off-site mitigation.

- 5.12.3 The site is shown to have a medium risk of surface water flooding and has an increased potential for elevated groundwater. There will be a change of flood risk vulnerability classification from a less vulnerable to a more vulnerable use.
- 5.12.4 As such, and in order to comply with policy LP53, details of a sustainable urban drainage system, including a drainage layout and a management & maintenance plan will be required by condition.
- 5.12.5 Furthermore, given the high risk of surface water flooding it is considered that a scheme for the provision and implementation of flood resilient and resistant construction details and measures for the buildings against surface water flood risk be submitted. This will be required by condition.
- 5.12.6 As such, subject to conditions, the proposal is acceptable on drainage grounds.

5.13 Waste

- 5.13.1 LP33 policy LP57 seeks to ensure new development in Hackney supports the objectives of sustainable waste management.
- 5.13.2 Refuse and recycling bins are set within the front boundary of the residential property with direct access from Albion Square. The dwellinghouse would receive the Council's waste collections for street level properties. The area for waste would need to be large enough to accommodate 2 x 180L bins, 1 x 23L Food Waste Caddy and storage of full recycling sacks. The drawings demonstrate adequate area for these requirements.
- 5.13.3 The development is deemed to meet the requirements of policy LP57 of the LP33.

5.14 Community Infrastructure Levy

- 5.14.1 As the application proposes the addition of a new residential unit, it is liable for a Community Infrastructure Levy (CIL). The London Mayoral CIL 2 has a rate of £60.00 per sqm of floor space. The site is located in Zone A under the Hackney CIL, which has a rate of £190.00 per sqm of residential floor space.
- 5.14.2 The amount of the CIL is calculated on the basis of net additional internal floorspace with the proposal being for 134 sqm of new residential floorspace. Based on the net internal floorspace the London Mayoral CIL 2 is £8,040 and the Hackney CIL is £25,460 (combined CIL of £33,500).
- 5.14.3 Please note this is an estimate only and these amounts are subject to indexation. Any liability notice will reflect rates applicable at the time a planning decision is made.

6.0 EQUALITIES CONSIDERATIONS

- 6.1 The Equality Act 2010 requires public authorities, when discharging their functions, to have due regard to the need to (a) eliminate unlawful discrimination, harassment and victimisation and other conduct; (b) advance equality of opportunity between people who share a protected characteristic and those who do not; and (c) Foster good relations between people who share a protected characteristic and persons who do not share it. The protected characteristics under the Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.2 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 The proposed demolition of the vacant mechanic (use class B2) and provision of a residential unit (use class C3) is deemed acceptable. The proposal would result in the provision of a family sized residential unit with a good standard of accommodation.
- 7.2 The proposals will not have a demonstrably adverse impact upon neighbouring amenity, nor on the character and appearance of the application site nor the wider surrounding context.
- 7.3 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. The proposal is deemed to comply with the relevant policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021) and the granting of planning permission is recommended subject to conditions and the completion of a legal agreement.

8.0 RECOMMENDATIONS

Recommendation A

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

8.1.1 Commencement within three years

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

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

8.1.2 Development in accordance with plans

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

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

8.1.3 Materials to be submitted

Full details, with samples, of the materials to be used on the external surfaces of the buildings, including obscure glazing, shall be submitted to and approved by the Local Planning Authority in writing before the relevant work on the site is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

8.1.4 Green Roof

Details of a green roof to the ground floor, designed for biodiversity with a minimum substrate of 80mm, and as part of a sustainable urban drainage system, shall be submitted and approved by the Local Planning Authority in writing before any work on the site is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In the interest of enhancing biodiversity and managing flood risk and providing a sustainable drainage system.

8.1.5 Construction Logistics Management Plan

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

demolition and construction management plan, which shall be maintained throughout the entire construction period.

- A 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);
- 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 construction works, 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;
- A demolition and construction traffic management plan to include the following: the construction programme/timescales; the number/frequency and size of construction vehicles; construction traffic route and trip generation; location of deliveries; pedestrian and vehicular access arrangements; any temporary road/footway closures during the construction period; details of parking suspensions (if required) and the duration of construction;
- A dust management plan to include details of how dust from construction activity will be controlled / mitigated against 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.

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.

8.1.6 **Cycle Parking**

Prior to the commencement of above ground construction, a policy compliant cycle parking plan is required, which shows details of layout, foundation, stand type and spacing of 2 cycle parking spaces.

The storage spaces and stands must be kept in good working condition, in accordance with the above details, in perpetuity.

REASON: To ensure that adequate provision for the safe and secure storage of bicycles is made for future occupiers and in the interest of safeguarding highway safety.

8.1.7 **Sustainable Drainage**

Prior to superstructure works, detailed specification, a drainage layout and a management & maintenance plan (where applicable) of a sustainable urban drainage system shall be submitted to, and approved by the LPA, in consultation with the LLFA. It must be demonstrated that there will be no increase in surface

water flow being discharged offsite and an overall reduction in peak flow rate and volume.

REASON: In the interest of sustainable drainage.

8.1.8 Flood Resilient and Resistant Construction Details

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

REASON: In the interest of flood resilience against surface water flood risk.

8.1.9 Crossrail 2 Safeguarding

None of the development hereby permitted shall be commenced until detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:

- (i) Accommodate the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works;
- (ii) Accommodate ground movement arising from the construction thereof;
- (iii) Mitigate the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures.

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works within the development hereby permitted which are required by paragraphs C 1(i), (ii) and (iii) of this condition shall be completed, in their entirety, before any part of the buildings are occupied.

REASON: In the interest of protecting crossrail infrastructure.

8.1.10 Obscure Glazing

The windows located within the northern and southern elevations of the dwellinghouse shall be obscure glazed to a height of 1.8m and fixed shut.

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

8.1.11 Restriction on use of flat roof

The roof of the ground floor portion of the dwellinghouse hereby approved shall not be used for any purpose other than as a means of escape in emergency or for maintenance of the building. In particular the roof shall not be used as a roof terrace, balcony or any other amenity area.

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

8.1.12 Tree Protection

Tree protection for all retained trees at the site and on adjacent land shall be undertaken in accordance with BS5837:2012 (Trees in relation to construction - Recommendations) and will protect the root protection area calculated as described in Table 2 of that British Standard for the duration of all site works (including demolition) undertaken in connection with the development hereby approved.

The protective fencing will be 2.4m high and conform to Figure 2 of BS5837:2012 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. On to this weldmesh panels should be securely fixed with wire or scaffold clamps.

Existing hardstanding within the Root Protection Area of existing nearby trees shall be retained.

REASON: In order to protect the existing trees during building operation and site works.

8.1.13 Removal of PD Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any other Order modifying or revoking that Order whether in whole or in part, planning permission shall be required in respect of development falling within Classes A-H of Part 1 of the second schedule to that Order.

REASON: To protect the character and appearance of the development hereby approved.

8.1.14 Swift Boxes

Prior to the first occupation of the development hereby approved a minimum of two Swift nesting bricks and/or boxes shall be provided at or close to eaves level of the development hereby approved. The bricks/boxes shall be retained thereafter in perpetuity.

REASON: In the interests of biodiversity.

8.1.15 No new pipes and plumbing

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

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

Recommendation B

- 8.2 That the above recommendation be subject to the landowners and their mortgagees entering into a Legal Agreement by means of a legal deed in order to secure the following matters to the satisfaction of the Corporate Director, Legal and Governance Services:
- 1) Affordable Housing Contribution of £50,000.
 - 2) Carbon Offset contribution of £1,500.
 - 3) Car Free Development (Non-Blue Badge Holders).
 - 4) S278 Works of £8,501.19.
 - 5) Considerate Constructors Scheme
 - 6) Monitoring costs of £4,720 in accordance with the Planning Contributions SPD to be paid prior to completion of the proposed legal agreement.
 - 7) Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Legal Agreement.

Recommendation C

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

9.0 INFORMATIVES

The following informatives should be added:

- SI.1 Building Control
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act
- SI.28 Refuse Storage and Disposal Arrangements
- SI.50 S106 Agreement
- SI.57 CIL
- NPPF Applicant/Agent Engagement

Crossrail 2 Tunnels

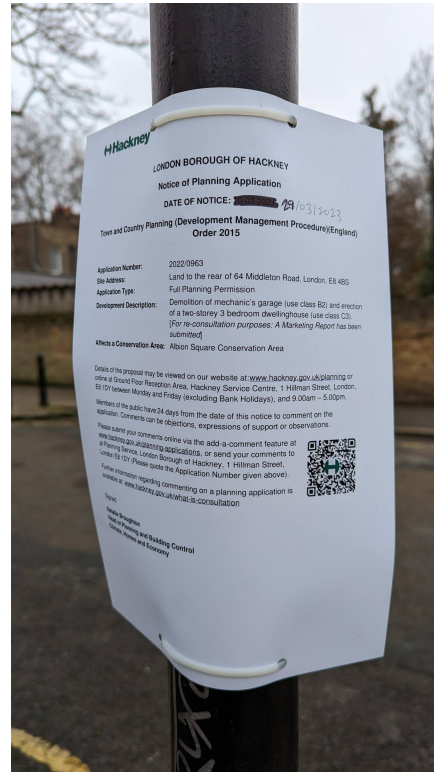
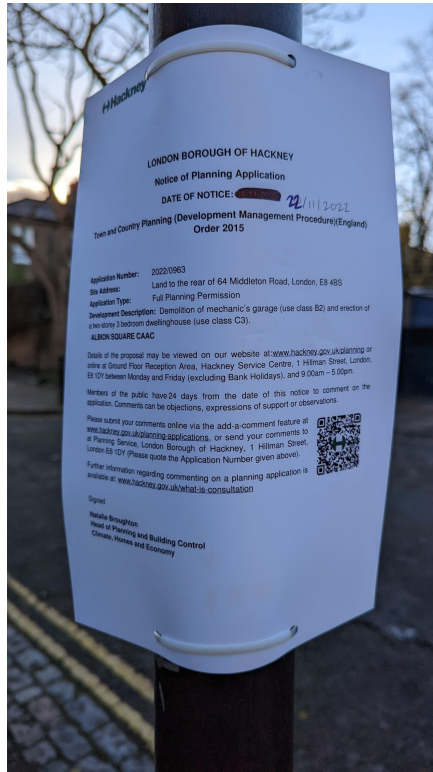
Transport for London is prepared to provide to information about the proposed location of the Crossrail 2 tunnels and structures. It will supply guidelines about the design and location of third party structures in relation to the proposed tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the construction and use of the tunnels. Applicants are encouraged to discuss these guidelines with the Crossrail 2 engineer in the course of preparing detailed design and method statements.

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

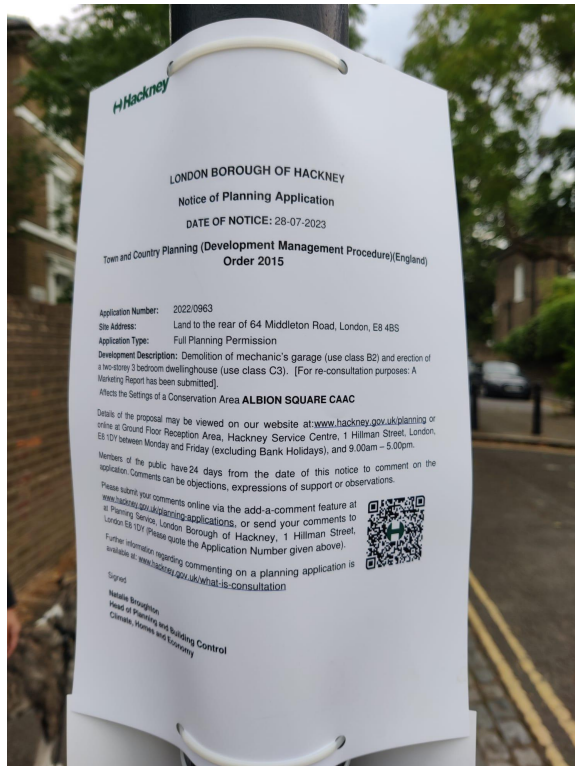
Natalie Broughton - Assistant Director, Planning & Building Control

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>Alix Hauser Planning Officer X 6377</p>	<p>1 Hillman Street London E8 1DY</p>

Site Notices (First, Second & Third Round)



22 November 2022 & 29 March 2023



28 July 2023

Site Photos



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ED 2109 Middleton Road
Design & Access Report

Planning Application
April 2022

Land to rear of 64 Middleton Rd,
London
E8 4BS

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01 Introduction

Introduction, Overview and Site Location

Introduction

We are applying for full planning on our proposal to build a high quality two storey new build house on a site to the rear of 64 Middleton Road.

Site

The site is located in the London borough of Hackney, in the Hackney South and Shoreditch constituency, London Fields ward and the Albion Square Conservation area. The borough of Hackney is an inner London borough, bounded by boroughs of Islington, Waltham Forest, Newham, Tower Hamlets, Haringey, and the City of London.

The site lies to the north of Haggerston and to the south of Dalston, with Middleton road spanning from Kingsland Road (A10) to the west to London Fields to the east.

The site is to the rear of 64 Middleton Road, flanking Albion Square and currently accommodates a vacant car repair garage.

Access

The access to the new house will be from Albion Square—frontage to the side as it is an end of terrace plot—ex dropped kerb— we will be removing it cause it will be car free—

Planning History

As far as we are aware, there is no relevant planning history for the site.

Proposal

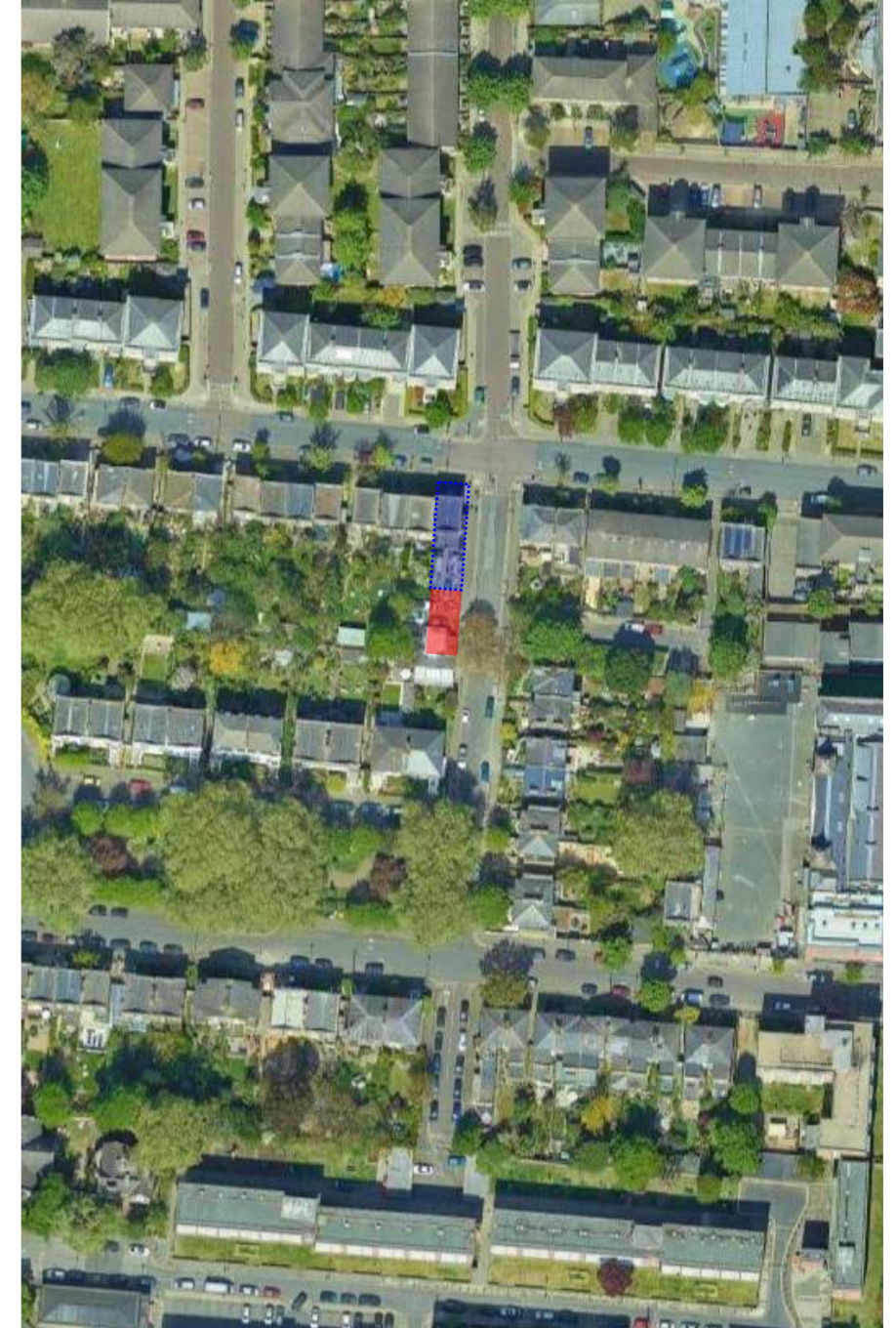
We propose to build a small high quality two storey house, with a large front garden and smaller courtyard to the rear. We feel that this modest but high quality home would be a positive addition to the area.



Map showing site location in red, and existing property within same ownership in blue.



Location Plan



Map showing aerial view of the site

02a Site Context

Site Description

The site occupies a yard space to the rear of 64 Middleton road.

On the site is a vacant car repair garage, and large yard space. The current buildings on site are garages of extremely poor quality. There is a brick wall to the east of the site which flanks Albion Square (road).

To the north the site shares a boundary with the garden to the rear of 64 Middleton road. To the east the site shares a boundary with the Albion Square highway. To the south the site the boundary is with the existing garage (shown in pink) to the rear of 22 Albion Square. The yard itself extends to the west of the site, but part of this is within a different ownership. The boundary of the site is shown here in red, with the part of the yard outside the ownership shown in orange.



Site as seen from the northern end of Albion Square

02b Site Context

Overall Context

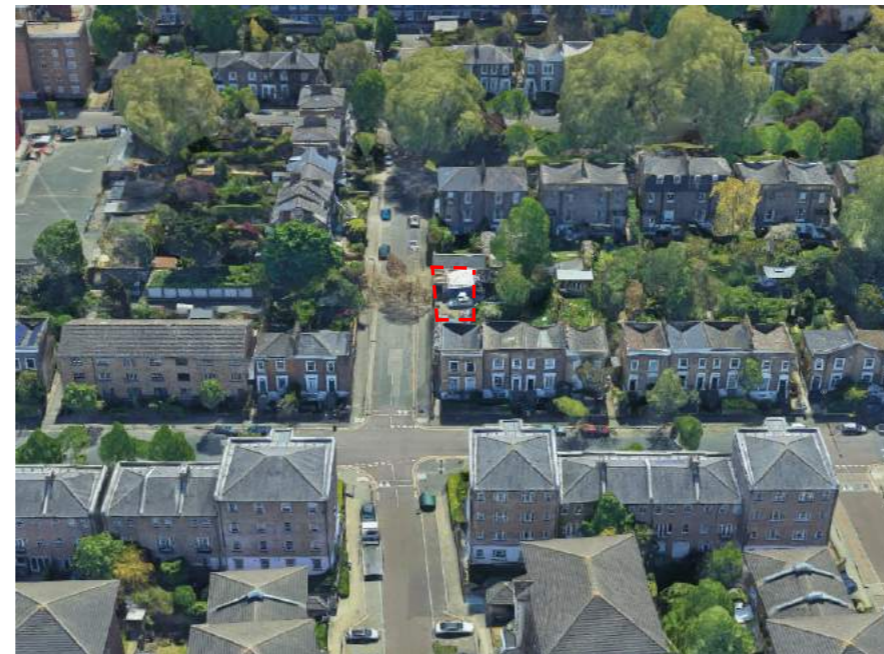
Page 50



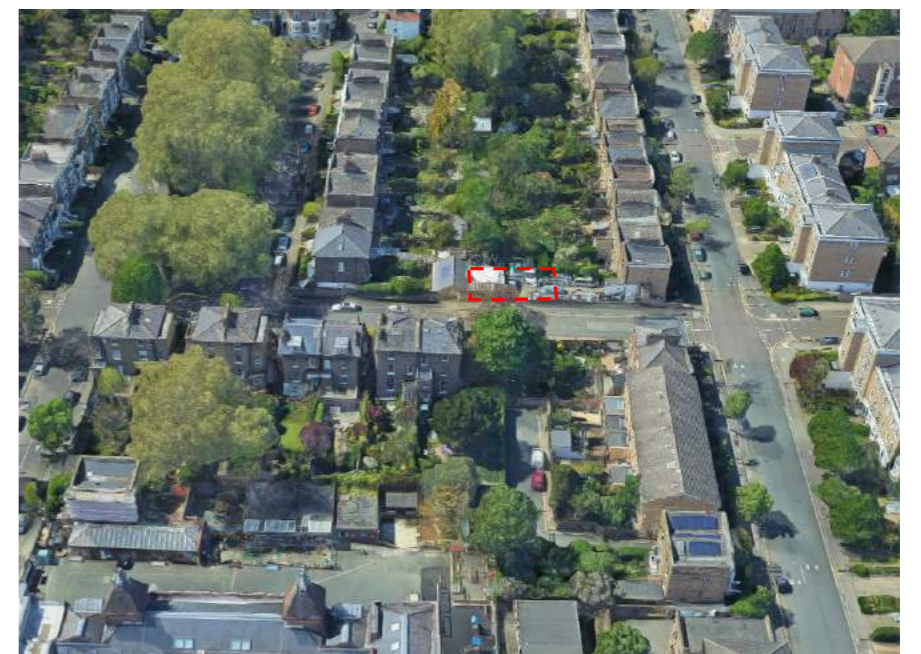
A) View of the site from the South



B) View of the site from the West

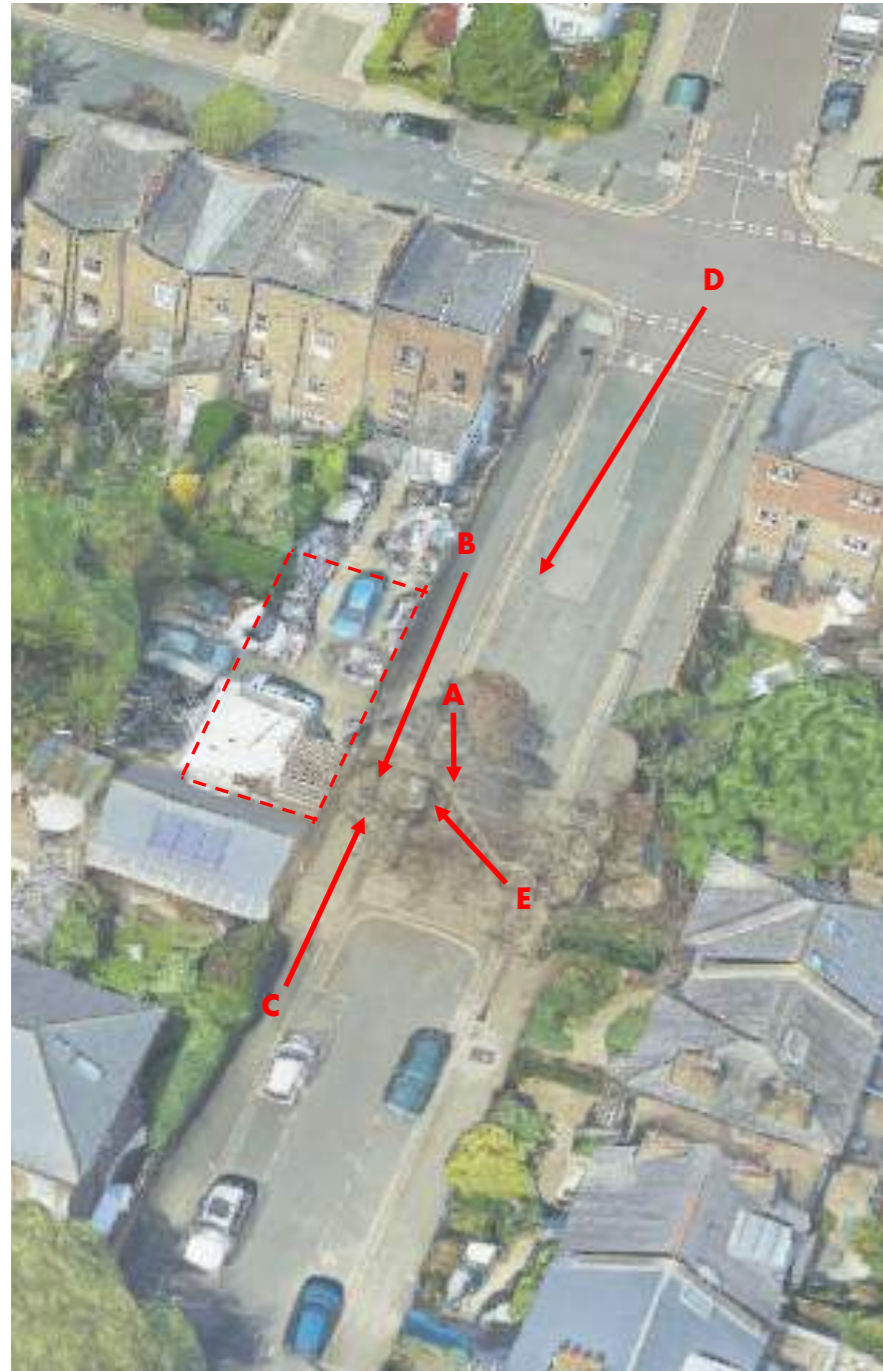


C) View of site from the North



D) View of the site from the East

02c Site Context
Street Photographs



A) View towards Albion Square from site entrance



B) Site street frontage looking towards Albion Sq.



C) Street frontage looking towards Middleton Road.



D) View of site and No.64 from Middleton Road



E) Site in elevation from opposite side of Albion Square

02d Site Context

Street Photographs



A) View from site towards 64 Middleton Road building



B) View of garage and gate on site



C) View of garage with 22 & 23 Albion Square behind





D) View of site entrance looking eastwards



E) View of yard, including part that is under different ownership (shown in orange on plan)

02d Site Context

Albion Square Conservation Area

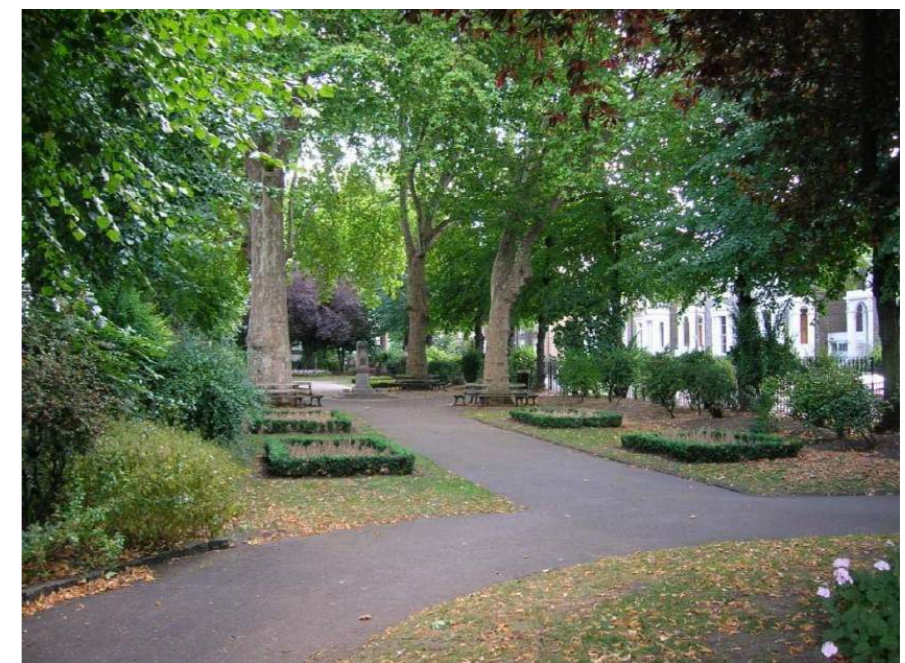
-  64 Middleton Road
-  Proposal Site Boundary



Albion Road Conservation Area Map



Houses on Albion Square



Gardens within Albion Square

03 Planning Policy

Local Planning Context

Albion Square Conservation Area

Albion Road Conservation Area was designated in 1975, with full appraisal being undertaken in 2007, and being adopted in 2015.

The general character of the area is defined by the existing square gardens and surrounding residential properties which date back to the 1840s.

The area boasts a number of statutory and locally listed buildings, and the '*predominantly residential nature of the area and its human scale*' is key to the areas character.

This proposal seeks to replace the currently vacant car garage, with a family residence more appropriate to the predominant residential local typology, which would be designed to be materially sensitive to the character of the conservation area.

It is also worth noting that while the proposal frontage is to Albion Square (road) it is not on the square itself, instead situated between Albion Square proper to the south, and Middleton Road to the north.

London Plan Minimum Space Standards

As per council policy and best practice, the proposals have been designed to meet, and where possible, exceed the minimum space standards set out in Policy D4 Housing quality and standards of the New London Plan.

Hackney Local Plan 2033 (Adopted July 2020)

Policy LP16 - Self/Custom-Build Housing

- A. *Proposals for self/custom build housing projects to meet demand will be supported provided they are compliant with all other plan policies.*
- B. *Self/custom-build development will be supported and encouraged on infill development sites provided the scheme is in accordance with all other development plan policies.*

LP45 Parking and Car Free Development

- A. *In order to reduce car usage and promote active travel, all new developments in the Borough must be car-free; on-site parking limited to:
 - i. *Parking for disabled users, which is required to be provided in accordance with best practice standards, as set out in the London Plan.*
 - ii. *Essential operational or servicing needs as justified through a Transport Assessment.**

The proposed development is to be car-free in line with this policy.

Appendix 2: Cycle Parking

The proposal accommodates two cycle parking spaces, in line with the required 2 spaces per dwelling above 45 m²

Hackney Sustainable Design and Construction Supplementary Planning Document

- *Fabric first - improve fabric efficiency, quality and durability of buildings before all other measures.*
- *Transport – maximise links to public transport, provide cycle storage, car charging points and facilitate pedestrian desire lines.*

- *Urban Greening - increase biodiversity wherever possible, provision of areas for food growing and composting.*
- *Rainwater capture - avoid using potable water for irrigation and investigate the opportunity for gravity fed rainwater systems.*
- *'Secured by Design'.*
- *Passive heating and cooling - prioritise zero or low energy measures to heat and cool the development over non passive systems.*
- *Provide ventilation and thermal comfort strategies at application stage.*
- *Building Management Systems - where feasible incorporate a BMS, and ensure the occupant/management is trained in its use and the system is user friendly.*
- *Design out waste and minimise resource use - work with the designers and contractors to reduce construction waste and recycle materials for re-use wherever possible.*
- *Permeable hard landscaping – absorbent and porous materials to be specified in all cases.*

Low Carbon/Communal Heating systems/Decentralised Energy - ensure that plant room is oversized to allow future connectivity, and act as anchor for future developments.

The proposal will integrate suitable sustainable design and construction strategies, please see page 10 of this document for further information.

04 Design Proposal

Use

Relevant Planning Policies

Hackney Local Plan—Policies LP12, 7.3, 7.4, LP28

LP16 Self/Custom-Build Housing

C. Self/custom-build development will be supported and encouraged on infill development sites provided the scheme is in accordance with all other development plan policies.

LP28 Protecting and Promoting Industrial Land and Floorspace in the Borough

Retention of Industrial Floorspace Outside of Priority Industrial Areas and Locally Significant Industrial Sites:

D. The loss of industrial land and floorspace outside of Priority Industrial Areas and Locally Significant Industrial Sites will be permitted where all of the following criteria are met;

i. Robust marketing evidence is submitted which demonstrates that there has been no demand for the existing or vacant land and floorspace for its current or former use, and the possibility of retaining, reusing or redeveloping it for similar or alternative smaller or more flexible units for employment generating use, or other alternative employment generating use has been fully explored;

Proposal

The current site use falls under use class B2—General Industrial and the proposal seeks to change this use to C3—Dwellinghouses. The existing site comprises a building that is currently in a poor condition and has previously been used for commercial purposes as a car garage. No access to power or sanitary facilities are available in this unit and it would need a significant amount of repair or to be rebuild, with subsequent financial implications, in order to make it viable as a unit for purpose.

Robust marketing evidence has been carried out in line with Appendix 1, referenced in policy LP28. Marketing evidence on the units viability, through multiple outlets, is currently being carried out. The unit is being promoted on the open market, with Fyfe McDade estate agents, who will be able to provide this evidence upon request.

The site sits within the Albion Square Conservation area, which is a predominately residential area (see Fig.1 adjacent), therefore a family sized dwelling would be well suited to the surrounding vernacular.



Site Context—Surrounding Building Use Classes

04 Design Proposal

Unit Mix & Affordable Housing

Relevant Planning Policies

Hackney Local Plan—Policies LP13, LP14

Affordable Housing

LP13 suggests that developments of 1-9 dwellings will be required to provide on-site provisions or payments in lieu up to the equivalent of 50% of the housing delivered as affordable housing.

The Planning Contributions SPD states that £50,000 per unit will be required from sites of 1-9 units (see table 2.1 below). The proposed development will only provide 1 new unit and hence the total contribution expected will be 0.5 units or £25,000 (£50,000 x 0.5 units).

The relevance of viability is accepted in Core Policy LP13 which states:

New development must maximise opportunities to supply genuinely affordable housing on-site. The Council will seek the maximum reasonable amount of affordable housing, subject to viability and site context.

As the unit is a small 2-storey, 3-bed house, the financial contributions required under the council's Affordable Housing provision would make the development unviable for the applicant. If required within the planning application process, a Financial Viability Assessment statement can be provided.

Unit Mix

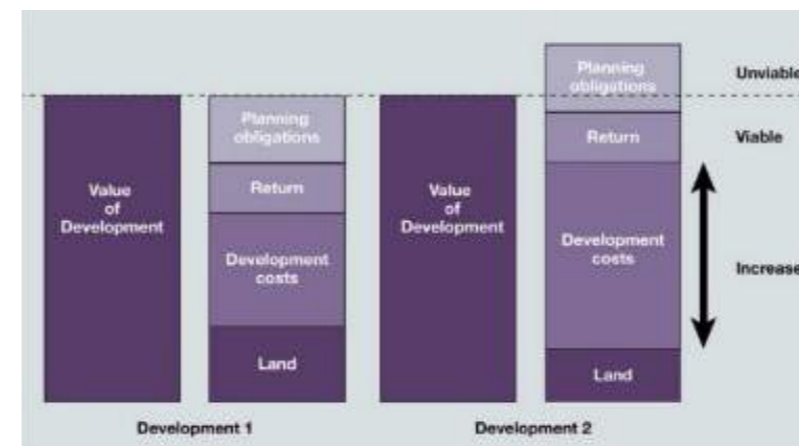
The design for a single new build house on the site, is proposed in line with Hackney's policy LP12, which encourages 'development on small sites through allocating sites for residential use'.

'C. The Council will support the development of small sites to meet the housing need. Infill housing development and innovative approaches to housing delivery on small sites will be supported subject to meeting other development plan policies.' (LP12)

Self-contained residential units are stated as the priority land use preference in the borough and are also where the greatest need lies. The proposal would help fill this requirement and add to the council's new homes supply requirement. Half of the council's growth delivery for new housing is also expected to come from small sites (LP7.4). As a three bed property, it would provide a generous family home within the borough.

	Use	Scale / Impact	Location	Indicative S106 requirement	Relevant development plan policy
1.	Residential C3 use class (excluding build to rent)	10 or more residential units or more than 1000sqm floorspace	Borough wide	Affordable housing 50% affordable housing on site* OR where not feasible a payment in lieu calculated on a case by case basis taking into account the development viability Where the provision of off-site affordable housing is accepted this should be provided in the borough and where possible in the vicinity of the site.	LP13 Affordable Housing
2.	Residential C3 use class (excluding build to rent)	1 - 9 units	Whole borough except 'City Fringe (on Map 1 page 13)	Affordable housing 50% affordable housing onsite where capable of providing onsite affordable housing OR A payment of £50,000 per unit (Number of units X £50,000)	LP13 Affordable Housing
3.	Residential C3 use class (excluding build to rent)	1 - 9 units	City Fringe area (on Map 1 page 13)	Affordable housing 50% affordable housing onsite where capable of providing onsite affordable housing OR A payment of £60,000 per unit (Number of units X £60,000)	LP13 Affordable Housing
4.	Student Housing (C2)	All	Borough wide	Affordable housing A minimum of 50% of student rooms will be required to be affordable for students in the context of student maintenance loans and rents	LP20 Student Housing
5.	Housing for Older and Vulnerable People (C2)	All	Borough wide	Affordable housing Proposals for specialist housing for older people will be required to provide 50% affordable housing	LP18 Housing Older and Vulnerable People
6.	Large Scale Purpose Built Housing	50 or more residential units	Borough wide	Affordable housing 50% of all units to be provided at rental levels which do not exceed one third of ward-level incomes (excluding utility bills and Council Tax)	LP21 Large Scale Purpose Built Housing
7.	Build to rent schemes (C3)	All	Borough wide	Affordable housing 50% of all units to be provided at rental levels which do not exceed one third of ward-level incomes (excluding utility bills and Council Tax)	LP15 Build to Rent

Table 2.1



RICS financial viability guidance diagram

04 Design Proposal

Concept & Layout

Relevant Planning Policies

Hackney Local Plan (2015)
SPD—Residential Extensions & Alterations
LP12, LP14, LP16, LP17

Proposal

The ambition is to create a high quality family dwellinghouse in Hackney that has been sensitively designed and carefully placed to maximise the site's potential whilst respecting the needs of the neighbouring buildings. The proposal is set in line with the streetscape to continue the rhythm of the street and mirror the building fronts that are parallel to the site entrance along Albion Square.

The residential proposal has been designed in accordance with Hackney's Local Plan and SPD Guidance and Standards for Housing, as well as following the guidance set out in The London Plan and NPPF.

Materiality of the proposal has been curated in line with the surrounding housing & building stock and in keeping with a new development on an urban site. It seeks to be respectful of the conservation area, via its composition and form, with a nod to modernity via its internal layout and key placement of openings.

The ground floor provides a large kitchen and dining space, which overlooks and provides access to the private rear garden. It also houses a generous living room, designed purposefully to be intimate & snug, with a sliding door providing access to a rear terrace. A study is also proposed to allow the dwelling to be flexible for home working based on current events. These spaces benefit from large openings to supply fresh air and allow natural daylight to permeate the spaces. The WC, utility and storage spaces have been placed along the street elevation boundary, as these spaces are more functional, requiring less natural light. A bin store has been discreetly tucked within this street elevation, to maximise functionality of the plan, whilst providing external secure refuse & recycling space.

At first floor three large double bedrooms are provided, alongside two generous bathrooms. Dressing space is incorporated in to each of these rooms, which can also double as storage space. The first floor landing is framed by a large rooflight to allow natural light to penetrate deep in to the centre of the plan. All spaces have been designed for adaptability for future users with varying accessibility needs, with a focus on circulation areas.

Areas (GIA)

Site Footprint: 133 m²

Existing:

Garage: 37.5 m²

Proposed:

Ground Floor: 73 m²

First Floor: 61 m²

Total: 134 m²

Amenity Space:

Courtyard Terrace: 7.5 m²

Garden: 32.5 m²

Total: 40 m²

Schedule of Accommodation:

Ground Floor:

Living Room: 14 m²

Dining/Kitchen: 30.5 m²

Home Office: 8 m²

WC: 2 m²

Storage: 4 m²

First Floor:

Master Bedroom: 14 m²

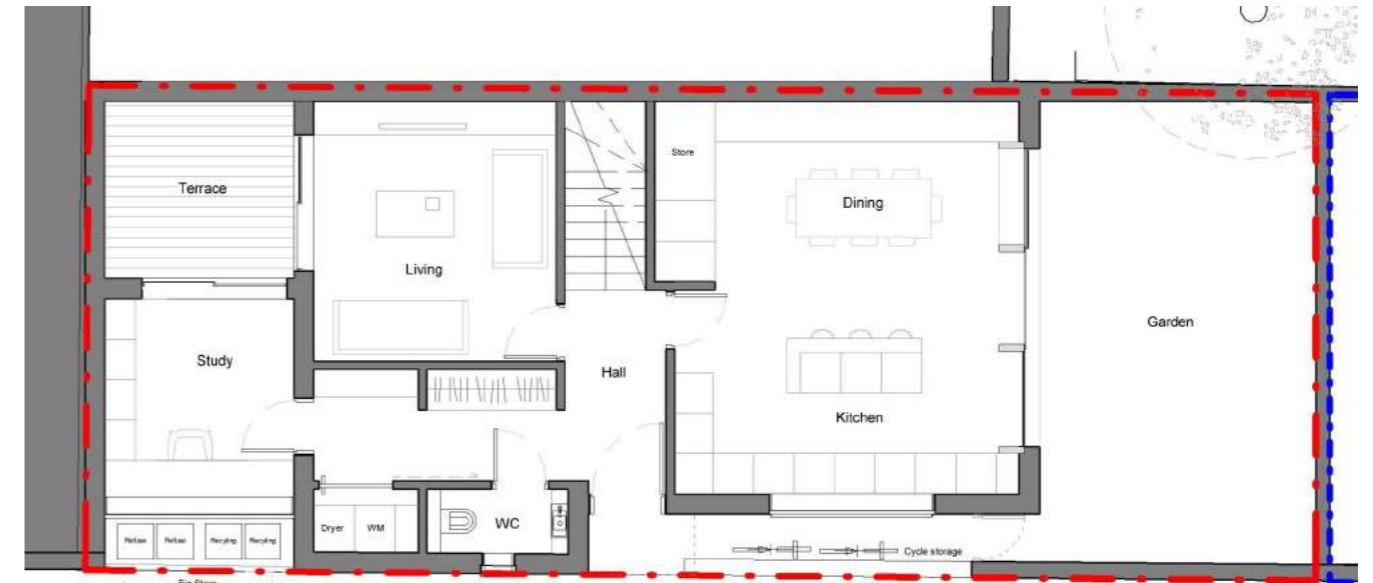
Bedroom 1: 12 m²

Bedroom 2: 12 m²

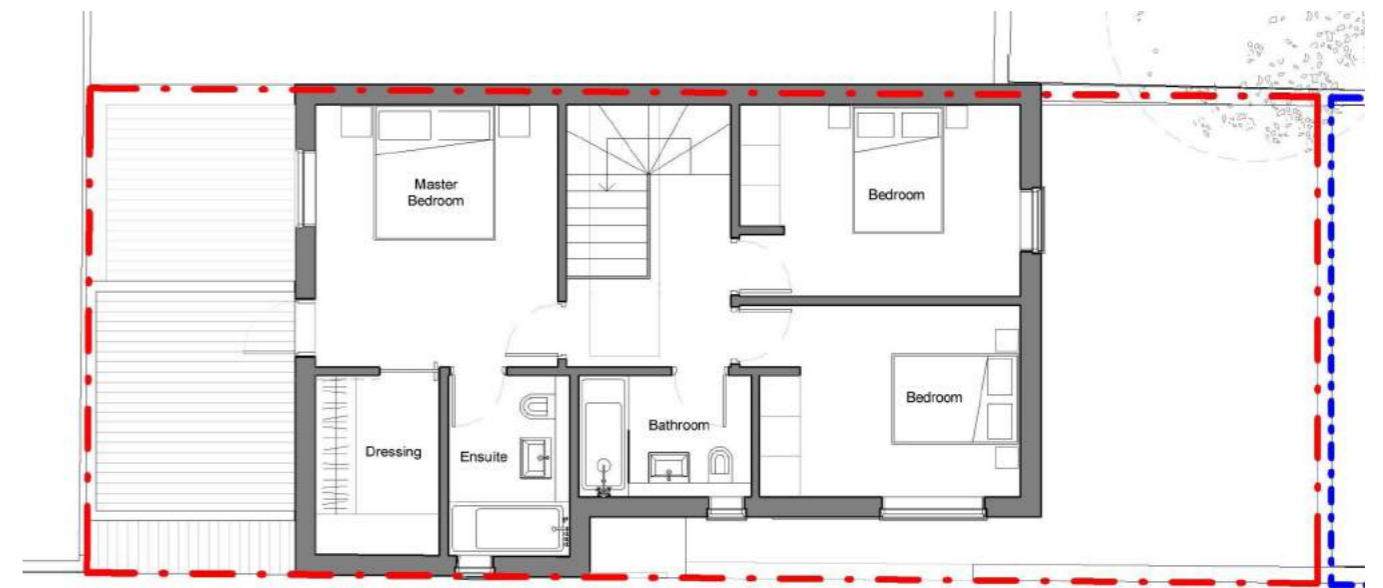
Family Bathroom: 4.7 m²

Ensuite: 5 m²

Storage: 5 m²



Ground Floor Plan



First Floor Plan

04 Design Proposal

Areas, Height & Massing

The proposed new home seeks to maximise the potential of the site by providing a new family dwellinghouse for Hackney, whilst also remaining sensitive to its surroundings and context.

The advice set out in the pre-app states that this is *'The proposed location, footprint, height and massing is supported in townscape terms as is the retention of much of the side garden wall running along Albion Square. This type of backland housing should sit within the historic garden and as much of the wall should be retained as possible. The intention for the proposal is as such and in line with this advice.'*

The existing building on the site is single storey, with the new proposed dwelling sitting at two storeys high. The front of the site boundary faces Albion Square road which is flanked by dwellings that comprise pairs of semi-detached houses dating from the 1840s, built of yellow or grey stock brick with stucco dressings and classical decorative features. Directly parallel to the site itself, is a high brick garden wall, belonging to 66 Middleton Road.

The house has been carefully placed within the site to retain a reasonable distance from both 64 Middleton Road and 22 Albion Square. It comprises three masses, which have been carefully composed in order to break up the massing of the building all together, and help the building to recede into the surrounding gardens.

The first mass is single storey and dual aspect, containing a study, with windows to the street and to a small internal courtyard created within the site to allow for daylighting. This mass mirrors and flanks the existing garage at 22 Albion Square, which also has a frontage to the street. The second and third volumes of the building are set back from the boundary with No. 22 Albion Square at second storey in order to create a greater sense of privacy and appropriate scale.

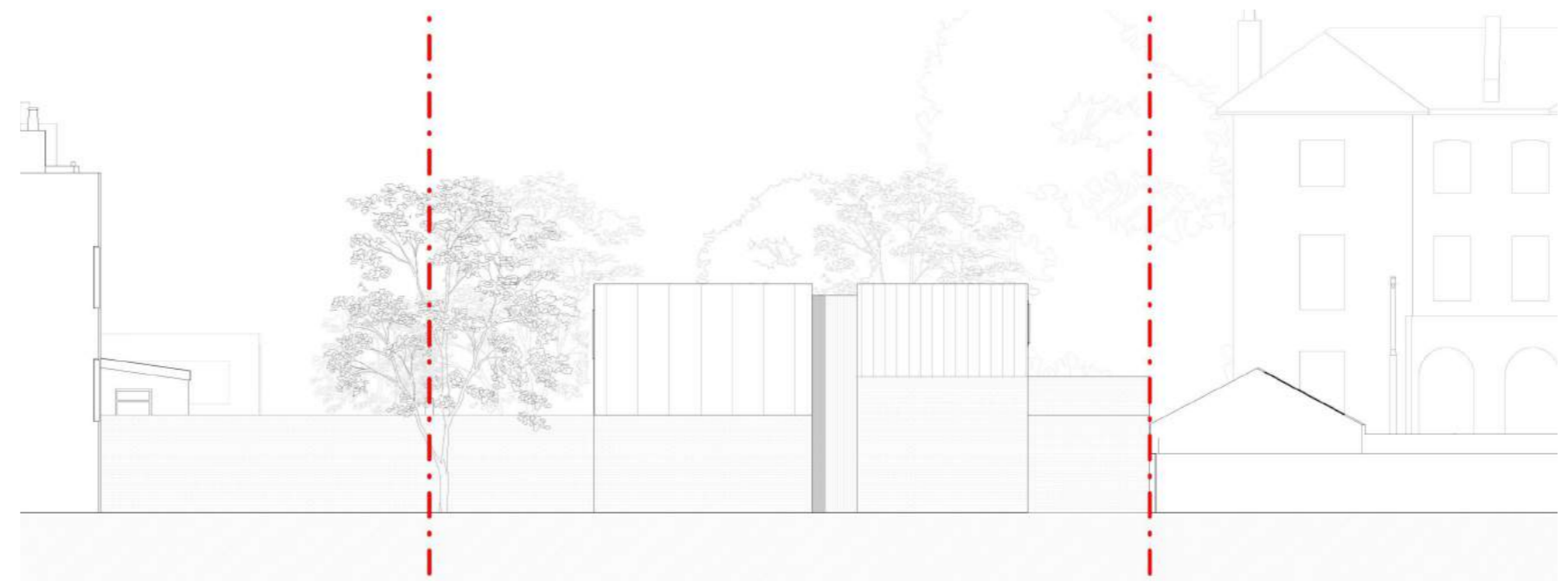
The second and third volumes are also separated by a small atrium strip, with rooflights, to both bring additional light to the centre of the building from above, and to break up the massing of the second and third volumes.

The third volume is set further back from the street, again to create a sense of scale and recede into the site. This set back also creates an additional private entrance directly to the garden, and a front door set back from the street but still open to it. The boundary wall is lower here, allowing for views from the set back kitchen window to the street, creating a greater sense of security, while not compromising the privacy of other living areas.

The flat roof form mirrors the parapets of the surrounding Georgian architecture in respect of the conservation area and its typology.



Proposed Front East Elevation



Proposed Rear West Elevation

04 Design Proposal

Materials

Materiality of the proposal has been curated in line with the surrounding housing & building stock and in keeping with a new development on an urban site.

Materiality

The materials used will be sensitive to the character of the conservation area, and visually the proposal will be an improvement upon the dilapidated garages on site. The existing unit is in poor conditions and is not in keeping with the existing residential building vernacular. We want the new dwelling to continue the aesthetic of the Georgian architecture, whilst still providing a new modern dwelling.

The new dwelling proposes brickwork at ground floor, to provide a wall datum for the dwelling and help it blend in to the streetscape at this level. This ground floor brick will anchor the dwelling and cement its position on the street.

At first floor above, the dwelling will either be clad in metal or external tiles, to allow the upper floor to appear lighter and maintain a hierarchy with the floor below.

Windows facing the street at ground floor, will be fixed in most instances, to increase security and safety. Larger openings have been placed to face the dwelling's outdoor external spaces, such as the garden & terrace.



Examples of proposed materiality in the dwelling: brickwork, metal & tile cladding

04 Design Proposal

Access

Relevant Planning Policies

Hackney Local Plan (2015)
SPD—Residential Extensions & Alterations

Proposal

The site and its entrance are located off Albion Square, accessed from Middleton Road or Albion Drive. Both of these streets benefit from good transport links, with Middleton Road a 10 minute walk from Dalston Junction and Albion Square a 5 minute walk from Haggerston Station. Both of the stations are on the TFL Overground, which has great links to central London.

Albion Square and Middleton Road are predominately residential areas, with access to local shops along Queensbridge Road and Kingsland Road. These roads will also provide the main vehicular access for the site. The pedestrian footfall between these two roads, allows for the site to feel secure and safe, whilst maintaining privacy still in a predominately residential area.

The entrance door to the proposal is from Albion Square., with the entrance set back from the street to create a private zone which not only provides security & light for the front of the dwelling but also houses practical amenity spaces, such as the bin store & cycle storage area.

During the build, its is proposed to minimise any increase in the vehicular access along Middleton Road, by deploying 'just in time' construction techniques and scheduling in the arrival of materials on site in a very precise and timely order which minimises disruption and reduces the need for storage of materials. In the case where material storage is required only briefly on site, then we will utilise the storage space of the rear yard and pose no external impact on the road in front of the site.



04 Design Proposal

Refuse & Recycling, Car-free and Cycling Provision

Relevant Planning Policies

Hackney Local Plan (2015)
LP45 Parking and Car Free Development
Hackney's Refuse and Recycling Storage Guidance

Cycling Provision

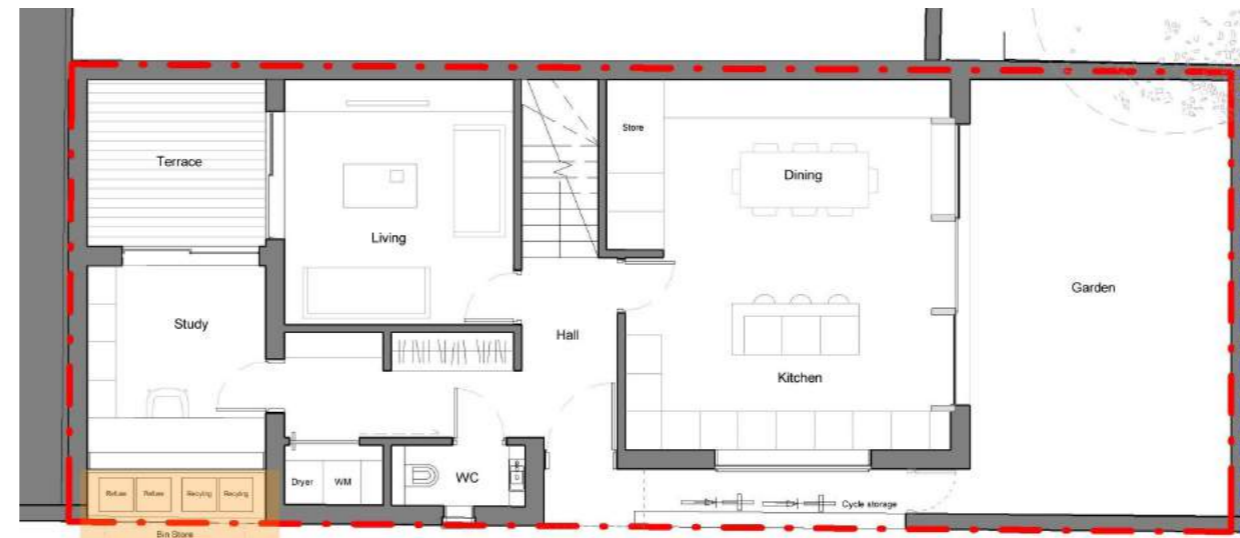
In line with Hackney Policy LP45 for Car Free Development, the proposal seeks to promote active sustainable travel by being car-free and providing cycle storage for its future occupants.

The cycle parking is located within the footprint of the building, in a private and secure location, that can not be viewed or accessed from the street. To promote ease of use for the occupants, this area is located near to the front of the building. Secure wall mounted bike hoops will be fixed to the brick boundary high walls to lock the bikes when not in use. The cycle strategy for the property has considered and implored the guidelines and recommendations set out in Hackney's Transport Strategy.

Refuse and Recycling

The proposal incorporates a design for an external secure bin store, within the site boundary, providing storage space for 2 x 240 litre refuse bins and 2 x 240 litre recycling bins. This provision meets and exceeds the storage requirement capacity set out in Hackney's Refuse and Recycling Storage Guidance.

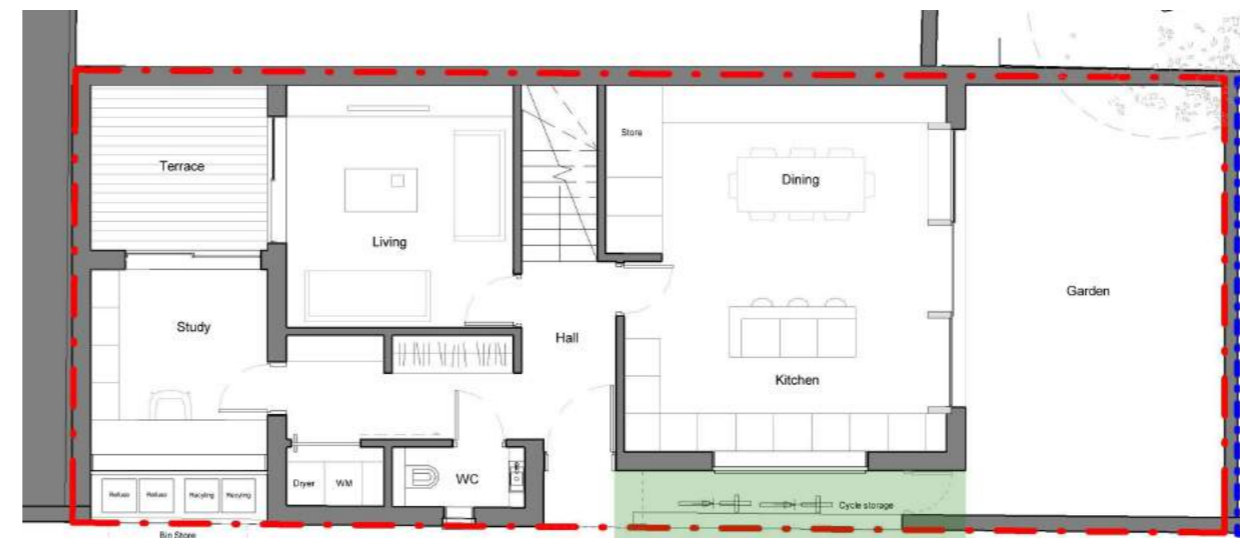
This enclosure will allow no bins to be left on the public footway and allows for ground level off street collection. The bin storage area will be well screened, with the doors and enclosure forming part of the proposal's elevation design. Clear signage will be indicated on the enclosure doors and the a lock will be on the unit, unless in use. The images to the right, indicate the location of both the bin store & cycling provision area.



Ground Floor Plan—Bin Store location indicated



Bin Store dimensions



Ground Floor Plan—Cycle Storage location indicated

04 Design Proposal

Outdoor Amenity Space

Relevant Planning Policies

Hackney Local Plan (2015)
The London Plan—Policy C4.2.2
LP17 Housing Design—7.16

Amenity Space

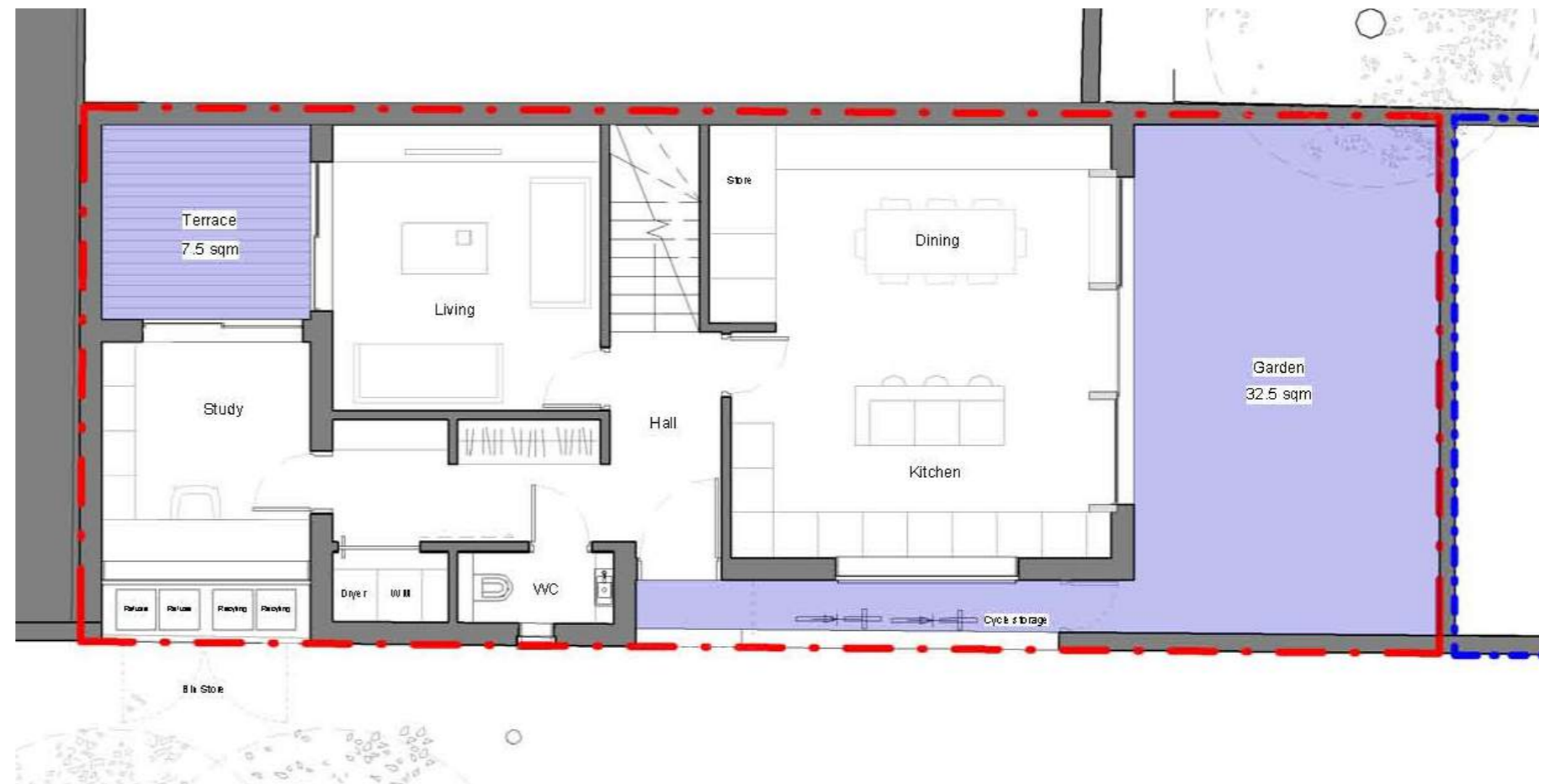
Private outdoor amenity space is an important aspect of residential design, for the occupants health and well being, as well as being functional. The proposal is designed in line with The London Plan, which states:

'This guide requires that all dwellings should be provided with adequate private outside space in the form of a garden, terrace, balcony or glazed winter garden. This applies to all forms of tenure from market sale to affordable rent and includes Build to Rent properties, and intermediate forms of ownership.'

The proposal provides a generous 32.5 sqm outdoor garden space at the rear of the dwelling, which continues the rhythm of the existing back gardens along Middleton Road. Placing the garden here also maximises the privacy distances between the proposed dwelling and 64 Middleton Road.

An additional 7.5 sqm of outdoor space, in the form of a courtyard/terrace has been created to allow for natural light to penetrate both the living and study spaces, whilst creating large areas of natural ventilation for these spaces. This inner site courtyard is enclosed by a brick garden wall, maximising privacy for the unit.

The total amount of amenity space provided is 39.5 sqm, which far exceeds the requirements of The London Plan and local policies, providing space at both the rear of the plan and within its boundary.



Ground Floor—Outdoor Amenity Space indicated in blue on the plan.

05 Daylight & Sunlight

Outlook & Privacy

All openings have been designed to maintain both privacy for the future occupants of the dwelling whilst maintaining the privacy of the immediate surrounding neighbours. There are no windows on the rear west elevation to avoid any overlooking of neighbouring amenity spaces. Openings are maximised only where the site looks out on its own amenity space at ground floor level, in order to maximise natural light where viable.

A detailed daylight and sunlight analysis report was carried out to accompany the application by proficient environmental and daylight & sunlight specialist consultants: Model Environments.

The conclusions of the report found that the proposed new dwelling would not have any impact on neighbouring properties access to natural light and are well within the BRE recommended limits/fully compliant with good practice guidelines.

For full analysis please refer to the detailed nominated report: '2109 Middleton Road - Daylight and Sunlight Assessment Report'.

In the proposal's pre-application feedback the officer states that 'Given the proximity of the application site to nearby residential occupiers and the separation proposed between the rear of the adjoining properties to the north and south it is considered that the development would be unlikely to result in an unacceptable detrimental impact upon neighbouring residential occupiers in terms of provision of daylight/sunlight or outlook from the site.'

Parameter	Criteria	Acceptability Criteria	Source
Daylight	Angle to sky from the horizontal	Maximum 25°	BRE
	Vertical sky component (VSC)	Greater than 27%	BRE
	Average and Median daylight factor (ADF / MDF)	Greater than 1-2% dependant on room use	BRE/BS 8206/BS EN17037
	Percentage of the working plane behind the "No-Sky Line" (NSL)	"Significant Part"/80%*	BRE/BS 8206
Sunlight	Annual probable sunlight hours (APSH) - full year	Greater than 25%**	BRE
	Winter probable sunlight hours (WPSH) - winter months	Greater than 5%**	BRE

Property	Window	Existing VSC	Proposed VSC	Ratio	BRE Compliance
60 Middleton Road	A	37%	36%	1.0	Pass
62 Middleton Road	B	22%	21%	1.0	Pass
	C	27%	25%	0.9	Pass
	D	34%	33%	1.0	Pass
	E	18%	18%	1.0	Pass
64 Middleton Road	F	32%	31%	1.0	Pass
66 Middleton Road	G	37%	36%	1.0	Pass
23 Albion Square	H	38%	37%	1.0	Pass
	I	36%	35%	1.0	Pass
24 Albion Square	J	37%	37%	1.0	Pass
	K	36%	35%	1.0	Pass
25 Albion Square	L	37%	37%	1.0	Pass
	M	37%	37%	1.0	Pass

Daylight access for neighbouring properties (table from aforementioned report)

Property	Window	APSH Existing	APSH Proposed	Ratio	BRE Compliance	WPSH Existing	WPSH Proposed	Ratio	BRE Compliance
62 Middleton Road	D	75%	71%	0.9	Pass	35%	31%	0.9	Pass
	E	35%	35%	1.0	Pass	7%	7%	1.0	Pass
64 Middleton Road	F	73%	72%	1.0	Pass	35%	34%	1.0	Pass
66 Middleton Road	G	86%	84%	1.0	Pass	39%	37%	0.9	Pass
23 Albion Square	H	62%	62%	1.0	Pass	23%	23%	1.0	Pass
	I	60%	60%	1.0	Pass	22%	22%	1.0	Pass
24 Albion Square	J	62%	62%	1.0	Pass	23%	23%	1.0	Pass
	K	61%	61%	1.0	Pass	22%	22%	1.0	Pass

Sunlight access for selection of predominantly south facing neighbouring windows possibly serving living rooms (table from aforementioned report)

Garden	Existing % Area Receiving 2+ Hours Sunlight on 21 st March	Proposed % Area Receiving 2+ Hours Sunlight on 21 st March	Ratio	BRE Compliance
60 Middleton Road	89%	89%	1.0	Pass
62 Middleton Road	75%	75%	1.0	Pass

Overshadowing: Sunlight access for neighbouring gardens (table from aforementioned report)

06 Trees

Arboriculturist Reference Report

The site consists of a working yard area which was formally a mechanics, with garage and workshop and the remaining site laid to concrete. In total 6 individual trees were recorded during the survey process, within or adjacent to the site.

No individual 'A' grade trees of a high quality and value were found on site, nor were any 'U' grade trees. Two individual category 'B' grade trees deemed to be of moderate quality and value four individual trees which have been identified as category 'C' grade trees of low quality and value where found on the site and surveyed. No trees on the site are subject to any Tree Preservation Orders.

Trees of 'B' grade should be retained where possible within the proposed development and where necessary designs altered to accommodate them, whereas category 'C' grade trees of low quality and value, should only be retained and protected when they do not pose a constraint on the development. Where retained they will require tree protection. Locations of these trees can be found adjacent on the Tree Protection Plan, with the full tree schedule attached in the Appendix of the tree report.

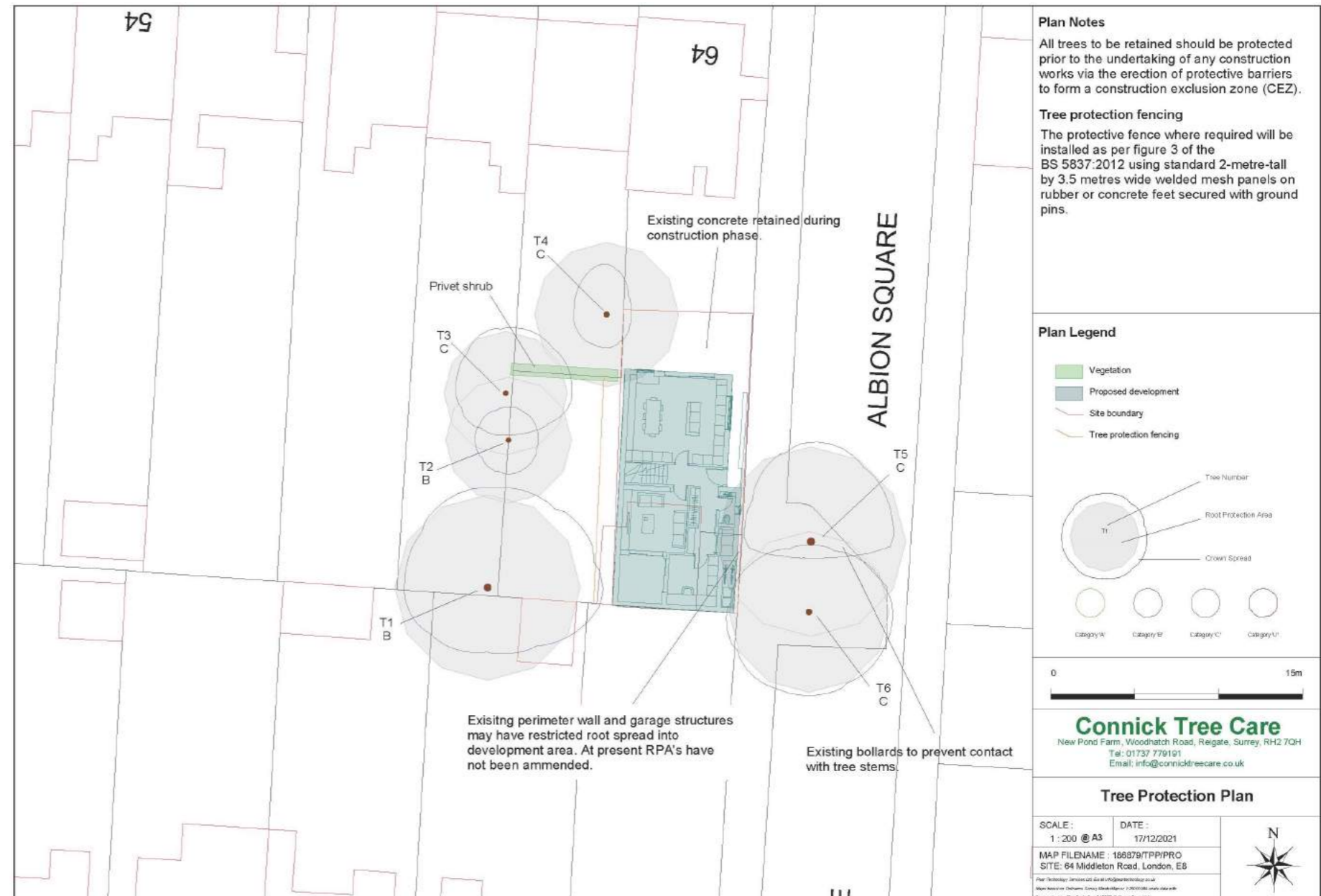
The Arboriculturist's report accompanying this application recommends:

'3 no. C grade trees identified as T4, T5, and T6 can be retained but may have a impacts upon their theoretical RPA's the impacts will not exceed 6.7%.

The identified impacts upon trees T4, T5, and T6 have been calculated as a works case scenario. The impact upon the trees is minor and is likely to be much less considering that current on site conditions. The largest impact is upon tree T5 with an encroachment of 6.3 m², however over half of this (3.5 m²) is already covered by concrete and the existing garage type building.

The crowns of trees T5 and T6 will be close to or oversale the proposed development by up to 0.4m. However, both trees have been significantly crown lifted in the past and selective branch removal will pull the crowns back away from the property. In addition tree T^ has a large area of bark loss on the west side which limited the trees longevity.'

The advice given above is a summary of the required precautions to ensure that the proposed development can be constructed with a minimal impact to all retained trees.'



Tree Protections Plan from Arboriculturist's report

05 Design

Sustainability and Ecology

Sustainability

We are investigating the use of the following technologies / benchmarks on the project:

- Passivhaus
- MVHR unit
- Natural stack effect
- Rainwater recycling
- Thermal mass
- High performance glazing
- Low level solar lighting, which will be 'Dark Sky compliant'.

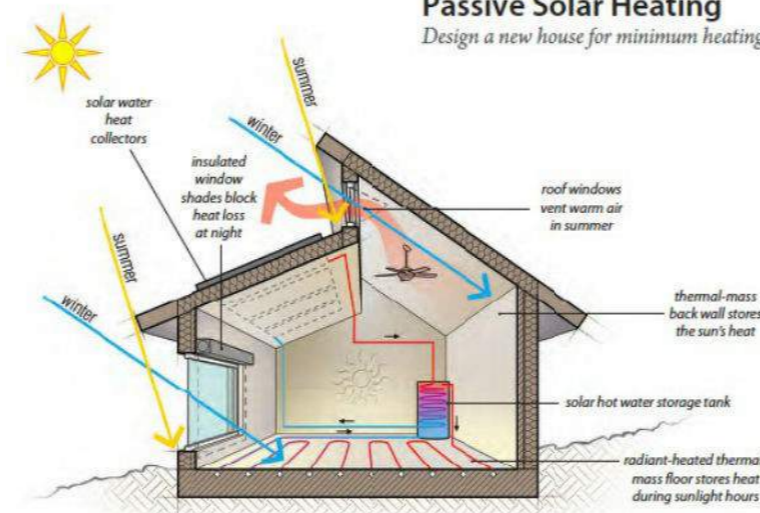
We believe that sustainable buildings are best achieved by a low technology approach, with good choices of materials and high levels of insulation (to save energy), rather than high technology for instance in energy production (to create energy). This approach is well described in Howard Liddell's 'Ecominimalism'. The following summary describes some of the key measures proposed:

- High levels of insulation to reduce heat loss and the demand on energy intensive heating.
- High-tech double/triple-glazed windows to be used, with very high thermal performance, to achieve low U values and exceeding current Building regulation requirements where possible.
- Opening windows to provide natural ventilation to main spaces
- Aerated water-saving sanitaryware to be used
- Low energy lighting throughout.
- To use local building materials suppliers and local builders to reduce embodied carbon.
- All timber used to be sustainable and locally sourced.

Further, as a practice, we have been exploring the use of 'healthy' materials such as organic paints free from solvents, VOCs etc and zero-formaldehyde building materials to create a healthy internal environment and reduce occupants' exposure to allergens.



Low level dark sky compliant light



Passive Solar Heating
Design a new house for minimum heating bills

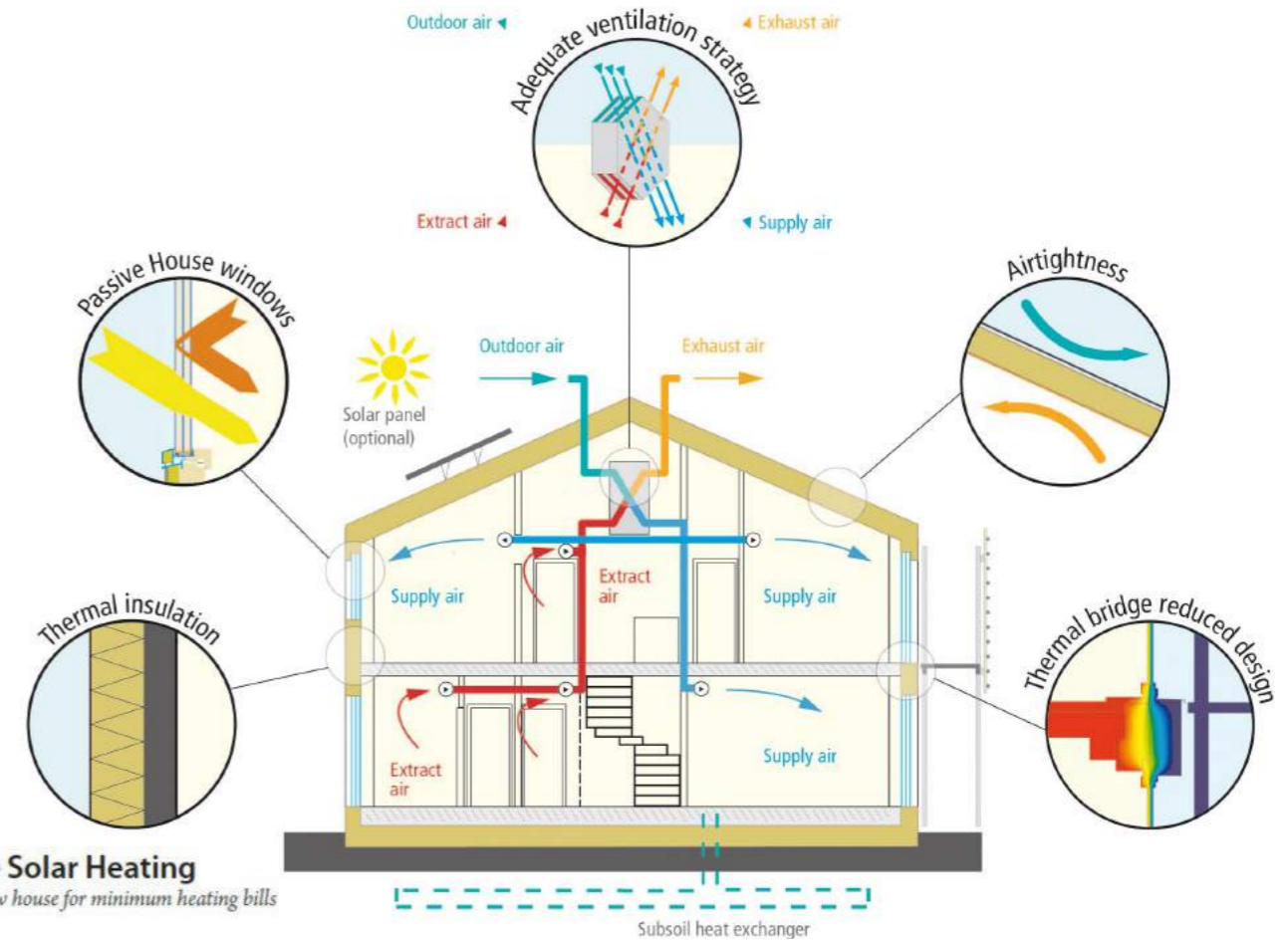


Diagram showing MVHR, thermal insulation, high performing windows, air tightness and improved thermal bridge removal.

06 Precedents

Three Gardens by Edgley Design, completed in 2019

This new build house and artist's studio in South London was situated in a similar end-of-terrace site, also replacing a set of old garages. The starting point for the house was a commitment to retain the three existing trees; a lime, a birch and a plum. Each tree formed a small garden zone, relating to different parts of a function of the house and studio.

The single storey house itself is pulled back from the street, with brick to the pavement edge, and the darker mass of the house set back behind this. The roof rises dynamically in the middle of the site, protecting the amenity of the neighbours while creating an internal, spatial sense of drama. To the highway, the elevation is broken up by the more prominent brickwork to the front, with the darker masses of the building broken up in order that they recede into the site.

The materiality and detailing of the house attempts to reference the historical features of the local Victorian housing stock. Artist Robert Dawson has designed a permanent exterior tile art installation to give the project an original identity.



07 Practice Portfolio

Edgley Design

Edgley Design is a creative, award winning RIBA Chartered Architectural Practice setup in 2004 by the director, Jake Edgley.

We design modern buildings full of light and space, with a unique quality characterised by bespoke design and detailing. We have no preconceptions, preferring to let brief and context dictate the form and material of a project.

We believe that good design is the key to a successful building, irrespective of size or budget, and that architectural thinking can bring delight to the most challenging projects.



Portal House, Mill Hill, London



Pear Tree House, Dulwich, London



Split House, Windsor, Berkshire



Interior of Pear Tree House, Dulwich, London

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64 Middleton Road, London, E8 4BS

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Daylight and Sunlight Study

Rev: A

Date: 10th February 2022

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SCOPE

Model Environments was appointed by JA Property Lets Ltd to assess the potential impact upon natural light access to neighbouring properties due to a proposed residential dwelling. The proposal comprises a two-storey detached residential dwelling occupying part of the land to the rear of number 64 Middleton Road.

Impact has been assessed using the criteria set out in '*Site layout planning for daylight and sunlight – a guide to good practice*' by PJ Littlefair, published by the Building Research Establishment (BRE). Whilst the guide itself states that its guidelines are not mandatory, they are those predominantly referenced for daylight and sunlight standards in the UK.

It is important to note that with any modelling exercise there are assumptions and approximations that must be made. As far as possible, details of all assumptions and approximations used are supplied as part of the report: these should be read carefully. All results are based on the output from computer modelling software and should be taken as an indication of the likely final situation, but these conditions cannot be guaranteed.

EXECUTIVE SUMMARY

The impact of the proposal upon the access to natural light for neighbouring properties is predicted to be well within BRE recommended limits and is fully compliant with good practise guidelines.

For the thirteen neighbouring windows tested, daylight levels are predicted to remain at their previous level or to be reduced to no less than 0.9 times their former value.

Sunlight levels for eight neighbouring ground floor windows that may serve living rooms are predicted to remain at their previous level, or to be reduced to no less than 0.9 times their former value. All windows tested are predicted to continue to receive good levels of sunlight access throughout the year.

Access to sunlight for the neighbouring gardens of numbers 60 and 62 Middleton Road are predicted to remain at previous levels. Both gardens are predicted to continue to receive good levels of sunlight throughout the year.

METHODOLOGY

There are no national planning policy guidelines on sunlight, daylight and the effects of overshadowing. At the local level, the document *Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice* by Paul Littlefair of the Building Research Establishment (BRE, 2011) has been adopted into many council's Unitary Plans and, even where some local authorities have not explicitly adopted the methodology, it is widely recognised as the best available means of determining potential impacts of this type. This assessment has been carried out in accordance with the best practice guidelines stated in this reference.

It should be noted that the guide says of itself that the intention is to help rather than constrain the designer, and that its advice is not mandatory. Further, whilst the document provides numerical guidelines for various natural light derived parameters, it advises that these should be applied flexibly.

The BRE guidelines describe three separate parameters to quantify the potential effect of a new building on the light levels of its neighbours:

- **Daylight** – i.e. the impacts of all direct and indirect sunlight during the daytime;
- **Sunlight** – i.e. the impacts of only the direct sunlight; and
- **Overshadowing of Gardens and Open spaces.**

The table below summarises the criteria used for assessment in this study.

Parameter	Criteria	Acceptability Criteria	Source
Daylight	Angle to sky from the horizontal	Maximum 25°	BRE
	Vertical sky component (VSC)	Greater than 27%	BRE
	Average and Median daylight factor (ADF / MDF)	Greater than 1-2% dependant on room use	BRE/BS 8206/BS EN17037
	Percentage of the working plane behind the "No-Sky Line" (NSL)	"Significant Part"/80%*	BRE/BS 8206
Sunlight	Annual probable sunlight hours (APSH) - full year	Greater than 25%**	BRE
	Winter probable sunlight hours (WPSH) - winter months	Greater than 5%**	BRE

* Whilst the guidelines describe the methodology for determining the percentage of the working plane that has a direct view of the sky, it does not give an acceptability criterion, only that supplementary electric lighting will be required if a "significant part" of the working plane lies beyond the no-sky line. However, the Code for Sustainable Homes and BS 8206 suggest that each room requires a minimum of 80%.

** Applies only to main living rooms, not to bedrooms, kitchens or other non-habitable rooms.

Daylight Assessment Methodology

The BRE guidelines propose several methods to assess daylight. Firstly, the 25° rule is used as a screening method to select windows requiring full investigation. If a construction subtends an angle greater than 25° from the horizontal when viewed from a neighbouring window, that window requires further investigation.

The BRE guidelines propose that the impact to daylight be measured by the Vertical Sky Component (VSC), calculated for selected windows in the existing and proposed cases, and the values compared. The VSC is a general measure of the potential daylight available to a window. If, in the proposed case, the value of the VSC drops below 27% and drops below 0.8 times its former value, then occupants of the affected building will notice the reduction in daylight.

Sunlight Assessment Methodology

The BRE Report states that a new development may adversely affect the level of sunlight at an existing building if the centre of the window in a main living room receives less than one quarter of the annual probable sunlight hours in a year or less than 5% of annual probable sunlight hours between 21 September - 21 March *and* is less than 0.8 times its former value in either period *and* has a reduction of APSH over 4%. The BRE guide suggest testing main living room windows that face within 90° of south for access to sunlight.

Overshadowing Assessment Methodology

The 21st of March is an indicative date for shadows. If an area receives no direct sunlight at any time on that date, it will not have received any sunlight all winter. The BRE Report states that *“no more than 50% of a garden should receive less than 2 hours sunlight on 21st March and, if as the result of a new development, an existing garden does not meet these guidelines, and the area that can receive 2 hours of direct sun on March 21st is less than 0.8 time its former value, then the loss of sunlight is likely to be noticeable”*.

The Impact of Fences and Vegetation

It is important to note that according to the BRE Report, calculations do not normally consider vegetation (trees, hedges etc.) or fences. The exception is when evergreen vegetation forms a continuous barrier that would be permanent throughout the year or where an opaque fence or wall is over 1.5m high.

THE MODEL

The calculations were made using Ecotect 5.6 software from Autodesk Ltd and Radiance from Lawrence Berkeley Laboratories. Three-dimensional electronic models suitable for daylight/sunlight analysis were constructed to represent the current site conditions and the proposed development.

The model included a representation of buildings adjacent to the development site, up to a distance judged to have an influence on the availability of natural light due to their proximity to the proposal, and by using the 25° screening test. The model was based on photographs, drawings, and information supplied by the design team in February 2022, as well as information found concurrently online. Estimations were made in the absence of other information, and these are made explicit where applicable throughout the report.

IDENTIFICATION OF WINDOWS

Thirteen windows were identified for testing due to their proximity to the proposal, and by applying the 25° rule. These were: one window at the rear of number 60 Middleton Road; four windows at the rear of number 62 Middleton Road; one window at the rear of number 64 Middleton Road; one window at the rear of number 66 Middleton Road; two windows at the front of number 23 Albion Square; two windows at the front of number 24 Albion Square; and two windows at the rear of number 25 Albion Square.

The images below show and label the windows tested.

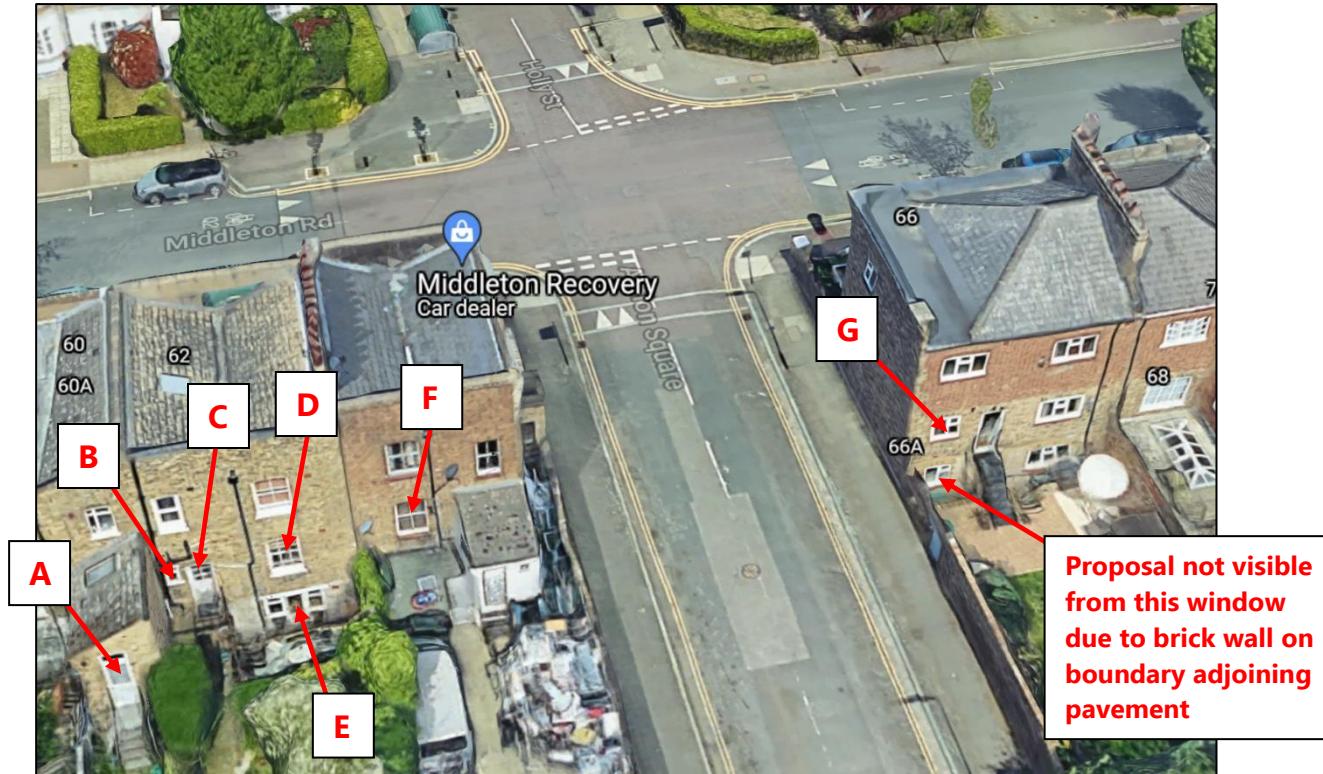


Image 1: Identification of windows



Image 2: Identification of windows



Image 3: Identification of windows

DAYLIGHT RESULTS

The table below shows the predicted access to daylight in the existing and proposed conditions, for the windows identified for testing.

Property	Window	Existing VSC	Proposed VSC	Ratio	BRE Compliance
60 Middleton Road	A	37%	36%	1.0	Pass
62 Middleton Road	B	22%	21%	1.0	Pass
	C	27%	25%	0.9	Pass
	D	34%	33%	1.0	Pass
	E	18%	18%	1.0	Pass
64 Middleton Road	F	32%	31%	1.0	Pass
66 Middleton Road	G	37%	36%	1.0	Pass
23 Albion Square	H	38%	37%	1.0	Pass
	I	36%	35%	1.0	Pass
24 Albion Square	J	37%	37%	1.0	Pass
	K	36%	35%	1.0	Pass
25 Albion Square	L	37%	37%	1.0	Pass
	M	37%	37%	1.0	Pass

Table 1: Daylight access for neighbouring properties

All windows tested pass BRE daylight impact guidance. Most windows are predicted to experience negligible, or no impact at all. Window C is predicted to experience a reduction in its existing VSC to no less than 0.9 times its former value; this is well within BRE daylight impact guidance, which states that the maximum recommended reduction is to no less than 0.8 times former value.

SUNLIGHT RESULTS

The BRE guide suggests testing for impacts to access to sunlight is appropriate for main living rooms facing within 90° of south. The use of the neighbouring rooms is not known, however eight windows that face within 90° of south that may serve living rooms were selected for testing. The Annual Probable Sunlight Hours (APSH), and Winter Probably Sunlight Hours (WPSH) were calculated, and the results are shown in the table below.

Property	Window	APSH Existing	APSH Proposed	Ratio	BRE Compliance	WPSH Existing	WPSH Proposed	Ratio	BRE Compliance
62 Middleton Road	D	75%	71%	0.9	Pass	35%	31%	0.9	Pass
	E	35%	35%	1.0	Pass	7%	7%	1.0	Pass
64 Middleton Road	F	73%	72%	1.0	Pass	35%	34%	1.0	Pass
66 Middleton Road	G	86%	84%	1.0	Pass	39%	37%	0.9	Pass
23 Albion Square	H	62%	62%	1.0	Pass	23%	23%	1.0	Pass
	I	60%	60%	1.0	Pass	22%	22%	1.0	Pass
24 Albion Square	J	62%	62%	1.0	Pass	23%	23%	1.0	Pass
	K	61%	61%	1.0	Pass	22%	22%	1.0	Pass

Table 2: Sunlight access for selection of predominantly south facing neighbouring windows possibly serving living rooms

The BRE Report recommends that windows qualifying for sunlight tests receive a minimum of 25% of available Annual Probable Sunlight Hours (APSH), and at least 5% of available Winter Probable Sunlight Hours (WPSH). All the windows tested exceed these limits for both APSH and WPSH in the proposed condition; this indicates that all the windows tested are predicted to receive good access to sunlight throughout the year. For most windows, the impact of the proposal is negligible or has no impact.

OVERSHADOWING

Two neighbouring gardens were selected for overshadowing sun-on-ground tests due to their proximity to the proposal: the rear gardens of numbers 60 and 62 Middleton Road. The results are shown in the table below.

Garden	Existing % Area Receiving 2+ Hours Sunlight on 21st March	Proposed % Area Receiving 2+ Hours Sunlight on 21st March	Ratio	BRE Compliance
60 Middleton Road	89%	89%	1.0	Pass
62 Middleton Road	75%	75%	1.0	Pass

Table 3: Sunlight access for neighbouring gardens

The BRE guide recommends testing for sunlight access on the 21st of March, and states that a garden or outdoor amenity space should continue to receive 2+ hours of sunlight across at least 50% of its area on this date, or if this condition is not met, that the area receiving 2+ sunlight hours not be reduced to less than 0.8 times its former size.

The proposal has a negligible, or no impact upon the two gardens tested.

CONCLUSION

The proposal is acceptable in terms of BRE impact guidance for daylight, sunlight, and overshadowing.

The impact upon daylight and sunlight access for all the windows tested is well within BRE recommended limits.

The effect of the proposal upon neighbouring gardens access to sunlight is compliant with BRE guidance.

Issue	Date	Remarks	Prepared	Checked
A	10 th February 2022		Harry Westaway	

This report has been prepared by Model Environments Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

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Connick Tree Consultants

TREE DEVELOPMENT REPORT

(BS5837:2012 ARBORICULTURAL IMPACT ASSESSMENT)

OUR REFERENCE	186879
CLIENT	Edgley Design
PLANNING AUTHORITY	Hackney Borough Council
SITE	64 Middleton Road
SURVEY & REPORT BY	Paul Roberts
DATE	17 th December 2021

CONNICK TREE CONSULTANTS
NEW POND FARM, WOODHATCH ROAD, REIGATE, SURREY RH2 7QH
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QUALIFICATIONS AND EXPERIENCE



1 INTRODUCTION

1.1 INSTRUCTION

Connick Tree Consultants were instructed by Edgley Design to produce an Arboricultural Impact Assessment of the proposed development works within the land to the rear of 64 Middleton Road, London to demolish an existing garage and work shop and construct a new residential house. This will be undertaken in accordance with BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations.

1.2 SCOPE OF REPORT

This Arboricultural Impact Assessment has been based on the tree survey data obtained during our site visit on the 8th December 2021. Details of all trees within and adjacent to the site can be found in the tree Survey Schedule attached as Appendix I. Their locations are shown within the Tree Constraints Plan attached as Appendix II.

The tree information recorded relates to the tree condition, age, safe useful life expectancy, location, canopy spread, canopy height and tree height and direction of first significant branch as well as any work that is required. Where trees are located within neighbouring third-party properties, the assessment in relation to their condition has been made upon the visible parts of the tree and all measurements estimated.

No information in regard to soil assessment was provided and no investigation was taken on site.

A measured drawing of the site was provided, and no liability is accepted for the accuracy of these drawings, and they should not be scaled from.

The report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only. Trees are living organisms whose health and condition can change rapidly and all trees, even healthy ones, are at risk from unpredictable climatic and man-made events. This report and recommendations relate to the condition of the trees and their surroundings at the time of inspection only.

1.3 DOCUMENTATION

I have been provided with the following information in regard to the development:

- Proposed plans

1.4 QUALIFICATIONS AND EXPERIENCE

I have based this report on my site observations, and I have come to conclusions in the light of my qualifications gained and experience obtained whilst working in the field of arboriculture. I have qualifications and practical experience in arboriculture and list the details of this in Appendix IV.

1.5 LIMITATIONS AND USE OF COPYRIGHT

All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means without our written permission. Its contents and format are for the exclusive use of the person, firm or company to whom it is addressed (and that of any other person, firm or company whose interest was disclosed to us prior to its preparation). It may not be sold, lent out or divulged to any third party not directly involved in this situation without the written consent of Connick Tree Care.

DISCLAIMER: I have no connection with any of the parties involved in this situation that could influence the opinions expressed in this report.



2 SITE VISIT AND OBSERVATIONS

2.1 SITE VISITS

The initial site visit was undertaken on the 8th December 2021 by the author of this report; Mr P Roberts who is a qualified arboriculturist. The weather at the time of inspections was sunny with good visibility.

2.2 GENERAL OBSERVATIONS AND BACKGROUND

The site of the proposed development is situated within the land to the rear of 64 Middleton Road, London within the borough of Hackney.

The site consists of a working yard area which was formally a mechanics, with garage and workshop and the remaining site laid to concrete.

The property is bordered by residential properties to the north, south and west and the public highway of Albion Square to the east.

The proposed development is for the demolition of the existing garage and workshop and construction of a new two storey residential dwelling.

2.3 SOIL TYPE

No on-site soil analysis was undertaken. Reference has been made to the British Geological Survey maps for an indicative guide to underlying soil characteristics. The online BGS 1:50,000 scale map for the area indicated the property is located on London Clay Formation - Clay, Silt And Sand.

London Clay formation is a highly plastic subsoil which is susceptible to undergoing volumetric change in relation to changes in soil moisture and is described within the BRE Digest 240 Low-rise buildings on shrinkable clay soils: part 1 as having a high to very high volumetric change potential. As such it is recommended that a structural engineer is consulted to ensure the property is constructed in such a manner to avoid the risk of indirect damage through subsidence or heave.

3 TREE SURVEY

In total 6 individual trees were recorded during the survey process, within or adjacent to the site. Attached as Appendix I is a schedule summarising the information obtained within the survey process.

The trees surveyed have been assessed and categorised in accordance with the cascade chart in section 4 of the BS5837:2012. This has identified that there are the following within or adjacent to the site:

No individual 'A' grade tree of a high quality and value, which is worthy of retention and a high level of protection.

2 individual category 'B' grade trees deemed to be of moderate quality and value, worthy of retention and protection. Trees of 'B' grade should be retained where possible within the proposed development and where necessary designs altered to accommodate them.

4 individual trees which have been identified as category 'C' grade trees of low quality and value, which should only be retained and protected when they do not pose a constraint on the development. Where retained they will require tree protection.

No individual or groups of 'U' grade trees which would have been considered as requiring removal for reason of sound Arboricultural management.

The location of the trees is shown on the Tree Constraints Plan attached as Appendix II. All trees surveyed have been given a unique identification number and are identified on the schedules and plans by a 'T' prefix for individual trees.

3.1 TREES SUBJECT TO STATUTORY CONTROLS

A desktop assessment via Hackney Borough Council's online mapping system identified that the site is situated within the Albion Square Conservation Area, but no trees within or adjacent to the site are subject to a Tree Preservation Order.

4 TREE CONSTRAINTS

4.1 ROOT PROTECTION AREA

In order to avoid damage to the tree roots or rooting environment, a minimum area in m² should be left undisturbed around each retained tree (category A, B and C trees).

The root protection area's (RPA's) of the trees recorded within the survey are shown in the Tree Constraints Plan (Appendix II).

The root protection area has been calculated using the formula specified within section 4.6 of the BS5837:2012 standard and should initially be plotted as a circle centred on the base of the stem.

The RPA can be modified where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically. Any deviation in the RPA from the original circular plot should reflect soundly based Arboricultural assessment of potential root disturbance and consider the following factors, whilst still providing adequate protection for the root system.

- The morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground services).
- Topography and drainage.
- The soil type and structure.
- The likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

The calculated RPA should be capped at 707m², which is equivalent to a circle with a radius of 15m or a square with approximately 26m sides (BS 5837:2012 Trees in relation to design, demolition and construction).

The RPA of trees have not been amended however, the existing perimeter wall, location of existing buildings and surface materials may have limited the spread of trees T5 and T6. However the RPA's have not been amended as the true root morphology is unknown as root formation in urban environments is hard to predict.

4.2 CONSTRUCTION EXCLUSION ZONE

The Construction Exclusion Zone (CEZ) required by the current edition (2012) of BS 5837 Trees in Relation to Design, Demolition and Construction relates to the stem diameter of each tree when measured at a height of 1.5m from ground level. The CEZs are to be afforded protection at all times and will be protected by a combination of fencing and ground protection measures.

4.3 ABOVE GROUND CONSTRAINTS

The current height and canopy spread of the trees is an important factor which needs to be considered when deciding the layout of a proposed development. The shading of trees, and/or their size can cause anxiety to residents, leading to pressure for pruning or removal.

This notes that there would be some minor conflict between trees T5 and T6, however both trees have been significantly lifted in the past and minor works of selective branch removal and appropriate design in the construction will alleviate these issues.



5 ARBORICULTURAL IMPACT ASSESSMENT

The following Arboricultural Impact Assessment has been made in relation to the proposed development details provided by our client. This is for the demolition of the existing buildings and the construction of a new residential house. The location of the footprint of the proposed development has been included within the attached Tree Protection Plan (Appendix III).

5.1 SIGNIFICANT TREES

The survey identified that there are no individual A grade trees of high quality and value within and adjacent to the site. However, trees T5 and T6 are prominent street trees.

5.2 TREE REMOVAL FOR REASONS OF SOUND ARBORICULTUAL MANAGEMENT

The survey process has identified that no trees will require removal due to reasons of sound arboricultural management.

Further details of these tree can be found within the attached Tree Survey Schedule (Appendix I).

5.3 TREE LOSS

Consideration has been given to retaining all the trees. However, ultimately their removal is dependent on their condition and proximity to the development. This has identified that no trees require removal to facilitate the development.

5.4 IDENTIFIED IMPACTS

The survey process and the Tree Protection Plan (Appendix III) has indicated the extent of the theoretical Root Protection Areas (RPA) and crown spreads of the surveyed trees in relation to the development and identifies the potential impacts resulting from the proposed development. The details of the impacts caused by each construction stage is identified within Table 1 below:

Table 1: Identifying impacts.

Tree No.	Total RPA m ²	Development Section	Impact of proposed development.
T4	55.4	Formation of new foundations.	These works have the potential to encroach upon 0.9m ² of the total RPA, equating to approximately 1.6%.
T5	95.7	Formation of new foundations.	These works have the potential to encroach upon 6.3 m ² of the total RPA, equating to approximately 6.7%. 3.5 m ² of this is under the existing garage.
T6	68.8	Formation of new foundations.	These works have the potential to encroach upon 0.6 m ² of the total RPA, equating to approximately 0.9%. All of this is under the existing garage.
		Eastern elevation and roof line	The proposed building will be oversized by the up to 0.4m of these tree and possible contact with one branch.

5.5 TREE PROTECTION MEASURES

All trees to be retained should be protected prior to the undertaking of any construction works via the erection of protective barriers to form a construction exclusion zone (CEZ). The protective fencing should be sited along the edge of the RPA of the retained trees and be fit for the purpose of excluding construction activity.

The necessary protection measures are identified within the Tree Protection Plan attached as Appendix III.

The barrier fencing is to be installed as per figure 3 of the BS 5837:2012 using standard 2-metre-tall by 3.5 metres wide welded mesh panels on rubber or concrete feet secured with ground pins.

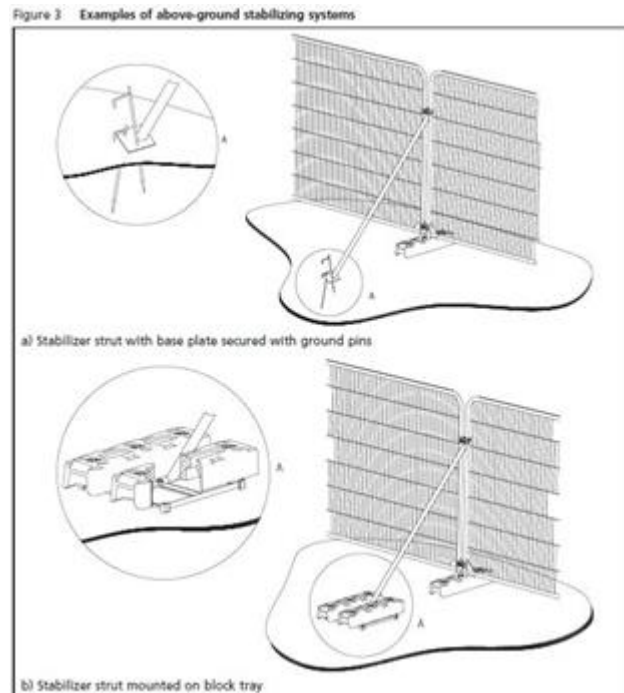


Figure 1 - Identifying tree protection fencing design.

All fencing will need to be erected prior to any construction works commencing and will remain intact until all works are completed on site. The protected area must be regarded as sacrosanct and should not be removed or altered without prior recommendation by the project arboriculturist.

5.6 TEMPORARY GROUND PROTECTION

No temporary ground protection is required for the proposed development, however an area to the north of the proposed building is currently laid to concrete and this will need to be retained during the construction phase. Once complete this can be lifted and laid to soft landscaping if required.

If the concrete is to be lifted the RPA of T4 will need ground protection which is to be constructed using proprietary, inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150mm depth woodchip), laid on a geotextile membrane. Alternatively, two layers of scaffold boards which laid perpendicularly and then secured to each other can replace the inter-linked ground protection board. This method is suitable for pedestrian-operated plant up to a gross weight of 2-ton gross. If machinery greater than this is to be used, then a specific method will need to be utilised. This is likely to be formed using multiple layers of a three-dimensional cellular confinement system.

6 SUMMARY

On completion of the site survey and report it is concluded that the proposed development will have an impact upon 9 trees within and adjacent to the site. These trees are as follows:

- 3 no. C grade trees identified as T4, T5, and T6 can be retained but may have an impact upon their theoretical RPA's the impacts will not exceed 6.7%.

The identified impacts upon trees T4, T5, and T6 have been calculated as a works case scenario. The impact upon the trees is minor and is likely to be much less considering that current on site conditions. The largest impact is upon tree T5 with an encroachment of 6.3 m², however over half of this (3.5 m²) is already covered by concrete and the existing garage type building.

The crowns of trees T5 and T6 will be close to or over the proposed development by up to 0.4m. However, both trees have been significantly crown lifted in the past and selective branch removal will pull the crowns back away from the property. In addition tree T5 has a large area of bark loss on the west side which limited the trees longevity.

The advice given above is a summary of the required precautions to ensure that the proposed development can be constructed with a minimal impact to all retained trees. The exact methods of construction required in and adjacent to the RPA of retained trees and a final Tree Protection Plan should be addressed within a separate Arboricultural Method Statement.



7 GENERAL PRECAUTIONS

7.1 SITE FACILITIES

The position of the site office, compound, toilets and storage space will be sited outside of the RPA of any retained trees or within existing hard standing. Any re-siting of these during the course of the proposed development will need to be approved in writing by the Local Authority Tree Officer.

7.2 STORAGE SPACE

There will be no spoil or construction material stored within the protected sections of the RPA of the retained trees or shrubs on the site. Where possible all storage should be contained within pre-existing hard surfaces.

7.3 PERIMETER FENCING

Works to erect perimeter fencing can have a negative impact upon retained trees. To ensure all retained trees are not impacted it is essential that all fence post holes are formed by hand and away from the base of trees. If roots are identified the hole should be relocated.

7.4 HAZARDOUS MATERIALS

No mixing or storage of materials will take place up a slope where they may leak into a CEZ.

No hazardous materials such as fuels, oils or cement will be stored within the storage area in the rear garden.

Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials, it is essential that any slope of the ground does not allow contaminants to run towards a tree root protection area.

7.5 TREE SURGERY WORKS

All tree works considered necessary for health and safety reasons or to facilitate the development will be undertaken in accordance with British Standard 3998 (2010) Recommendations for Tree Works.

All works required are outlined within the Tree Survey Schedule.

8 SITE PHOTOGRAPHS

Photograph 1: Showing trees T1 to T2 and the existing hard standing.



Photograph 2: Showing tree T2 and T3 and the existing hard standing.




Photograph 3: Showing tree T4 and the existing hard standing.



Photograph 4: Showing trees T5 and T6 along with the existing boundary wall and top of the garage like building.



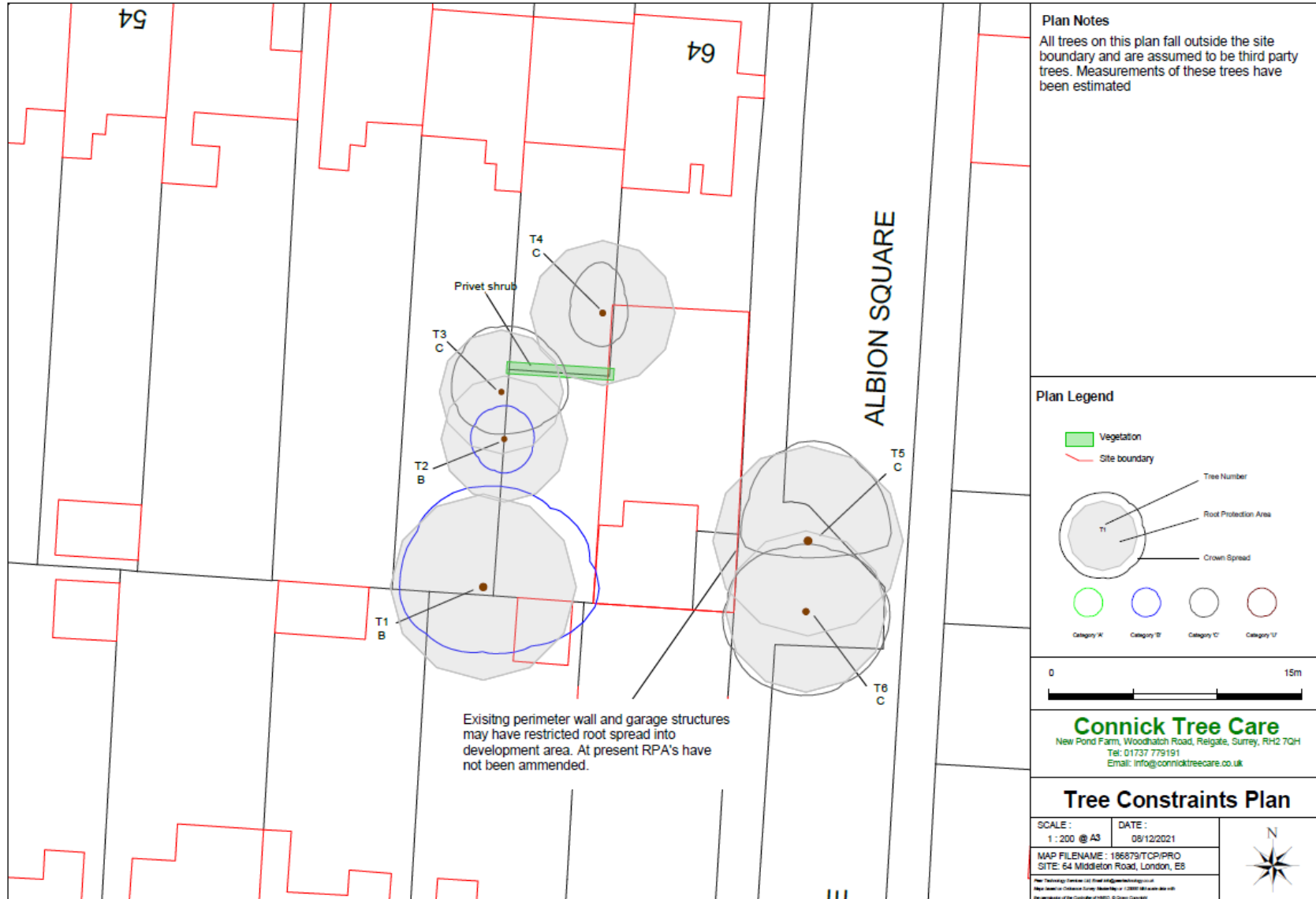
APPENDIX I TREE SURVEY SCHEDULE

BS5837:2012 Tree Survey											Connick Tree Care	
Client: edgleydesign Project: 64 Middleton Road, London, E8 Survey Date: 08/12/2021 Surveyor: Paul Roberts						New Pond Farm Woodhatch Road Reigate Surrey RH2 7QH info@connicktrecare.co.uk						
Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC	
		No	Ø (mm)	Spread (m)	Clear (m)							
T1												
Common Lime <i>Tilia europaea</i>	16	1	450	N	6	4	SM	A: 91.6 R: 5.39	Good	C: Good S: Fair B: Fair	B.1.2 >40 yrs	
T2												
Lawson Cypress <i>Chamaecyparis lawsoniana</i>	10	1	305	N	2	2	SM	A: 42.1 R: 3.66	Good	C: Fair S: Good B: Fair	B.2 20 to 40 yrs	
T3												
Common Ash <i>Fraxinus excelsior</i>	11	1	300	N	4	4	SM	A: 40.7 R: 3.59	Good	C: Fair S: Fair B: Fair	C.2 10 to 20 yrs	
T4												
Apple <i>Malus Spp.</i>	8	1	350	N	3	4	M	A: 55.4 R: 4.19	Good	C: Fair S: Fair B: Fair	C.2 10 to 20 yrs	
Age Classifications: N Newly planted EM Early Mature Condition: C Crown Stems: Ø Diameter Y Young M Mature S Stem (Eq) Equivalent stem diameter using BS5837:2012 definition SM Semi-mature OM Over Mature B Basal area ERC: Estimated Remaining Contribution												

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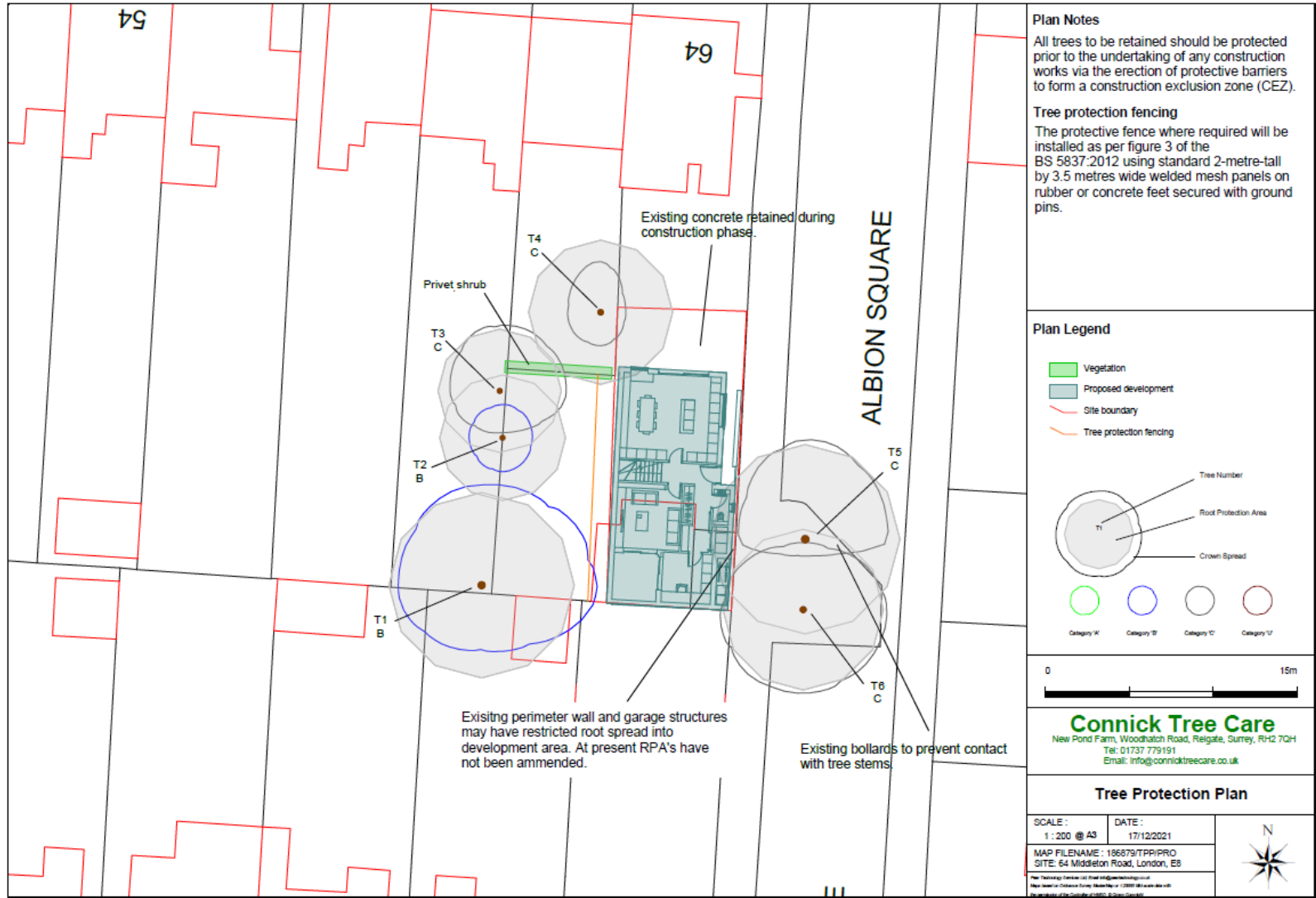
Tree and Tag No Species	Hght (m)	Stems		Crown		Age	RP A (m ²) R (m)	Phys Condition	Structural Condition	Preliminary Recommendations Survey Comment	Cat ERC
		No	Ø (mm)	Spread (m)	Clear (m)						
T5											
Tree of Heaven <i>Ailanthus altissima</i>	10	1	460	N	6	5	SM	A: 95.7 R: 5.51	Good	C: Fair S: Fair B: Fair	C.2 20 to 40 yrs Off site tree located within public highway. Base of lifting adjacent hard standing. Crown asymmetrical with bias to north due to suppression from adjacent specimen.
T6											
Tree of Heaven <i>Ailanthus altissima</i>	12	1	390	N	4	10	SM	A: 68.8 R: 4.67	Good	C: Fair S: Fair B: Fair	C.2 10 to 20 yrs Off site tree located within public highway. Base of lifting adjacent hard standing. Vertical strip of dysfunctional cambium on west side of tree from 1.2m to 4m.
Age Classifications:		N Newly planted	EM Early Mature	Condition:		C Crown	Stems:		Ø Diameter		
		Y Young	M Mature			S Stem			(Eq) Equivalent stem diameter using BS5837:2012 definition		
		SM Semi-mature	OM Over Mature			B Basal area			ERC: Estimated Remaining Contributio		

APPENDIX II TREE CONSTRAINTS PLAN



APPENDIX III TREE PROTECTION PLAN

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APPENDIX IV QUALIFICATIONS AND EXPERIENCE

Paul Roberts

1. QUALIFICATIONS

Subjects		Level	Dates
Foundation degree in Arboriculture (UCLAN)	Merit		June 2013 – September 2016
Professional Tree Inspection Course (LANTRA)	Pass		June 2009
Arboricultural Association Technicians Certificate (ABC)	Merit		September 2006 – June 2007
Royal Forestry Society's Full Certificate in Arboriculture	Merit		September 2005 – June 2006

2. CAREER SUMMARY

I first started my career in the arboricultural industry in 2000 work for a commercial contracting company, here I worked for 6 years and was involved in tree felling, pruning and planting on a daily basis. During this time obtained NPTC units for use of chainsaws on the ground and in the tree and for aerial rescue.

On successful completion of the Arboricultural Association Technicians Certificate in June 2007 I decided to progress my career away from the practical side to arboricultural consultancy at Jacobs Ltd. While working for Jacobs Ltd I gained valuable experience in all aspects of arboricultural consultancy including management of large tree stocks, tree condition assessment and trees in relation to developments. My time at Jacobs also saw me work as discipline lead for clients which required close liaison with Ecologist's, Engineers and Contractors to ensure pragmatic solutions were reached with all parties' to ensure successful project delivery.

In 2011 I made the transition from private consultancy to local authority where I spent 2 and a half years working for the London Borough of Hackney as an Arboricultural Officer. During this time, I began the foundation degree in Arboriculture through Myerscough College, which I have successfully completed.

I joined Connick Tree Care in June 2014, where I now work as the Senior Arboricultural Consultant.

3. AREAS OF EXPERTISE

- Tree hazard risk assessments for tree owners
- Decay assessment and mapping
- Pre-development site surveys and arboricultural implication studies
- Tree management reports to prioritise maintenance programs
- Tree related insurance claims
- Diagnosis of tree disorders
- General arboricultural advice

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estate agency by

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8th February 2023

Marketing Recommendation Report

Rear of 64 Middleton
Road Hackney
London
E8 4BS



PLEASE NOTE: This report is intended as a guide to marketing and should not be used for formal valuation purposes.



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London WC1N 1AB
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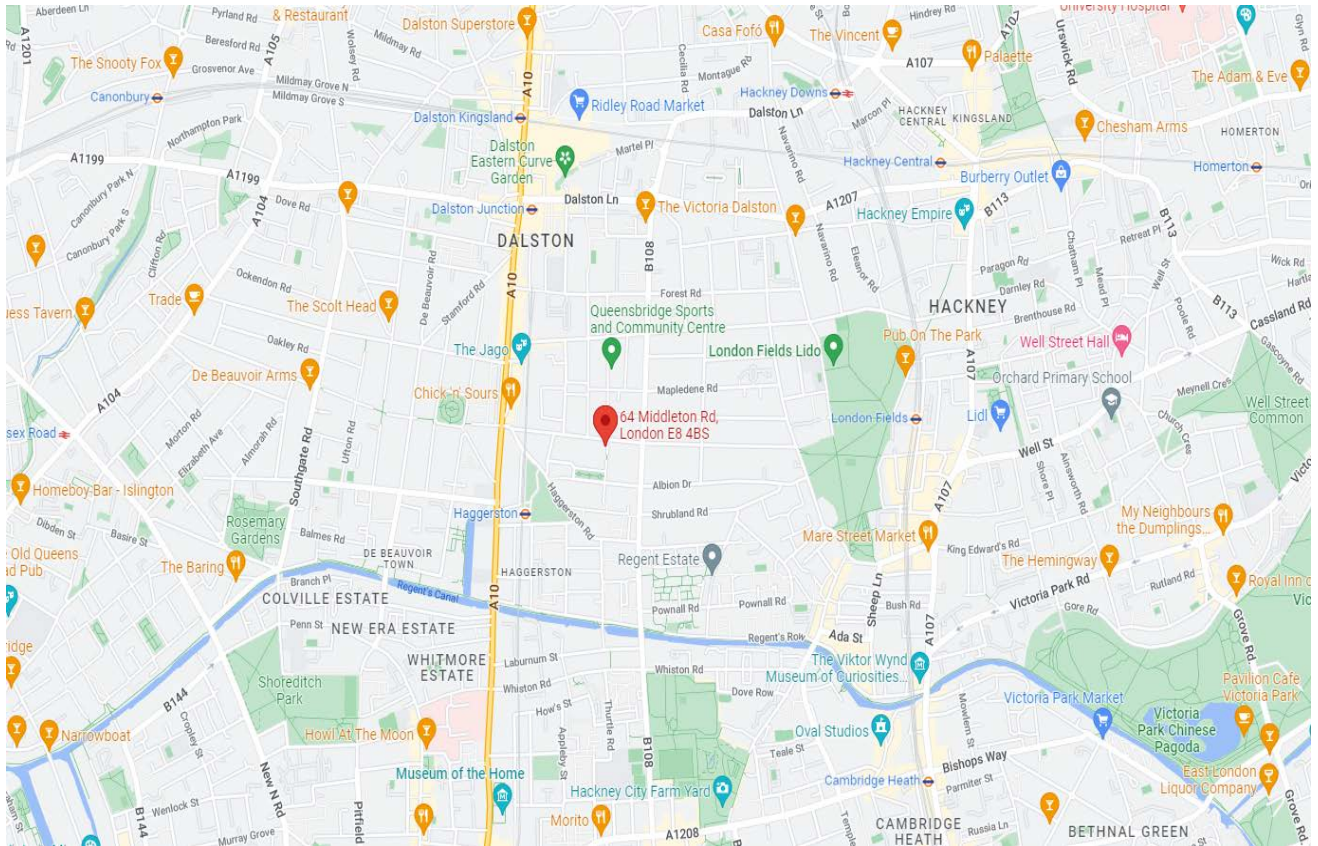
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Summary

Property:	Rear of 64 Middleton Road, Hackney, London, E8 4BS
Location:	Located on the corner of Middleton Road and Albion Square, the demise sits within a residential street and within walking distance to Haggerston overground train station.
Description:	400 sq ft office/workshop that requires rebuilding. The small building is located within a yard which only allows for parking.
Floor Area:	GEA 37.16 sqm (400 sqft)
Condition:	Poor condition, dilapidated externally and internally, requires extensive renovation.
Planning:	Office/Workshop Class E & General Industrial B2
Tenure:	Leasehold
Tenancy:	Available To Let with Vacant Possession
Current passing Rent:	£0
Market Rent:	£16,000 per annum

Pros	Cons
<ul style="list-style-type: none"> • Self-contained • Parking • Close to transport links • Popular residential area 	<ul style="list-style-type: none"> • Dilapidated condition, currently unsuitable for everyday office use • The location is better suited to residential accommodation, not office or workshop • Small size for this type of independent, self-contained opportunity • A high financial investment needed for the building work
Opportunities	Threats
<ul style="list-style-type: none"> • Undertake significant renovations to structure of building and upgrading fixtures and fittings to create a single independent office suite • Possible change of use and redevelopment to create a more valuable asset 	<ul style="list-style-type: none"> • Continued decay may result in the property becoming unsafe • Secluded nature of site and lack of occupation may incur risk of squatting • The cost of necessary renovations and upgrades required to create an appealing office suite will take a significant time to recoup through commercial letting.

Location



The subject property is located within the London Borough of Hackney, which is situated within Greater London, approximately 3 miles north of the City of London and bordered by Islington to the West.

The nearest London overground station (Haggerston) is within 0.4 miles and 8 minutes walk with a 16 minutes journey time to Liverpool Street Station and 14 minutes to Old Street Station.

Road communications are relatively good with fast access to the A1 & A10. The M1 is approximately 10 miles to the North West, the M25 approximately 13 miles North.

The immediate neighbourhood is predominantly residential and benefits from close proximity to amenity space of London Fields. The nearest high street is Kingsland High Street with an eclectic mix of retailers, seeing signs of gentrification in recent years. The popular retail and leisure destination of Broadway Market is 12 minutes walk to the East with numerous boutique shops, bars & restaurants.

Description



The property comprises a single storey building with approximate gross internal area of 400 sqft (37.16 sqm) of Class E/B2 use and external yard space. We understand that water, mains electricity and drainage are connected to the property but as the property has not been in use in recent years it is not certain that they are currently in working order and would require further inspection by the relevant qualified engineers.

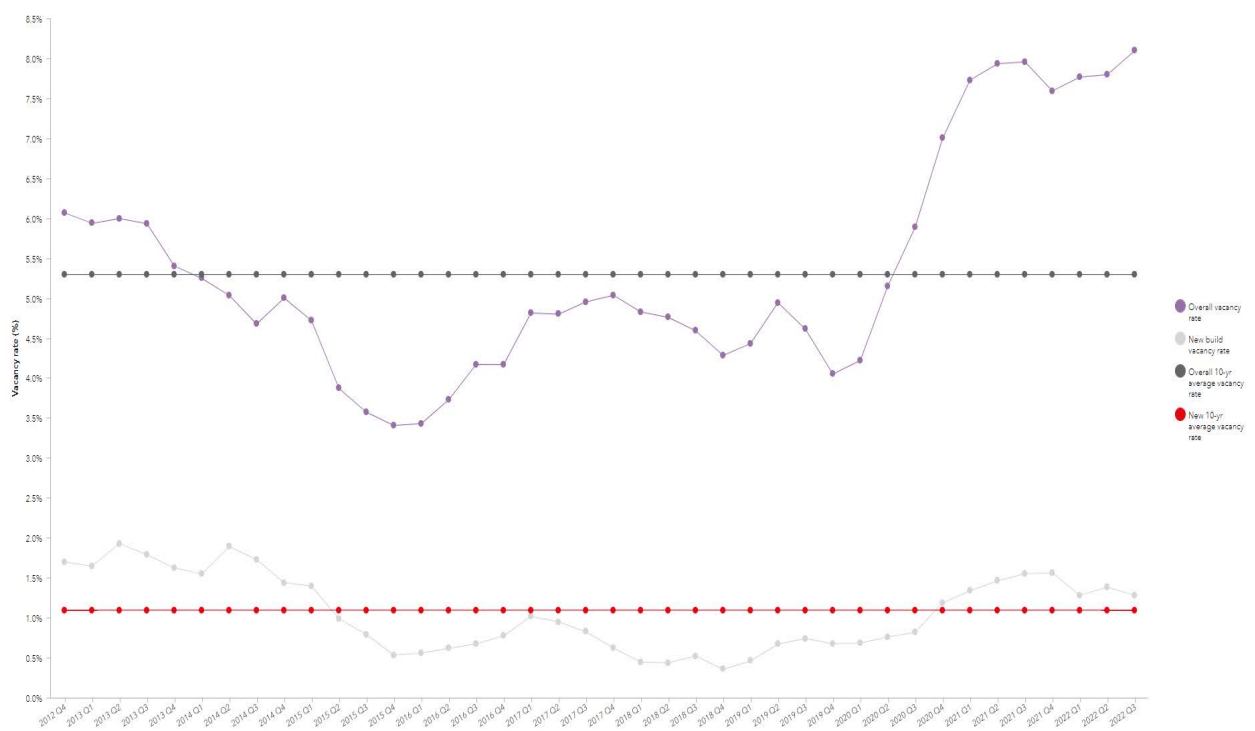
The building is in a notably poor, dilapidated condition, both externally and internally. The building requires extensive renovation work and comprehensive upgrading of the interior to make it appealing for modern office use. In our opinion it would not be considered habitable for everyday office use in its current condition and it would also need upgrading for general industrial use. The building is in a pocket of land surrounded by residential properties and forms part of the title of the residential dwelling, 64 Middleton Road.

Market Overview

As several large buildings under construction over the last few years have been delivered the vacancy rate has edged upwards in recent quarters. Total supply increased to 20.4 million sq ft, mainly driven by an increase in the East London market. The total vacancy rate rose to 8.1% and remained above the long-term average of 5.3%. New build supply continued to fall across Central London as occupiers continue to focus on best-in-class prime stock. New build supply stood at 3.2 million sq ft at the end of September, reflecting a vacancy rate of 1.3%. This remained above the 10-year quarterly average of 1.1%.

A significant factor in this trend is thought to be the rise of serviced office firms, and the move towards co-working. It is no coincidence that the upward vacancy movement in smaller buildings began just as WeWork started its rapid expansion across the capital. WeWork signed its first major London lease deal at 199 Bishopsgate on the final day of 2014, and has since taken more than 1.4 million SF across Central London. SMEs and start-ups have increasingly gravitated to the trendy co-working space on offer, signing fewer conventional lease deals in London’s smaller buildings in the process.

Central London vacancy rate Q3 2022



Local Rental Market And Tenant Demand

Whilst the subject property benefits from proximity to good transport links to and from Central London and access to a broad range of local amenities, it would be considered a secondary location choice to the majority of typical prospective office tenants who are responsible for driving current demand. Typically these are SMEs in the creative media and I.T. industries, marketing and content production, architecture, fashion and product design.

With reference to the attached evidence of comparable lettings and notable examples below - within 0.5 miles completed over the last 18 months - the majority of nearby lettings are achieving in the range of £30 to £50 per sq. ft. per annum, with average effective rents in the region of £38 - £40 per sq. ft. based on net internal areas.

The higher figures are seen in serviced office lettings, where the rents are inclusive of business rates, service charge and utilities. These types of lettings are typically taken for shorter and more flexible terms.

Comparable Lettings:



1.03-1.04a Hoxton Street Studios, 12-18 Hoxton Street, London, N1 6NG

675 sqft first floor office

£20,250 per annum (£30 psf)

Let on 20/08/2022 for 3 years lease to Enlightened Publishers LTD

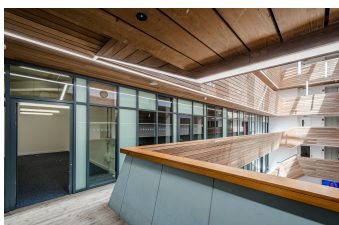


1st & 2nd Floors, 74-76 Kingsland High Street, Dalston, London, E8 2PB

1,950 sqft first & second floor office

£28,800 per annum (£14.76 psf)

Let on 13/12/2022 for 7 years lease to Paige Graham



Studio 17, Arthaus, 203 Richmond Road, Hackney, E8 3NJ

506 sqft second floor office

£13,800 per annum (£27.27 psf)

Let on 22/06/2022 for 3 years lease to Ratio 1.5



Studio 15.1, Arthaus, 203 Richmond Road, Hackney, E8 3NJ

1,001 sqft first floor office

£22,500 per annum (£22.47 psf)

Let on 06/01/2023 for 10 years lease to Broadway Studios Ltd

Marketing Recommendations

Considering prospective tenants, we would expect the unit to appeal to a small company of 4 persons for use as a creative design studio/office, looking for a quiet working environment, as well as person/company who are looking to utilize the space for storage, light industrial, or workshop purposes. As we have noted however the size is a limiting factor and many companies suited to this size of office are opting for serviced offices, which offer flexible lease terms and on site benefits such as meeting rooms and networking opportunities. For a B2 use class tenant, they would typically need a larger space and ideally located on an established industrial park.

You should also factor in the property does need some refurbishment works to bring it up to a more lettable standard and to compete with other commercial spaces within the area. You may find that an ingoing tenant will agree to conduct some works themselves in return for a rent free period, although this could exceed more than 6 months with the rise in build costs over the past few months, therefore it taking longer to see a return on investment for both you and a tenant. If you are open to conducting the refurbishment works yourself you may want to consider extending the property to increase the sq. ft. which will require planning consent from the council.

In regards to the promotion of the property, it has been marketed for £16,000 per annum (£40 psf) since 25th March 2022. Below is a summary of the marketing activities:

- Full colour details and professional photography and floor plans.
- Email-outs to our extensive applicant computerised database.
- Full property details on our website <https://www.fyfemcdade.com/>
- Listings on the portals we subscribe to <https://www.rightmove.co.uk/>, <https://www.onthemarket.com/>, & <https://www.zoopla.co.uk/>
- Inter Agency marketing on Agents Society and the Estate Agents Clearing House

The property has received 1,115 online views in the past 120 days on Rightmove, however no viewing appointments have been requested. Given the response to the property, it would be a sensible idea in our opinion to discuss alternative use classes for the space and perhaps seek planning permission to convert to a residential dwelling.



Marketing report

Middleton Road, Hackney, Middleton Road London, E8 4BN

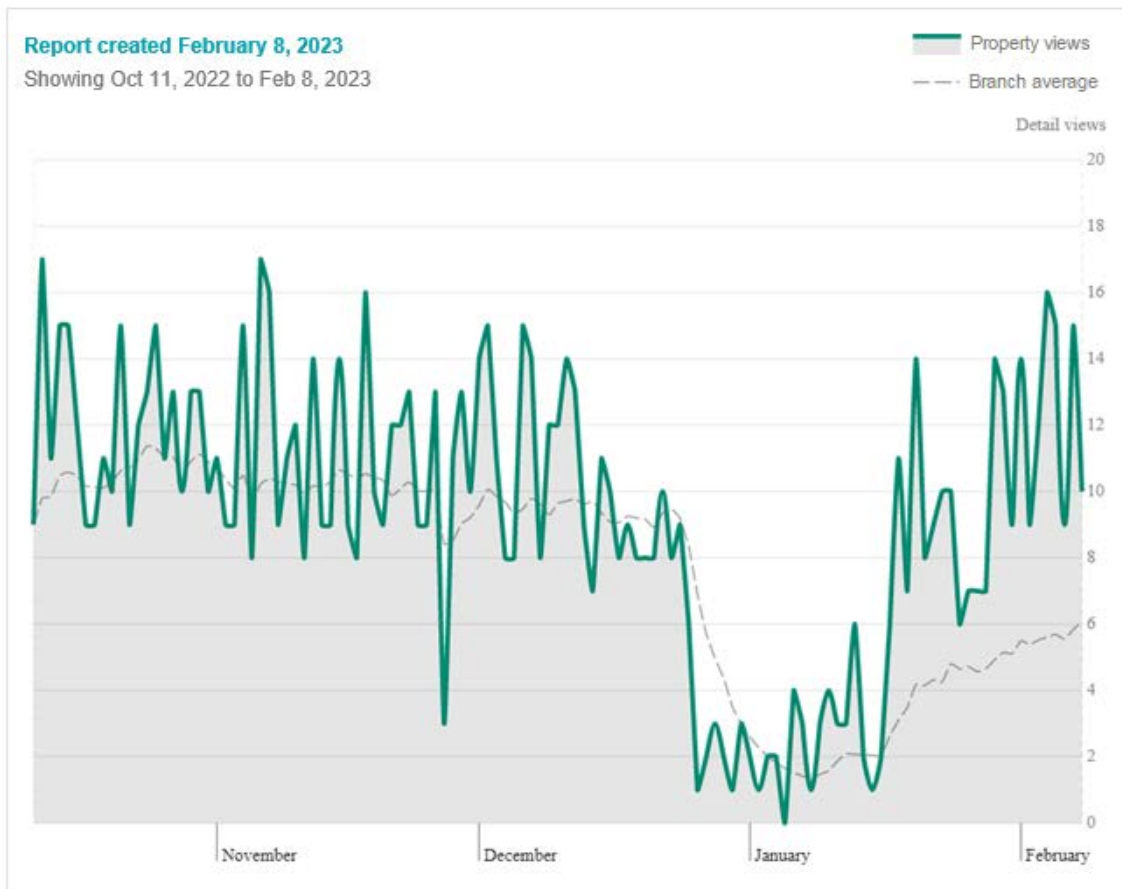
£16,000 pa

🚩 Listed: Mar 25, 2022

👁️ Views (last 120 days): 1,115

🕒 Updated: Feb 8, 2023

🔗 [View property](#)



Kind regards

Carl Schmid

t 020 7613 4044

e carl@fyfemcdade.com

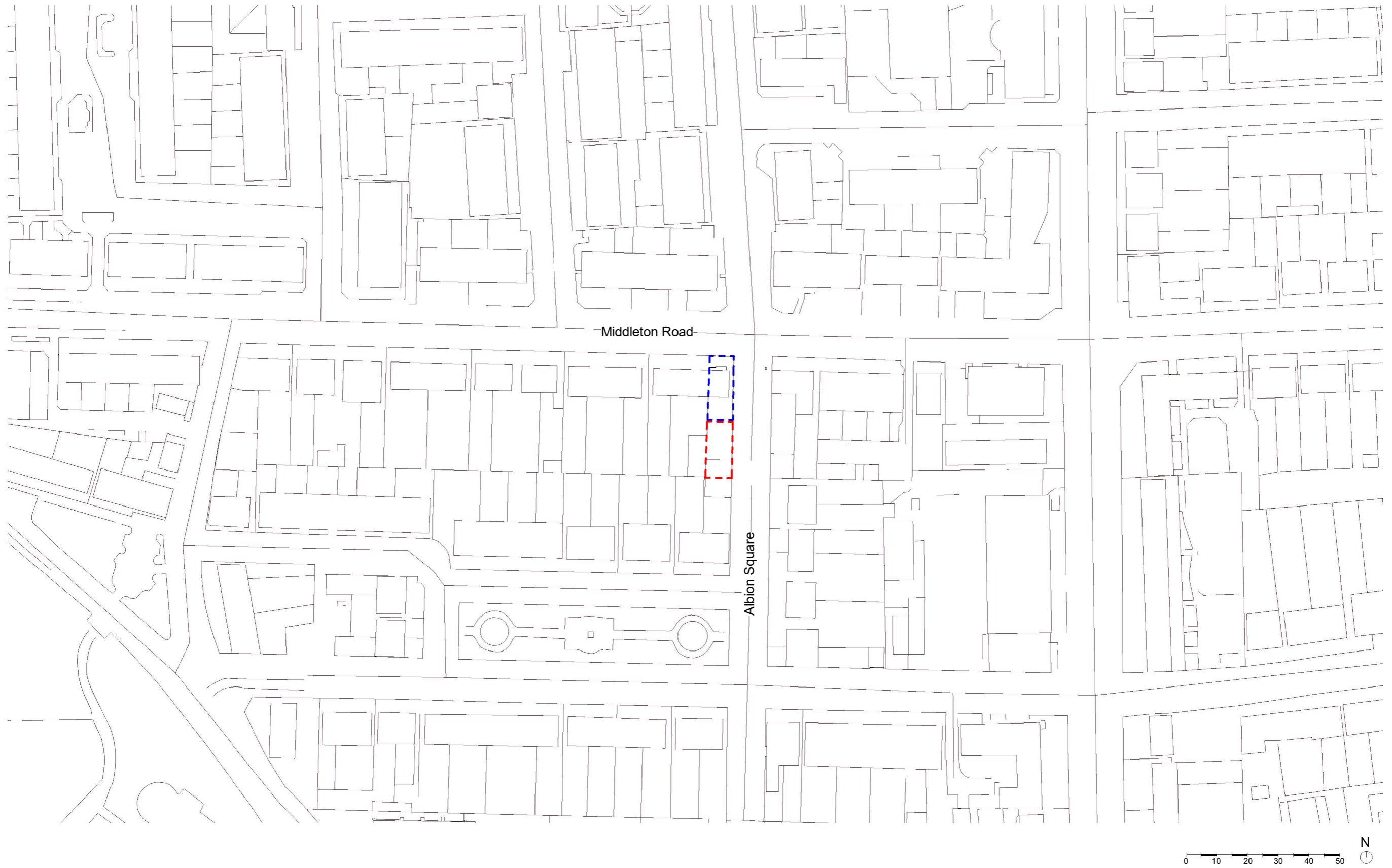
w www.fyfemcdade.com

020 7613 4044

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1. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fyfe McDade have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Page 111
Fyfe McDade Limited, their clients and joint agents (where applicable) give notice that: 2.—They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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Do not scale from drawings.
 Dimensions govern.
 All dimensions are in millimetres unless otherwise noted.
 All dimensions shall be verified on site before work commences.
 Edgley Design shall be notified in writing of any discrepancies.
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notes		
A	Issue for Client Meeting	01.07.2021
B	Issue for Pre-Application	14.07.2021
C	Issued to Council - Planning Drawings	05.04.2022

edgleydesign
 LF 3.01 The Leathermarket
 11/13 Weston St, London SE1 3ER
 t: 020 7033 9522 e: enquiries@edgleydesign.co.uk

project name and address	Middleton Road
drawing name	Location Plan 1.1250

dwg no.	0101	project no.	2109
revision	C	date	05/04/2022 18:35:54
scale	1 : 1250 @A3	status	Author

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ADDRESS: 14 Keir Hardie Estate, Springfield, Hackney, London, E5 9AT WARD: Springfield	
APPLICATION NUMBER: 2023/1922 DRAWING NUMBERS: PL-001 (Issue P1), PL-002 (Issue P1), PL-003 (Issue P1), Design & Access Statement, Covering Letter, SBD secure cycle protection box	REPORT AUTHOR: Thomas Russell VALID DATE: 18-08-2023
AGENT: Graham Allison Montagu Evans LLP 70 St Mary Axe London EC3A 8BE	APPLICANT: London Borough of Hackney
PROPOSAL: Change of use of ground floor community flat meeting rooms (Class F2) to a 1x 1-bedroom self-contained residential unit (Class C3) with the provision of cycle storage	
POST SUBMISSION REVISIONS: None	
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions and Section 106 legal agreement	
NOTE TO MEMBERS: This is a resubmission of a previous application submitted under the address '15 Keir Hardie Estate'. The current application has been submitted under the correct address of '14 Keir Hardie Estate' to rectify this error.	

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

ANALYSIS INFORMATION

ZONING DESIGNATION: (Yes) (No)

CPZ	X (Zone U)	-
Conservation Area	-	X
Listed Building (Statutory)	-	X
Listed Building (Local)	-	X
Priority Employment Area	-	X
Central Activity Zone	-	X

LAND USE:	Use Class	Use Description	GIA Floorspace Sqm
Existing	Class F2 (b)	Community meeting rooms	44.5
Proposed	Class C3	Residential unit	44.5

1.0 SITE CONTEXT

- 1.1 The site is located on the eastern side of Upper Clapton Road, immediately south of the junction with Springfield. Springfield Park is located to the north east of the site.
- 1.2 The site consists of a five-storey block of flats containing 23 individual units. There are several other similar blocks within the immediate area all located around a central grassed courtyard. The building is constructed in red brick and has a pitched roof. The height of the block of flats, while significant, is equivalent to the height of surrounding blocks of flats, which contribute to the character of the immediate area.
- 1.3 There are no locally or statutorily listed buildings in the immediate area, although Springfield Park to the north east contains White Lodge, a Grade II listed building, along its western boundary. Northwold & Cazenove Conservation Area is located in close proximity to the site, on the opposite side of Upper Clapton Road. In addition, Clapton Common Conservation Area is located directly to the north west. The surrounding area is characterised by residential buildings of varying scale and design.

2.0 RELEVANT HISTORY

2.1 15 Keir Hardie Estate

2022/2678 - Change of use of ground floor community flat meeting rooms (Class F2) to a 1x 1-bedroom self-contained residential unit (Class C3) with the provision of cycle storage - Approved subject to S106 - 03/05/2022

Officer comments: The current proposal matches the above application exactly. This previous application was submitted mistakenly under the address '15 Keir Hardie

Estate'. The current application has been submitted under the correct address of '14 Keir Hardie Estate' to rectify this error

3.0 CONSULTATION

3.1 Date Statutory Consultation Period Started: 07/09/2023

3.2 Date Statutory Consultation Period Ended: 11/10/2023

3.3 Site Notice: Yes (14/09/2023)

3.4 Press Advert: Not required

3.5 Neighbours

Letters of consultation were sent to 27 adjoining owners/occupiers. At the time of writing the report (25/09/2023), no responses had been received.

3.6 Statutory/Local Group Consultees

3.6.1 None

3.7 Council Departments

3.7.1 *Waste management:*

This application would convert a property on the Keir Hardie Estate which has more recently been used for community use, back into use as a 1 bedroom unit. Other flats on the estate use our communal waste service, and this would be the case with this unit also. Given the size of the unit, we would not see any significant additional demands on the existing bin store. Overall we therefore do not have concerns with the application from a waste and recycling viewpoint.

4.0 RELEVANT PLANNING POLICIES

4.1 Hackney Local Plan (LP33) 2020

LP1 - Design Quality and Local Character
LP2 - Development and Amenity
LP3 - Designated Heritage Assets
LP8 - Social and Community Infrastructure
LP12 -Meeting Housing Needs and Locations for New Homes
LP13 -Affordable Housing
LP14 - Dwelling Size Mix
LP17 - Housing Design
LP42 - Walking and Cycling
LP43 Transport and Development
LP45 - Parking and Car Free Development
LP46 - Protection and Enhancement of Green Infrastructure
LP47 - Biodiversity and Sites of Importance of Nature Conservation
LP53- Water and Flooding

LP54 - Overheating and Adapting to Climate Change
LP55 - Mitigating Climate Change
LP58 - Improving the Environment - Pollution

4.2 London Plan (2021)

D1- London's form, character and capacity for growth
D2 - Infrastructure requirements for sustainable densities
D3 - Optimising site capacity through the design-led approach
D4 - Delivering good design
D5 - Inclusive design
D6 - Housing quality and standards
D7 - Accessible housing
G5 - Urban greening
G6 - Biodiversity and access to nature
H1 - Increasing housing supply
H2 - Small sites
H4 - Delivering affordable housing
H6 - Affordable housing tenure
H10 - Housing size mix
HC1 - Heritage conservation and growth
S1 - Developing London's social infrastructure
S2 - Health and social care facilities
SI 2 - Minimising greenhouse gas emissions
SI 4 - Managing heat risk
SI 12 - Flood risk management
SI 14 - Waterways-strategic role
T5 - Cycling
T6 - Car parking

4.3 Supplementary Planning Guidance / Documents (SPG) / Other:

Mayor of London Social Infrastructure (2015)
National technical space standards (2015)
Housing Supplementary Planning Guidance (2016)
London Borough of Hackney
Residential Extensions and Alterations SPD (2009)
Sustainable Design & Construction SPD (2016)
S106 Planning Contributions SPD (2020)

4.4 National Planning Policies/Guidance

National Planning Policy Framework (NPPF) 2021
Planning Practice Guidance

4.5 Legislation

Town and Country Planning Act 1990 (as amended)

5.0 PLANNING CONSIDERATIONS

5.1 Planning permission is sought for the change of use of the ground floor community flat meeting rooms (Class F2) to a 1x 1-bedroom self-contained residential unit

(Class C3) with the provision of cycle storage.

5.2 The main considerations relevant to this application are:

- Principle of development/land use
- Housing mix
- Affordable housing
- Design
- Standard of accommodation
- Neighbouring amenity
- Traffic and transportation
- Energy and sustainability
- Biodiversity and ecology
- Drainage
- Waste management

Each of these considerations is discussed in turn below.

5.3 **Background**

5.3.1 The proposal is to convert the property known as Flat 14 back to use as a single residential unit together with its own dedicated bicycle store located at ground floor level to the outside of the property. The property would be laid out as a 1 bed 2 person flat, with living room, bedroom, kitchen, bathroom and study. It would comprise 44.5 sqm (GIA). The proposed residential unit will be Social Rent or London Affordable Rent.

5.3.2 The property was last occupied as a community flat by the resident's association and used for residents association meetings and local ward councillor surgeries but has been closed for the past three years. From the location and layout the site was previously used as a flat and the layout remains unaltered. It is therefore capable of conversion back to residential use without any further internal alteration.

5.4 **Principle of Development/Land Use**

Loss of Community Facility

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

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

the Infrastructure Needs Assessment and Delivery Plan (IDP).

- 5.4.3 Although no marketing evidence was provided to show that the existing facility is no longer required in its current use, the applicant provided lists of nearby alternative community facilities in order to demonstrate compliance with LP8.
- 5.4.4 According to the Planning Statement the nearest community hall to the site is the Lea View Community Hall, Springfield, London, E5 9DX which is fully accessible and DDA compliant. This is situated 182 metres from the community flat. There are also other larger more accessible facilities in the area which are not operated by the council and these are listed as: Northwold Community Hall (450 metres from site), Wigan Community Hall (570 metres from site) and High Hill Community Hall.
- 5.4.5 Furthermore, were a new tenant's resident association (TRA) to be formed, LB Hackney would offer the TRA use of a community building for their meetings and activities at no cost.
- 5.4.6 Policy LP8 of LP33 requires proposals for social and community infrastructure to meet current or future identified need, be of a high quality and inclusive design providing access for all, provide flexible, affordable and adaptable buildings, provide mixed used development, co-located with other social infrastructure uses and be located in places that are accessible by walking, cycling or public transport for its end users.
- 5.4.7 The existing community rooms are small and limited in their function. Originally built as a residential flat, the internal space is usable for small scale meetings only and does not have the usual layout of a larger open plan premises. The existing community flat does not benefit from high levels of daylight/sunlight considering its use and is not considered to incorporate inclusive design providing access for all, as cited above under policy LP8. As such, the existing premises are not considered to provide a high quality space able to meet the needs of the local community.
- 5.4.8 Given the presence of nearby community facilities that meet the standards of policy LP8, the loss of social and community floor space is considered, on balance, to be acceptable, particularly given the accessibility and size constraints of the existing unit. The replacement of the community meeting flat with residential floor space is considered a positive alteration to the host property and is supported in land use terms.

Proposed Residential Use

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

5.5 ***Housing Mix***

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

5.6 ***Affordable Housing***

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

5.7 ***Design***

- 5.7.1 Policy LP1 of the Hackney Local Plan notes that all development must be of the highest architectural and urban design quality.
- 5.7.2 The proposal involves no alterations or building works to the exterior of the building except for the provision of a cycle store and the removal of a small window across the front elevation of the property.
- 5.7.3 The cycle store would be of an appropriate design and would incorporate acceptable materials, with an overall scale that is considered subordinate to the host building. It would have a modest appearance and would preserve the character and appearance of the host building and the surrounding area. The submitted details are satisfactory and no further information is required.
- 5.7.4 In addition, while a window across the front elevation of the property would be lost, this window is very small and is located in front of the boiler. The small window is also located next to a larger window that provides the internal room, a kitchen, with daylight/sunlight and acceptable levels of outlook. As such, no objection is raised to the removal of this feature. The window would be replaced by brickwork to match existing. This is considered acceptable.

5.8 ***Standard of Accommodation***

- 5.8.1 The Greater London Authority Housing SPG, London Plan Policy D6 and Technical Housing Standards – Nationally Described Space Standard (NDSS) contain a number of requirements relating to reasonable and required standards of accommodation.
- 5.8.2 The property would be laid out as a 1 bedroom, 2 person flat, with a dining/living room, bedroom, kitchen and bathroom. It would comprise 44.5 sqm (GIA). Nationally described technical housing standards state that for 1 bedroom, 2 person units with 1 storey, 50sqm of GIA should be provided. As such, the development would result in a 5.5sqm shortfall. However, given that the unit was previously used as residential accommodation and is currently laid out as such, under the circumstances this shortfall would be considered acceptable.
- 5.8.3 Nationally described technical housing standards also state that double bedrooms should measure no less than 11.5sqm and measure at least 2.75 metres in width. The proposed double bedroom would measure 12sqm in area and would measure 3.3 metres in width to comply with the above standard.
- 5.8.4 All rooms would be served with suitable sized windows to ensure the residential unit receives good levels of light and outlook. Furthermore, the unit would benefit from a good level of privacy. Outdoor amenity space would also be provided at the site in the form of a 3sqm sized rear balcony. The Housing Design Quality and Standards SPG states that outdoor amenity space should measure no less than 5sqm for 1-2 person dwellings. While the size of the balcony would be smaller than the above standard by 2sqm, it is noted that the balcony was previously in residential use and that the property is within 100 metres of Springfield Park.
- 5.8.5 In terms of accessibility, step-free access is not provided as the property is set over two levels. The development therefore is unable to provide a fully inclusive and accessible layout. However, it is considered that the size of the development would ensure that it could comply with the relevant building regulations. It is also noted that a lift is not a standard inclusion within a converted building, particularly serving 1 unit. As such, and as part of an otherwise acceptable scheme, the lack of a lift is on balance considered acceptable.
- 5.8.6 On this basis, the proposal is considered acceptable in regard to standard of accommodation.
- 5.9 ***Neighbouring Amenity***
- 5.9.1 Policy LP2 (Development and Amenity) of LP33 requires development proposals to be designed to ensure there are no significant adverse impacts on the amenity of occupiers and neighbours.
- 5.9.2 The proposed cycle store would be located in the front garden of the building and would measure 1.34 metres in total height. No other external alterations, aside from the removal of a small window across the front elevation, are proposed.
- 5.9.3 Given the nature of the proposal which would mainly involve internal alterations, it is considered that the development will not result in an unacceptable detrimental impact upon neighbouring occupiers in terms of provision of daylight/sunlight or outlook from the site, and would not result in unacceptable overbearing impact or sense of enclosure.

5.9.4 The provision of additional residential accommodation in a predominantly residential area is also deemed unlikely to cause exacerbated noise and disturbance impacts.

5.9.5 Given the above, the development is considered to be acceptable in relation to impacts on the amenity of surrounding properties.

5.10 ***Traffic and Transportation***

5.10.1 The development is not considered to be of a scale that would have an unacceptable impact on parking pressure or highways infrastructure. The site has a medium Public Transport Accessibility Level (PTAL) of 3. Bus routes run along Upper Clapton Road to the west. The site is within a Controlled Parking Zone.

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

5.10.3 The development is proposed to be car-free, so that future occupants will not be eligible for CPZ parking permits, ensuring that the development will not result in additional parking pressure on the surrounding highway network but will rely on more sustainable modes of transport. This is in line with LP45 (Parking and Car-Free Development) of LP33 and the London Plan. This will be secured via legal agreement.

5.11 ***Energy and Sustainability***

5.11.1 All new developments need to consider statutory requirements to reduce pollution, energy and carbon emissions, and should incorporate best practice design principles and guidance where appropriate.

5.11.2 Policy SI 4 of the London Plan and LP54 of LP33 require all development to regulate internal and external temperatures through orientation, design, materials and technologies which avoid overheating, in response to the Urban Heat Island Effect and addressing climate change.

5.11.3 Policy LP55 of LP33 applies to all new developments and states they must actively seek to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability.

5.11.4 A development of this scale would be expected to comply with any building regulations to ensure the statutory requirements to reduce pollution, energy and carbon emissions are met. The development would be required to demonstrate that it incorporates fabric efficiency measures.

5.11.5 The flat is part of a larger building and opportunities for improvements are limited to replacing the heating system, improving insulation and replacing the lights and appliances with energy efficient versions. It is noted that a small window will be removed as part of the development, which will improve the thermal efficiency of the unit. The proposed development seeks to ensure compliance with Building Regulations Part L.

5.12 ***Biodiversity & Ecology***

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

5.13 ***Drainage***

- 5.13.1 London Plan policy SI 12 states that development proposals must comply with the flood risk assessment and management requirements over the lifetime of the development and have regard to measures proposed in flood management plans. Policy SI 13 of the London Plan states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- 5.13.2 Policy LP53 of LP33 requires all development to have regard to reducing flood risk, both to and from the site, over its expected lifetime. The policy further states that all development should decrease vulnerability to flooding through appropriate siting, design and on and off-site mitigation.
- 5.13.3 The proposed development would not result in any increase of non-permeable areas. The proposal is not located within a critical drainage area and is located within Flood Zone 1. As such, and given the development does not increase hard surfacing, no mitigation measures are considered necessary in this instance.

5.14 ***Waste management***

- 5.14.1 No information has been submitted on how much refuse/recycling would be provided and how it will be stored, and its location. However, the proposal has been reviewed by the council's waste management team who have stated that the residential unit would use the communal waste facilities utilised by other properties within the estate and therefore, given the size of the unit, the proposal would not put any significant additional demands on the communal bin store. On this basis, the proposal is considered acceptable in regard to waste management.

6.0 CONCLUSION

- 6.1 The proposed change of use of the ground floor community meeting room (class F2) to a self-contained residential unit (class C3) with the installation of a cycle store to the front of the property and the removal of a small window are considered acceptable. The residential unit will provide much needed affordable housing and will have a good standard of accommodation; the proposals will not have a demonstrably adverse impact upon neighbouring amenity, nor on the character and appearance of both the application site and wider surrounding context.

- 6.2 The proposal is deemed to comply with the relevant policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021) and the granting of planning permission is recommended subject to conditions.

7.0 RECOMMENDATIONS

Recommendation A

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

7.1.1 ***Commencement within three years***

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

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

7.1.2 ***Development in accordance with plans***

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

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

Recommendation B

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

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

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

3) The dwelling hereby approved shall be maintained as a Social Rent unit in perpetuity.

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

Recommendation C

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

8.0 INFORMATIVES

The following informatives should be added:

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

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

Natalie Broughton - Assistant Director, Planning & Building Control

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	<p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website.</p> <p>Policy/guidance from other authorities/bodies referred to</p>	<p>Thomas Russell Planning Officer x 3846</p>	<p>1 Hillman Street, London E8 1FB</p>

	<p>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>		
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PD14209:GA/EM

email: graham.allison@montagu-evans.co.uk
eleanor.mazzon@montagu-evans.co.uk

16 August 2023

London Borough of Hackney
Development Management,
2 Hillman Street,
London,
E8 1FB

Dear Sir / Madam

PLANNING PORTAL REF. PP-12391985**KEIR HARDIE COMMUNITY FLAT, 14 KEIR HARDIE ESTATE, HACKNEY E5 9AT
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

We have been instructed by our client, the Housing Services Department of the London Borough of Hackney (hereafter referred to as "the Applicant"), to submit a planning application ("the / this Application") for the change of use and associated alterations of Kier Hardie Community Flat, 14 Keir Hardie E5 9AT ("the Site / Property").

The proposed description of development is as follows:

"Proposed conversion of ground floor community flat meeting rooms (class F2 (b)) to a 1 bedroom residential unit (class C3) and provision of cycle store".

Please find enclosed:

- Completed Application Form (with Ownership Certificates);
- Site Location Plan (1:1250);
- Community Infrastructure Levy Form;
- This Covering Letter prepared by Montagu Evans;
- Planning Statement prepared by Montagu Evans;
- Design Statement prepared by HP Architects;
- Application Drawings prepared by HP Architects; and
- Draft Unilateral Undertaking (Small Sites Agreement).

The application fee of £462.00 (plus service charge) has been paid at the time of submission.

We trust the enclosed is in order and look forward to receiving acknowledgement of its validation in due course. If you do have any queries on this matter, please do not hesitate to contact Graham Allison (020 7312 7421 / graham.allison@montagu-evans.co.uk) or Eleanor Mazzon (020 3004 2918 / eleanor.mazzon@montagu-evans.co.uk) of this office in the first instance.

Yours faithfully,

**Montagu Evans LLP**

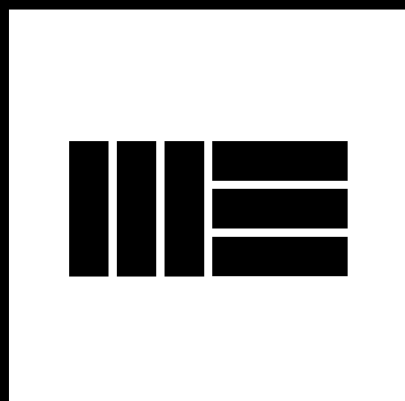
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KEIR HARDIE COMMUNITY FLAT

PLANNING STATEMENT

AUGUST 2023



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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by the Montagu Evans Planning Team on behalf of the Housing Services Department of the London Borough of Hackney (“the Applicant”), to support an application for Full Planning Permission (“the / this Application”) for the change of use and associated alterations of Keir Hardie Community Flat, 14 Keir Hardie E5 9AT (“the Site / the Building”).

DESCRIPTION OF DEVELOPMENT

- 1.2 This Application seeks Full Planning Permission for the following description of development:

“Proposed conversion of ground floor community flat meeting rooms (class F2 (b)) to a 1 bedroom residential unit (class C3) and provision of cycle store”.

- 1.3 The proposed development comprises the following principle elements:

- Change of use from community centre (Use Class F2(b)) on the ground floor to x1 residential unit (Use Class C3);
- Associated internal configuration to form 1-bed 1-person flat;
- Externally, a new cycle store to accommodate 3 cycle spaces would be provided at the front of the Site; and
- The provision of a socially rented home.

- 1.4 This application sits alongside five others for similar proposals regarding the conversion of community flats to housing in order to meet the pressing need for affordable housing in the borough. The other sites are:

- 45 Southwold Road Community Flat
- Jack Watts Community Flat
- Smalley Road Community Flat
- Defoe Small Block Community Flat
- Sherry’s Wharf Community Flat

- 1.5 The statement seeks to demonstrate that there is still sufficient Council community halls / premises in the borough to meet resident’s needs and that the release of the flats is appropriate to meet the pressing housing need

PURPOSE AND FORMANT OF PLANNING STATEMENT

- 1.6 The purpose of this Planning Statement is to provide information to allow the necessary consideration of the Proposal against all relevant planning policy and other material considerations. The Statement sets out how the planning policies and all other material considerations relevant to the determination of the Application have been taken into account in the evolution of the scheme. It also demonstrates that the Application is compliant with all such considerations, to help inform the overall planning balance judgement.

- 1.7 This Statement forms part of the information which has been submitted with the Application and should be read in conjunction with the following documents which were agreed with officers as sufficient for validation:

- Completed Application Form (with Ownership Certificates);
- Site Location Plan (1:1250);
- Community Infrastructure Levy Form;
- Covering Letter prepared by Montagu Evans;
- This Planning Statement prepared by Montagu Evans;
- Design Statement prepared by HP Architects;
- Application Drawings prepared by HP Architects; and

- Draft Unilateral Undertaking (S.106 Agreement).

1.8 The Statement is presented in the following sections:

- **Section 2.0** provides a description of the Site and the surrounding area, as well as the relevant planning history for the Site;
- **Section 3.0** provides a description of the proposed development;
- **Section 4.0** outlines the planning policy framework relevant to the Site;
- **Section 5.0** details the relevant planning policies;
- **Section 6.0** provides a planning policy assessment along with other material considerations; and
- **Section 7.0** summarises the analysis of the development and concludes the Statement.

2.0 SITE LOCATION AND DESCRIPTION

THE SITE

2.1 The Site is located within the jurisdiction of London Borough of Hackney ("LBH" or "LB Hackney") seen in Figure 2.1.

Figure 2.1 – Aerial View from Google Maps



2.2 The Site is an existing residential building located on eastern side of Upper Clapton Road, between Springfield Road and Jessam Avenue. The Site is situated in a residential area. Beyond the residential properties to the north is Springfield Park.

2.3 The Site has a Public Transport Accessibility Level (PTAL) of 3 with the nearest bus station being Jessam Avenue, approximately 155 metres away, and train station being Clapton (overground), approximately 875 metres away.

THE BUILDING / PROPERTY

2.4 The property is located in a five storey pre-war residential block. The flat is located on the ground floor and sits within a building which contains similar sized flats and layouts.

2.5 The property is accessed from the rear courtyard within the Keir Hardy estate.

2.6 Keir Hardie Community Flat has been occupied as a 'community flat' by the Residents Association, although prior to that was used as a residential flat (Class C3). The layout remains unaltered and is capable of conversion back to a residential use without any further internal alteration.

2.7 Prior to 2019, the property was used for Residents Association Meetings and local ward Councillor Surgeries but has been closed for the past three years.

PLANNING HISTORY

2.8 A search of LBH's online planning register has highlighted that Site has no planning history.

3.0 DEVELOPMENT PROPOSALS

PROPOSED DEVELOPMENT

3.1 This Application seeks Planning Permission for the following description of development:

“proposed conversion of ground floor community flat meeting rooms (class F2 (b)) to a 1 bedroom residential unit (class C3) and provision of cycle store”.

3.2 The form and content of the proposed development is described in full in the Design and Access Statement that forms part of this Application and should be read in conjunction with this Planning Statement.

3.3 The proposed development comprises the following principle elements:

- Change of use from community centre (Use Class F2(b)) on the ground floor to x1 residential unit (Use Class C3);
- Associated internal configuration to form 1-bed 1-person flat;
- Externally, a new cycle store to accommodate 3 cycle spaces would be provided at the front of the Site; and
- The provision of a socially rented home.

4.0 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS

4.1 This Application has been informed by adopted development plan policies and other relevant guidance. This section of the Statement provides a summary of the planning context, and **Section 6.0** provides an assessment of the Application against the policies and guidance contained within this document.

THE DEVELOPMENT PLAN

4.2 The Town and Country Planning Act 1990 (as amended) ('the Act') requires development, as defined by Section 55 of the Act, to have obtained planning permission prior to commencement. Upon submission of the planning application, the Council must consider the policies in the statutory Development Plan and assess the proposal against them. This is a legal requirement set out in the Planning and Compulsory Purchase Act 2004. Section 38(6) states as follows:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

4.3 In this case the Development Plan Comprises:

- The London Plan (March 2021); and
- The Hackney Local Plan 2033 ("LP33") (July 2020).

4.4 The Site does not have any site designations using Hackney's Interactive Policy Map.

4.5 The Site is not a nationally or locally listed building and is not located within a Conservation Area.

OTHER MATERIAL CONSIDERATIONS

4.6 The National Planning Policy Framework (the "NPPF") was published on 20 July 2021 and sets out the Government's approach to planning matters and is a material consideration in the determination of planning applications.

4.7 The National Planning Practice Guidance ("NPPG"), which was first published in 2014 and which is updated from time to time, is a material consideration in relation to planning applications.

EMERGING PLANNING POLICY

4.8 There is not currently any draft Planning Policy of relevance, and it is not clear when LBH will be undertaking a review of the Local Plan.

5.0 RELEVANT PLANNING POLICIES

5.1 This Section outlines the relevant planning policies at national, regional (London) and local level as outlined during the pre-application feedback.

NATIONAL PLANNING POLICY FRAMEWORK (2021)

5.2 **Paragraph 8** sets out three main objectives to achieving sustainable development which include economic, social and environmental objectives that should be delivered through the preparation and implementation of plans and the application of policies contained in the Framework. **Paragraph 10** clarifies that at the heart of the Framework is a presumption in favour of sustainable development, which is detailed in **Paragraph 11**. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

5.3 **Paragraph 38** is clear that LPAs should approach decisions on proposed development in a positive and creative way and seek to approve applications for sustainable development where possible.

5.4 **Paragraph 81** requires that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, considering both local business needs and wider opportunities for development. **Paragraph 83** states that planning policies and decisions should recognise and address the specific locational requirements of different sectors.

5.5 **Paragraph 93** of the NPPF sets out the government's policy on community facilities. It states:

"To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;*
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and*
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services."*

5.6 Section 9 of the NPPF promotes sustainable transport and will require applications for development under **Paragraph 112** to:

- a) "give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;*
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;*
- c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;*
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and*
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations."*

5.7 Section 12 of the NPPF, advocates the development of "high quality, beautiful and sustainable buildings and places". Of which **Paragraph 130** sets out the design development will need to consider:

- a) *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

LONDON PLAN (2021)

5.8 Relevant London Plan policies include:

5.9 **Policy D3** (Optimising Site Capacity through the Design-led Approach) seeks all development to ensure efficient use of the land by following a design-led approach that optimises the capacity of site. This involves considering the design-options that respond to the site’s context, including the form, layout, experience, quality and character. **Policy D4** (Delivering Good Design) therefore requires the proposed development to be of high quality that can be maintained throughout the development process.

5.10 **Policy D5** (Inclusive Design) supports proposals that achieve the highest standards of inclusivity and accessibility through:

1. *“be designed taking into account London’s diverse population provide high quality people focused spaces that are designed to facilitate social interaction and inclusion.*
2. *be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment.*
3. *be able to be entered, used and exited safely, easily and with dignity for all.*
4. *be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.”*

5.11 **Policy D6** (Housing Quality and Standards) details the requirements for residential development which includes proposals meeting the minimum internal space standards for new dwellings (including conversions and change of use) (Table 3.1) and addressing the key qualitative aspects (Table 3.2).

Table 3.1 – Minimum internal space standards for new dwellings (extract)

Type of Dwelling No. of bedrooms (b.)	Minimum gross internal floor area and storage (sqm)		
	No. of bed spaces (persons (p))	1 storey dwelling	Built in Storage
1b	1p	37-39	1
	2p	50	1.5
2b	3p	61	2
	4p	70	2

Table 3.2 - Qualitative design aspects to be addressed in housing developments

Layout, Orientation And Form	
i	The built form, massing and height of the development should be appropriate for the surrounding context, and it should be shown that alternative arrangements to accommodate the same number of units or bedspaces with a different relationship to the surrounding context have been explored early in the design process (making use of the measures in paragraph 3.3.23), particularly where a proposal is above the applicable density indicated in Part D of Policy D4 Delivering good design.
ii	The layout of the scheme (including spaces between and around buildings) should: <ul style="list-style-type: none"> • form a coherent, legible and navigable pattern of streets and blocks • engender street based activity and provide a sense of safety • maximise active frontages onto public facing sides of a development, where appropriate wrapping around inactive frontages.
iii	The site layout, orientation and design of individual dwellings and, where applicable, common spaces should: <ul style="list-style-type: none"> • provide privacy and adequate daylight for residents • be orientated to optimise opportunities for visual interest through a range of immediate and longer range views, with the views from individual dwellings considered at an early design stage • provide clear and convenient routes with a feeling of safety • help reduce noise from common areas to individual dwellings • help meet the challenges of a changing climate by ensuring homes are suitable for warmer summers and wetter winters
Outside Space	
iv	Communal outside amenity spaces should: <ul style="list-style-type: none"> • provide sufficient space to meet the requirements of the number of residents • be designed to be easily accessed from all related dwellings • be located to be appreciated from the inside • be positioned to allow overlooking • be designed to support an appropriate balance of informal social activity and play opportunities for various age groups • meet the changing and diverse needs of different occupiers
v	Private amenity space for each dwelling should be usable and have a balance of openness and protection, appropriate for its outlook and orientation.
Usability and Ongoing Maintenance	
vi	The development should ensure that: <ul style="list-style-type: none"> • the experience of arrival, via footpaths, entrances and shared circulation spaces is comfortable, accessible and fit for purpose • features are designed to allow maintenance activities such as window cleaning, to be undertaken with ease • sufficient levels of secure, covered and conveniently located externally accessible storage is provided for deliveries and other bulky items • recycling and waste disposal, storage and any on site management facilities are convenient in their operation and location, appropriately integrated, and designed to work effectively for residents, management and collection services.

5.12 **Policy D7** (Accessible Housing) outlines the need to provide suitable and accessible housing through:

1. *“At least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) wheelchair user dwellings.*
2. *All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) accessible and adaptable dwellings.”*

5.13 **Policy H1** (Increasing Housing Supply) sets the LPAs ten-year targets for net housing completions and how this can be achieved. For the London Borough of Hackney, the target is 13,280 (2019/20-2028/29). The policy outlines sites that can house capacity include:

- a) “sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m distance of a station or town centre boundary;
- b) mixed-use redevelopment of car parks and low-density retail parks and supermarkets;
- c) housing intensification on other appropriate low-density sites in commercial, leisure and infrastructure uses;
- d) the redevelopment of surplus utilities and public sector owned sites;
- e) small sites (see Policy H2 Small sites); and
- f) industrial sites”.

5.14 **Policy H2** (Small Sites) outlines LPAs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) in order to meet the minimum targets for small sites. For the London Borough of Hackney, the target is 6,580 (2019/20-2028/29).

5.15 **Policy S1** (Developing London’s Social Infrastructure) underlines the importance of social infrastructure to ensure the needs of London’s diverse communities are met and welcomes proposals that address the local or strategic need. Social infrastructure includes health provision, education, community, play, youth, early years, recreation, sports, faith, criminal justice and emergency facilities.

5.16 For the loss of social infrastructure, Policy S1 outlines:

“Development proposals that would result in a loss of social infrastructure in an area of defined need as identified in the borough’s social infrastructure needs assessment required under Part A (of Policy S1) should only be permitted where:

1. *there are realistic proposals for re-provision that continue to serve the needs of the neighbourhood and wider community, or;*
2. *the loss is part of a wider public service transformation plan which requires investment in modern, fit for purpose infrastructure and facilities to meet future population needs or to sustain and improve services.*

Redundant social infrastructure should be considered for full or partial use as other forms of social infrastructure before alternative developments are considered, unless this loss is part of a wider public service transformation plan (see Part F2(of Policy S1)).”

5.17 Policy T1 (Strategic Approach to Transport) states the Mayor of London’s goal is for 80% of all trips in London to be made by sustainable modes of transport by 2041. For development proposals this means making the most effective use of the land based on connectivity and accessibility. As a result, **Policy T6** (Car Parking) outlines car-free development is encouraged across all development proposals in well-connected places. A sustainable alternative, supported by the London Plan **Policy T5** (Cycling) is the provision of cycle parking in-accordance with the minimum standards (Table 10.2) and the London Cycling Design Standards.

Table 10.2 – London’s’ minimum cycle parking standards (extract)

Use Class	Long-stay (for residents)
C3-C4 dwellings (all)	<ul style="list-style-type: none"> • 1 space per studio or 1 person 1 bedroom dwelling. • 1.5 spaces per 2 person 1 bedroom dwelling. • 2 spaces per all other dwellings.

HACKNEY LOCAL PLAN 2033 (2020)

5.18 **Policy LP1** (Design Quality and Local Character) details:

“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. Development will be permitted if all of the following criteria are met. Development must:

- i. respond to local character and context having regard to the boroughwide Characterisation Study; and*
- ii. be compatible with the existing townscape including urban grain and plot division; and*
- iii. be compatible with local views and preserve protected views; and*
- iv. preserve or enhance the significance of the historic environment and the setting of heritage assets; and*
- v. incorporate well designed and integrated landscape design, which enhances biodiversity and maximises opportunities for greening; and*
- vi. respond positively to natural features and other open space; and*
- vii. improve the public realm, frontage to the street and facilitate movement through areas with direct, safe, accessible, and easily recognisable routes (legibility); and*
- viii. be sustainable in design and construction; and*
- ix. be adaptable, robust and flexible in use; and*
- x. use attractive, durable high quality materials which complement local character; and*
- xi. thoughtfully and efficiently integrate building services equipment and avoid compromising the appearance of the building, including the appearance from long views; and*
- xii. avoid value engineering and maintain quality through the planning process through to the completion of the development; and*
- xiii. contribute positively to an active street frontage; and*
- xiv. be inclusive and accessible for all; and*
- xv. be secure and designed to minimise crime and antisocial behaviour; and*
- xvi. promote good health by creating streets and spaces which are inclusive, attractive and encourage walking and cycling through the use of active design principles and the Healthy Streets approach.”*

5.19 **Policy LP2** (Development and Amenity) requires all new development must be appropriate to its location and should be designed to ensure there are no significant adverse impacts on the amenity of occupiers and neighbours.

“Amenity considerations include the impact of development on:

- i. Visual privacy and overlooking;*
- ii. Overshadowing and outlook;*
- iii. Sunlight and daylight, and artificial light, levels;*
- iv. Vibration, noise, fumes and odour, and other forms of pollution;*
- v. Microclimate conditions;*
- vi. Safety of highway users”*

5.20 **Policy LP8** (Social and Community Infrastructure) will seek to provide a provision of education, health and social care facilities, sport and leisure facilities, libraries and museums, youth facilities, community facilities and cultural facilities. The incorporation of community facilities into mixed-use residential schemes is permissible.

5.21 For the loss of social infrastructure, **Policy LP8** outlines:

“D. Proposals involving the loss of existing social and community infrastructure will be permitted where one of the following criteria is met:

- i. a replacement facility of equivalent or better quality that meets the needs currently met by the existing facility is provided; or*
- ii. it has been demonstrated, as evidenced by at least a year of active marketing, that the facility is no longer required in its current use and it has been demonstrated that it is not suitable and viable for any other forms of social infrastructure for which there is a defined need in the locality, or for which there is a current or future need identified in the Infrastructure Needs Assessment and Delivery Plan (IDP).”*

5.22 It is also useful to note the Council's requirements in respect of new provision of community facilities, as this sets out an exemplary standard to which facilities should be designed to meet the needs of the Borough's residents. Part B and C of **Policy LP8** require proposals for social and community infrastructure to:

*"Bi) meet current or future identified need,
 B ii) be of a high quality and inclusive design providing access for all, and
 B iii) provide flexible, affordable and adaptable buildings, provide mixed used development, co-located with other social infrastructure uses; and
 C) Facilities should be located in places that are accessible by walking, cycling or public transport for its end users."*

5.23 **Policy LP12** (Meeting Housing Needs and Locations for New Homes) outlines the Council plan to deliver a minimum of 1,330 homes per year up to 2033 and encourage development through small sites for residential use. Self-contained residential units are the priority residential type and should support the maximum reasonable amount of affordable housing, subject to viability and site context, as per **Policy LP13** (Affordable Housing).

5.24 Of relevance to **Policy LP13**:

"2. Schemes of 1-9 units: Schemes which fall below the 10 unit threshold will be required to provide on-site provision or payments in lieu up to the equivalent of 50% of housing delivered as affordable housing, subject to viability. Further guidance will be set out in the Hackney Housing SPD and Planning Contributions (S106) SPD."

5.25 **Policy LP14** (Dwelling Size Mix) states developments should provide a mix of dwelling sizes for social/London affordable rent tenures as outlined in Table 5.4.

Bedrooms / Dwelling Size	1 Bed	2 Beds	3 + Beds
Preferred dwelling mix – social / London affordable rent	30-34%	30-34%	33-36%
Preferred dwelling mix – intermediate	Lower % than 2 bed	Higher % than 1 bed	15-25%
Preferred dwelling mix – market	Lower % than 2 bed	Higher % than 1 bed	33%

5.26 **Policy LP17** (Housing Design) expects all residential dwellings to be of high design quality and meet internal and external space and accessibility standards set out in the London Plan, GLA Housing SPG and Hackney's Housing SPD. The policy also sets out that housing types should be designed to be flexible and adaptable for the future and meet sustainable design and construction standards.

5.27 **Policy LP42** (Walking and cycling) promotes sustainable transport by prioritising walking and cycling in the Borough. Development proposals will need to meet London Cycle Design Standards. As a result, **Policy LP45** (Parking and Car Free Development) outlines all new development must be car-free.

6.0 PLANNING POLICY ASSESSMENT

6.1 In this section the proposed development is assessed against the statutory Development Plan and other material policy and guidance considerations as outlined in **Section 4.0**, and relevant planning policies in **Section 5.0**.

PLANNING POLICY ASSESSMENT

Replacement of Community Facility

6.2 The existing lawful use of the Site is a residents association community meeting room and ancillary office floorspace.

6.3 There are in our view a number of considerations in relation to the functionality of the premises which has led to the cessation of its use as a community facility.

Size

6.4 The premises are exceedingly small for a community use at just 44.5m². It is only capable of being used for small gatherings that the Residents Association would have held. It cannot hold classes or events over say 6-8 people in a single room, which rules out use for most organisations and or uses such as mother & baby/toddler events, sporting events, or clubs. Its ability to meet the daily needs of the local community is hugely constrained by this one single factor. Furthermore, it appears to us that the layout of the property was never adapted to improve its function and was only ever intended to be for infrequent but regular use by the Residents Association.

Accessibility

6.5 A further and significant constraining factor is that the premises are not accessible for those with impaired mobility. Therefore the flat has not been inclusive for the Community it was meant to serve.

6.6 It can be seen from these issues that the premises do not meet the Council's own exemplary standards for new community facilities under Policy LP8.

Alternative Facilities

6.7 Housing Services has over 80 community assets, including community halls, flats and meeting rooms. The ten community flats within the portfolio are mainly one-bed ground floor properties within existing estate blocks. In many cases the flats were designated as community space many years ago and were often directly managed by tenants and residents associations. In recent years many of the flats have been passed back to the community halls team to manage directly, and since the pandemic there has been further reductions in their use. Where flats are used, active use is often limited a few hours each month.

6.8 The provision is made up of 10 Community Flats, 13 community rooms, 22 Small Halls, 19 Large Halls and 19 Large Multi-Functional Halls. A full list of the community halls owned and run by the Council is appended to this statement. Of the Community flats six are proposed for release to residential as a result of their non-use.

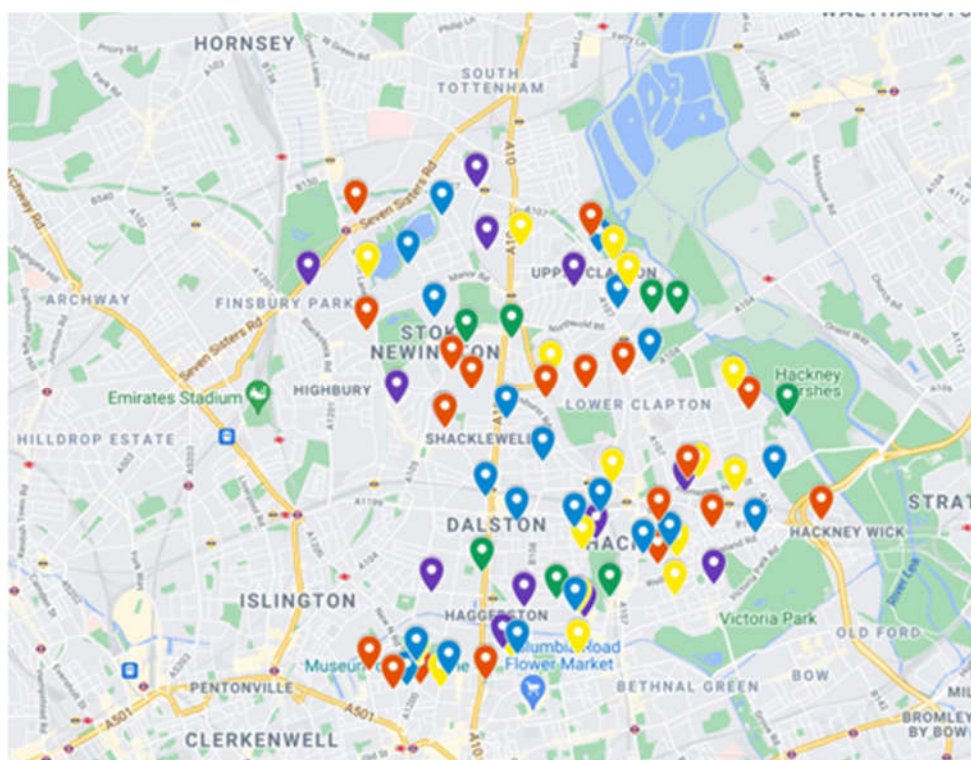
6.9 The nearest alternative community hall is The Lea View Community Hall, Springfield, London E5 9DX. It is fully accessible and DDA compliant. This is situated 182 metres from the Site. Were a new tenant's resident association to be formed, LB Hackney would offer the TRA use of this building for their meetings and activities at no cost.

6.10 There are also other larger more accessible facilities in the area which are not operated by the Council and these are listed below:

- Northwold Community Hall
- Wigan Community Hall
- High Hill Community Hall

- 6.11 In combination there are a vast number of additional facilities which are of a better quality, accessibility and size. It is these facilities which meet the community's needs.
- 6.12 The map at Figure 6.1 below shows the community halls within the London Borough of Hackney which are operated by the Council. The exercise was conducted utilising a post code plot (**Appendix 1.0**). The different coloured markers identify different types of community halls:
- Community Flat – Green
 - Community Room – Purple
 - Small Hall – Blue
 - Large Hall – Red
 - Large Multi-Functional Hall – Yellow

Figure 6.1 - Extract from Community Centre Postcode Plot Map (**Appendix 1.0**)



Summary

- 6.13 In our view the size and accessibility led to its use ceasing and render it unsuitable for any other community type use. It is therefore surplus to requirements. Taking account of these constraints and the excellent provision in the area, we are of the view that the proposals would not result in the loss of a valued local facility and consequently it would not reduce the community's ability to meet its day-to-day needs. For these reasons the proposals are considered to be compliant with paragraph 93 of the NPPF, London Plan Policy S1, and Local Plan Policy LP8. It is therefore appropriate to consider alternative uses at Keir Hardie Community Flat.

Principle of Residential Accommodation

- 6.14 The London Plan Policy H1 (increasing Housing Supply) supports the delivery of appropriate residential development in order to meet LBH ten-year housing targets. This includes small sites, as set out in London Plan Policy H2.
- 6.15 The principle of additional Class C3 self-contained accommodation is supported under policy LBH LP12 of the Local Plan which seeks to deliver 1,330 homes by 2033 on small sites and also increase the supply of genuinely affordable homes. Part D of the policy notes that self-contained residential units are the priority residential land use in the borough and the type of land use for which there is the greatest need.

- 6.16 The return of the community flats would make an important contribution to the supply of social rented housing. As of September 2022, 8,500 households are waiting for social housing in the borough, with over 3,000 households in temporary accommodation. At the same time, the number of social rented properties becoming available to let has reduced due to the impact of right-to-buy and fewer households moving out of their social housing. As a result, the average wait time for homeless households seeking one-bed accommodation in Bands B and C is now 4 and 7 years respectively, this does not include those who may need ground floor properties, for which the waiting time is much longer. People who could be housed in these community flats will have spent many years in temporary accommodation outside the borough away from their wider support networks and services, many of them with mobility needs. The Council has a statutory duty to make these people an offer of housing.
- 6.17 Demand for accommodation for people with mobility needs is high. There are 919 households with a significant mobility need, of which 314 are in need of a one bedroom property, and 77 households are awaiting a one bedroom wheelchair accessible/ adapted unit. As seven of the community flats are on the ground floor, there is potential to adapt some to meet the needs of households in this group and this will be actively explored.
- 6.18 Policy LBH LP13 requires schemes of 1-9 units to provide on-site affordable housing provision or payments in lieu up to the equivalent of 50% of housing delivered as affordable housing.
- 6.19 In this case the dwelling would be utilised to serve those on the Council's affordable housing waiting list and would meet the aims of this policy. Therefore, on-site affordable housing (social rent) will be provided rather than payment of £50,000 for 1 unit proposed. This would be secured by a Unilateral Undertaking.
- 6.20 It should also be noted that the subject home exists and can be delivered immediately when compared to sites which need to be constructed. It can therefore provide a home for someone in need almost instantaneously.

Design, Layout and Mix

- 6.21 The London Plan Policy D6 requires housing development to be of high quality design and provide adequately-sized rooms meeting the minimum standards. In conjunction, the approved Technical Housing Standards (as amended 2016) sets out 1-bed 1-persons requires a minimum GIA of 37sqm. The unit has a GIA of 46m² and is, therefore, below the minimum for a 1 bed 2 person dwelling. It is proposed, therefore, that the proposed conversion back to a residential unit would be suitable for a 1 bed 1 person residential unit where the GIA is exceeded, mindful that there is a need for single person dwellings.
- 6.22 Prior to the use of the community centre, the unit was used as a residential flat. The existing residential layout has not been altered and can be reverted back to its residential use without significant external or internal alterations.
- 6.23 While LBH Policy LP14 (Dwelling Size Mix) prefers 3 or more bed units, the unit is simply not big enough to provide a family unit and being at ground floor on a terrace block it is not possible to extend it.
- 6.24 There would be no physical alterations proposed, therefore no impact on the design related policies at regional and local level including London Plan policies D3, D4, D5 & D6, and LP33 policies LP1, LP2, LP14 & LP17.
- 6.25 The dwelling is not provided with level access, as there are two steps up to the ground floor level and is therefore not able to meet the requirements of M4(2) of the building regulations as sought by policy D7 of the London Plan. However, the dwelling will be made as accessible as possible (M4(1))
- 6.26 The flat is provided with a front patio in excess of the minimum standard of 5 sq m, providing a good outdoor amenity for the residents.
- 6.27 Other design considerations:
- The proposed new foul and surface water below ground drainage will connect to the existing drainage run which exists across the site;
 - A covered cycle store is proposed on the front garden would accommodate 3 cycle spaces; and
 - Refuse and recycling storage is provided to the front garden.

6.28 The detailed design of the external cycle store is include with the application.

Transport

6.29 LBH Policy LP45 (Parking and Car Free Development) supports car-free development. LBH Policy LP42 (Walking and Cycling) supports development that promotes sustainable transport. This is also referenced in the London Plan Policy T5 (Cycling) and Policy T6 (Car Parking).

6.30 The Proposed Development proposes both car-free development and sustainable transport through the provision of 3 cycle spaces (meeting the London Plan's minimum cycle parking standards).

Residential Amenity

6.31 The NPPF states that development should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The flat is dual aspect.

6.32 Given the nature of the proposals, there would be no adverse impact on the surrounding properties and no change to the existing amenity levels experienced by neighbouring occupiers.

Energy and Sustainability

6.33 The NPPF supports the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourages the reuse of existing resources, including conversion of existing buildings, and encourages the use of renewable resources. The London Plan sets out a number of core policies for major developments with regard to reducing carbon dioxide emissions and providing energy in a sustainable manner.

6.34 LBH Policy LP17 requires schemes to meet the sustainable design and construction standards set out in Hackney's Sustainability and the Built Environment SPD.

6.35 LBH Policy 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. Measures which deliver biodiversity benefits will be strongly supported".

6.36 With regard to existing developments, LBH Policy LP55 (Overheating and Adapting to Climate Change) requires 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. Development should consider synergies with new build elements on sites and developments should seek to achieve the zero carbon target across the site".

6.37 As stated above the site was originally built as a residential dwelling and therefore does not constitute a new residential development per se. In this case the flat is part of a larger building and opportunities for improvements are limited to replacing the heating system, improving insulation and replacing the lights and appliances with energy efficient versions. The Proposed Development is unable to meet the requirements of being 'lean, clean and green' and achieving 10% carbon reductions under LBH Policy LP55. Albeit the Proposed Development seeks to ensure compliance with Building Regulations Part L.

Draft Unilateral Undertaking

6.38 A draft Unilateral Undertaking (S.106 Agreement) has been prepared and submitted at the request of the Development Management Team with the purpose of ensuring the retention of the unit as affordable housing (social rent).

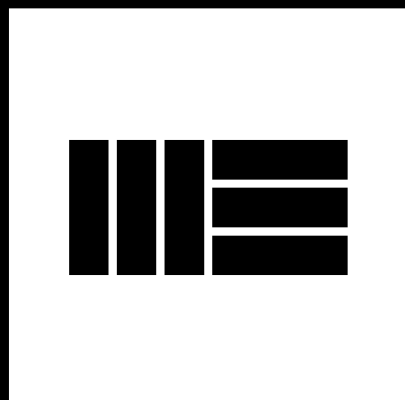
6.39 The draft Unilateral Undertaking also addresses contributions to the Council's Carbon Offset Fund and proposed car-free development.

7.0 SUMMARY AND CONCLUSION

- 7.1 The Application submitted on behalf of Housing Services Department of the London Borough of Hackney proposes the change of use of the site within the London Borough of Hackney to provide:
- Change of use from community centre (Use Class F2(b)) on the ground floor to x1 residential unit (Use Class C3);
 - Associated internal configuration to form 1-bed 1-person flat;
 - Externally, a new cycle store to accommodate 3 cycle spaces would be provided at the front of the Site; and
 - The unit would exceed the requirements of affordable housing policy by providing a single social rented tenure flat.
- 7.2 This report has provided an assessment of the proposals against the Statutory Development Plan, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004, namely the adopted London Plan (2021), the London Borough of Hackney Local Plan (2020).
- 7.3 The proposed development is considered to accord with the relevant policies of the adopted development plan, as well as being consistent with national planning policy and material considerations. The scheme has been developed in full engagement with the London Borough of Hackney.
- 7.4 The Site performs poorly as a community facility by virtue of its limited functionality and poor inclusivity. These constraints prevent its use for reasonable alternative community facilities. It is, as a result, surplus to requirements, especially given the plentiful supply of alternative facilities in the local area. Its loss does not represent the loss of a valued community facility, nor does it prevent the local community from meeting its day to day needs.
- 7.5 Its use as an affordable, single family dwelling is entirely in accordance, with the Local Plan, where the delivery of residential accommodation is the priority. Its ability to be converted back to a flat with limited ~~if any~~ work allows it to be delivered immediately to provide a home for someone on the Council's waiting list.
- 7.6 The flat would be of a good standard in terms of its size, layout, light levels aspect and outlook. It would also be provided with the requisite cycle storage and opportunities will be taken to improve its environmental performance and accessibility.
- 7.7 In conclusion, the scheme delivers a significant benefit of affordable housing (social rent), contributing to the Council's housing supply, and complies with planning policy. Therefore, in our view, this outweighs the loss of the facility, in this particular instance.
- 7.8 We therefore respectfully request the Application is granted planning permission on this basis.

APPENDIX 1.0 - COMMUNITY CENTRE POSTCODE PLOT MAP

MONTAGU EVANS
70 ST MARY AXE
LONDON
EC3A 8BE



WWW.MONTAGU-EVANS.CO.UK

London | Edinburgh | Glasgow | Manchester

WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHANGING RELATIONS TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL

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14 Kier Hardy Estate, Hackney E5 9AT

Design and Access Statement

August 2023

Application for Planning

HP ARCHITECTS LTD

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1. Introduction

1.1

The existing unit is on the ground floor and was originally constructed as a flat but has more recently been used for community use.

1.2

It is proposed to convert the unit back into an independent residential one bedroom flat. The building is currently unoccupied.

1.3

There are no structural proposals required within this scheme.

1.4

The proposals have been designed taking into account the planning and design requirements of Hackney Planning Department and the guidelines as set out by the Mayor of London.

2. Proposals

2.1

The existing unit sits within a five storey residential block on the eastern side of Upper Clapton Rd between Jessam Avenue and Moresby Road.

2.2

The unit is to the ground floor and accessed from the rear courtyard to the estate.

2.3

The building is pre-war in age.

2.4

The existing layout, as originally constructed, already provides a suitable layout for a one bedroom flat.

2.5

The flat sits within a building which contains similar sized flats and layouts.

2.6

No external changes are proposed except a new secure cycle storage within the front garden.

14 Kier Hardy Estate, Hackney E5 9AT
Design and Access Statement
October 2022

Image 3. Aerial view of current site

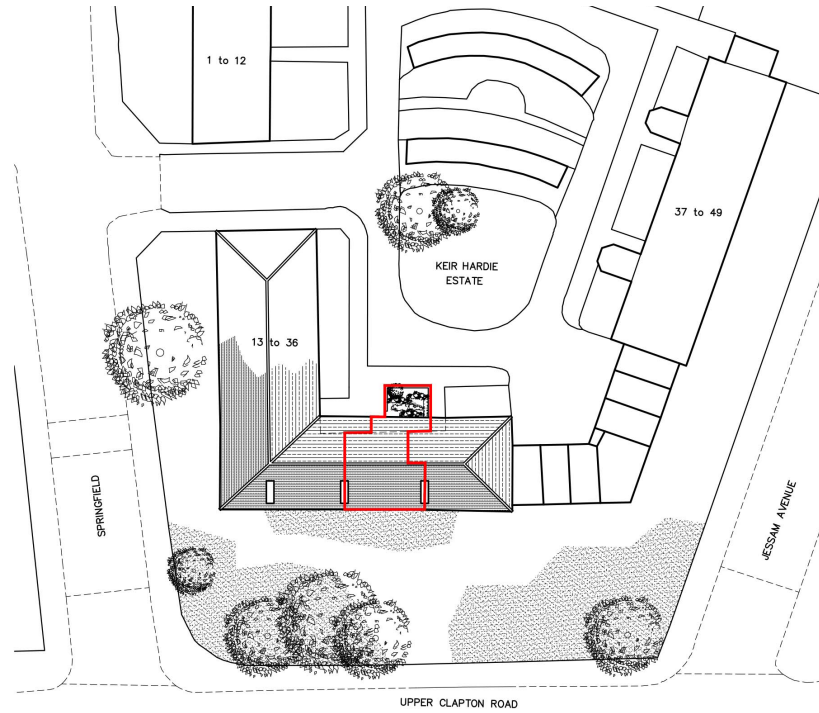


Existing location plan

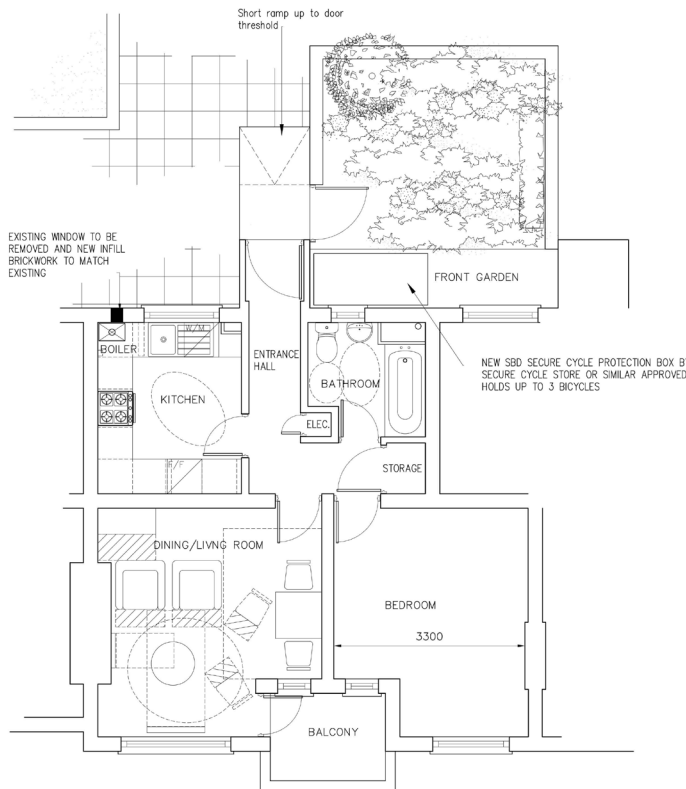


14 Kier Hardy Estate, Hackney E5 9AT
Design and Access Statement
October 2022

Existing overall site plan



Proposed flat plan



PROPOSED GROUND FLOOR PLAN
SCALE 1:100 @ A3

3. Planning History

3.1

There is no historic planning history for the application site.

4. Planning statement

4.1

Refer to separate Planning Statement on how the scheme complies with Hackney Council planning guidelines.

London Housing Design Guide

4.2
The external and internal standards of the proposed new development will comply with the London Housing Design Guide as follows:

Access

- The PTAL rating is 3.

From street to door:

- The main entrance is accessible from the rear courtyard of the block of flats. It is seen directly from communal entrances and individual flat entrances within the same block.
- A short ramp will be provided in front of the entrance door, to allow for the small change in level (approx. 75mm) at the door threshold.
- The entrance door has a 800mm minimum door width.
- Secure cycle storage and refuse storage is provided to the front garden.

Internal layout and room sizes

- The sizes and types of rooms comply with the overall internal floor area sizes and dimensions noted in the plan.
-
- The overall GIA of the flat is 44.5m² in area. The flat was originally designed as an independent residential unit when built and the adjoining residential units are all of the same size and layout and remain residential.

Homes as a place for retreat

- Privacy and sunlight/daylight are all achieved and exceeded in the scheme.

- The flat is dual aspect

Sustainability

- The proposals will comply with the Building Regulations Part L requirements for adapting existing dwellings and their environmental performance with improved insulation to the fabric where possible.

Conclusion

- The proposals meet the required planning guidelines as noted under the London Housing Design Guides.
- The proposals are for flexible residential accommodation, designed to reflect the adjoining properties, allows for modern day standards of living and an environmentally sustainable scheme.

5. Design proposals

5.1
The works are to adapt an original residential unit, which has been occupied as a community room, back into a one bedroom flat.

EXTERNAL

5.2
The only changes externally are the provision of a covered cycle store to the garden and a short ramp to the front door.

INTERNAL

5.3
The ground floor will contain an independent residential unit as follows with an area of 44.5m² consisting of living room, kitchen and bedroom with bathroom.

5.4
All rooms sizes including room widths comply with the London Mayor London Housing Design Guide however the kitchen is smaller as a stand alone room to have adequate wheelchair access.

5.5
Refuse storage is provided communally as existing.

5.6
No new on site parking is provided, although adequate on-site parking is available within the complex, and on adjoining streets, and cycle storage is provided with a concealed and secure cycle stand per unit to the front.

5.7
The proposals provide a satisfactory level of privacy, light and outlook when compared with the adjoining properties.

5.8
There is a balcony to the western (rear) side of the flat and there are private communal grounds within the site as provided existingly.

6. Access

6.1 Designed in accordance with Lifetime Homes Criteria as follows:

Approach

- The scheme includes secure storage for bicycles on site.

Approach to all entrance

- The entrance pathway is over 1.2 metres wide.

Entrances

- The principal entrance has a clear opening width of 900mm. This comfortably exceeds the recommended minimum width of 800mm.
- A new short access ramp is provided to the front door.

Internal doorways and hallways

- All corridors are a minimum of 1000mm and door widths a minimum of 800mm clear width

Circulation space

- The living room and bedroom are accessible and designed in accordance with London Mayor spatial requirements. The kitchen and bathroom are adequate for ambulant disabled.

7. Sustainability

7.1
The proposals and what sustainability considerations have been considered.

7.2
The proposed site makes effective use of previously developed land and underused buildings by the provision of housing.

7.3
The proposal will provide a self contained dwelling with the intention of the development is to reduce CO2 emissions as much as possible. The new development will provide energy efficient housing in accordance with current building regulations Part L. This will include:

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

7.4
Refuse stores will have sufficient capacity to incorporate recycling of household and food waste.

7.5
All rooms have large opening windows to allow for natural ventilation as well as high levels of natural daylight to both front and rear of the development.

8. Drainage

8.1
The existing foul and surface water below ground drainage remains unchanged.

9. Landscaping

9.1
Refuse and recycling storage is provided communally within the existing complex.

9.2
Cycle storage is provided to the front. Refer to data sheet attached.

10. Conclusion

10.1

The proposed works will make use of an existing underused but usable building. The proposals reflect and compliment the diverse range of housing stock within the locality and will provide a good standard of accommodation.

10.2

The proposal makes use of previously developed land and which meets the criteria and design guidelines as outlined within the Hackney Council UDP and London Mayor Residential Design Guidelines

10.5

The accommodation has been designed to reflect the possibilities of modern day living.

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A SECURE cycle locker to Secure by Design LPS 1175 SR1 standard.

Suitable for external storage of up to 3 bicycles - great for SECURE storage of your bike in the garden of your house or flat.

FEATURES

- Approved Secure by Design (LPS 1175 SR 1)
- External - 2x Sold Secure Silver Approved stainless steel hasps with two high security padlocks
- Internal - Sold Secure Silver Approved Heavy Duty Ground Anchor
- Internal - High Security Cable (Loss Prevention Board tested)
- Spring assisted opening action for easy access
- This is a proprietary bike system so there is no requirement to provide 1m2 of tool



storage under Code for Sustainable Homes requirements.

- 25 year replacement guarantee against rust perforation on all undamaged PVC - coated panels.
- Constructed from PVC-coated galvanised steel, approx 50% thicker and twice paint thickness of comparable products
- Maintenance free, fire resistant, all fixings made from stainless steel
- Optional front ramp for easier storage of bicycles

DIMENSIONS (EXTERNAL)

Height	1340mm
Width	1970mm
Depth	890mm



DESIGN | SUPPLY | INSTALL

BREEAM | Secured by design | Bespoke solutions Page 163

For our full range see our website: www.securecyclestore.com

Shelters



Two-tier



Semi-vert



Vertical

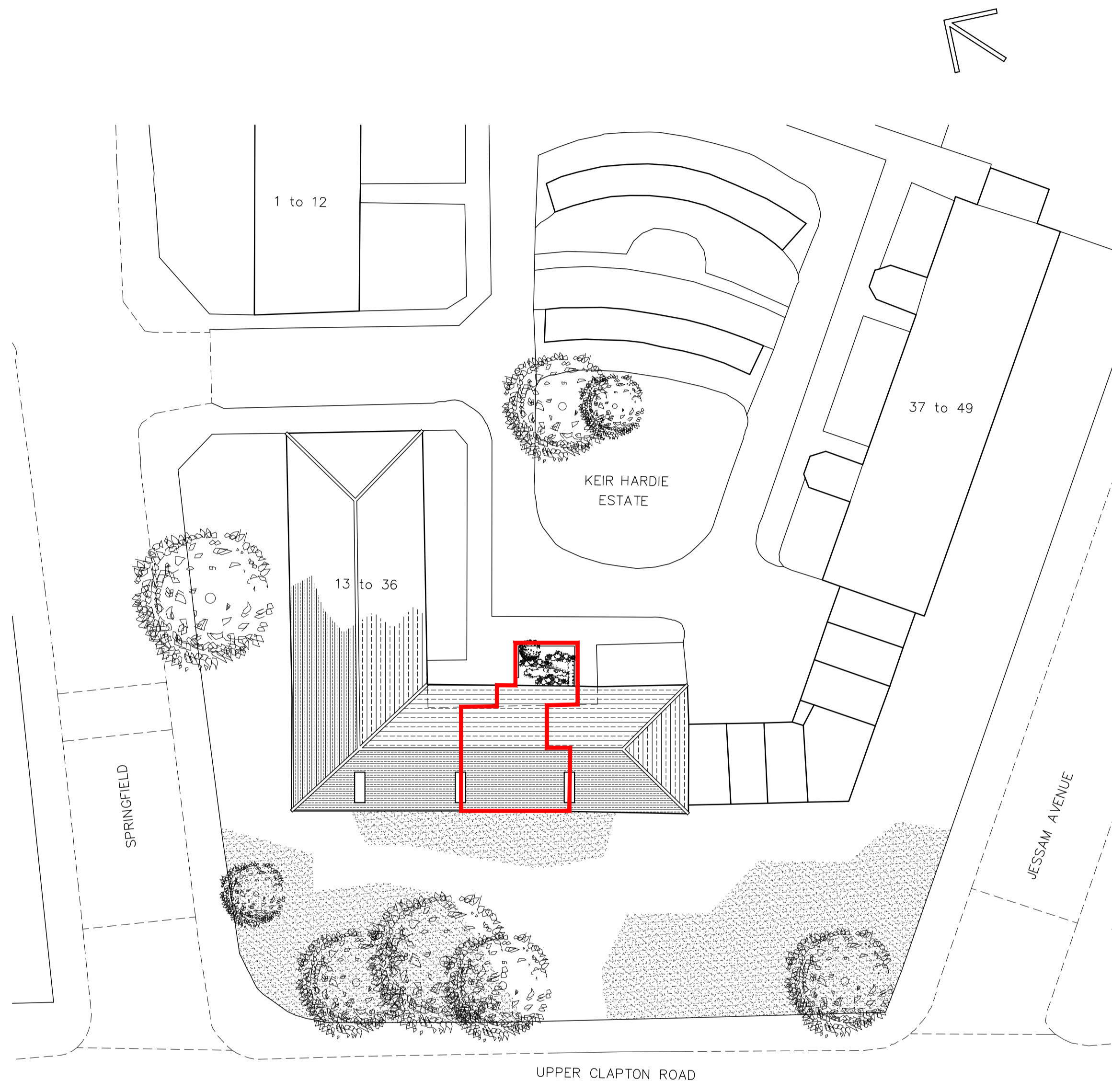


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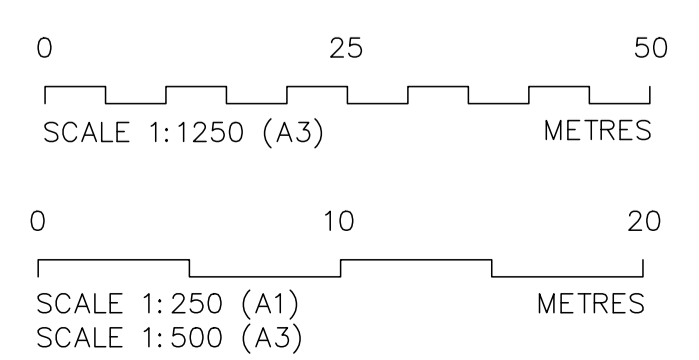
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LOCATION PLAN
 SCALE 1:1250 @ A3



EXISTING SITE PLAN
 SCALE 1:500 @ A3



Rev.	Date	Comment	By
P1	AUG'23	PRELIMINARY	/
/	/	PRELIMINARY	/

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Client
 Hackney Council
 Keir Hardie Community Flats
 14 Keir Hardie E5 9AT

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

Drawing
 Existing Location and Site Plans

Project No.	Drawing No.	Issue	Status
1406	PL-001	P1	-

Scale	Date	Drawn By	Checked By
As Shown	Aug22	JP	NH

HP Architects
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 (W) www.hparchitects.uk

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Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2103	40a Digby Crescent, Hackney, London, N4 2HR	Works to a Tree in Conservation Area Notification	White plum tree in the back garden, about 7-9m tall and 4-6m wide. Has grown too big after previous reduction, and spans multiple gardens. Propose to reduce back to previous points, removing 1-3m regrowth, maintaining shorter branch	Eugene McGee	Brownswood Ward	Delegated	No Objection	25-09-2023
2023/2028	Dalecroft Queens Drive, Hackney, London, N4 2SJ	Works to a Tree in Conservation Area Notification	Front garden: Silver Birch T1(12M high, 350mm dia.) - Reduce height by up to 1.5 metres. Reduce the crown by up to 2 metres and back to the most recent points of reduction. Cherry T2 (6M high, 300mm dia.) - Reduce the crown by up to 2 metres and back to the most recent points of reduction. Rear Garden: Silver Birch T3(12M high, 300mm dia.) - Reduce the crown on the building side by up to 3 metres to create a 3 metre clearance from the property. Silver Birch T3(12M high, 300mm dia.) - Reduce the crown on the building side by up to 3 metres to create a 3 metre clearance from the property. Silver Birch T3(12M high, 300mm dia.) - Reduce the crown on the building side by up to 3 metres to create a 3 metre clearance from the property. Silver Birch T3(12M high, 300mm dia.) - Reduce the crown on the building side by up to 3 metres to create a 3 metre clearance from the property.	Eugene McGee	Brownswood Ward	Delegated	No Objection	25-09-2023
2023/1595	298 - 300 Seven Sisters Road, London, N4 2AG	Full Planning Permission	Retrospective application for new shopfront, fabric canopy and shutters to front and side elevations. Installation of fire exit doors to side elevation. Advertisement consent for fascia signs with non-illuminated aluminium panels and internally illuminated letters to front and side elevations. (In association with advertisement consent application 2023/1486)	Matthew Hollins	Brownswood Ward	Delegated	Refuse	25-08-2023
2023/1486	Planet Food - Seven Sisters Road, 298 - 300 Seven Sisters Road, London, N4 2AG	Advertisement Consent	Advertisement consent for fascia signs with non-illuminated aluminium panels and internally illuminated letters to front and side elevations.	Matthew Hollins	Brownswood Ward	Delegated	Refuse	25-08-2023
2023/1445	1 Digby Crescent, Hackney, London, N4 2HS	Householder Planning	Erection of a two-story rear extension; alterations to the fenestration; excavation of a front lightwell and basement extension.	Catherine Nichol	Brownswood Ward	Delegated	Refuse	25-08-2023
2023/0732	108 Finsbury Park Road, London, N4 2JT	Discharge of Condition	Submission of details pursuant to conditions 3 (materials), 4 (details of windows, doors and ventilation lantern) and 8 (details of doors to waste and cycle stores) attached to planning permission 2020/3747 dated 12/02/2021	Danny Huber	Brownswood Ward	Delegated	Grant	25-09-2023
2023/1772	23 Lampard Grove, London, N16 6XA	Certificate of Lawful Development Existing/Proposed	Dormer extension to rear elevation	Matthew Hollins	Cazenove Ward	Delegated	Grant	13-09-2023
2023/1654	69 Lampard Grove, Hackney, London, N16 6XA	Householder Planning	Single storey rear infill extension with Sukkah roof and associated works.	James Clark	Cazenove Ward	Delegated	Grant	12-09-2023
2023/1643	71 Northwold Road, Hackney, London, E5 8RN	Full Planning Permission	Excavation of basement level under the existing footprint of the building together with 2 front lightwells and 2 rear lightwells to facilitate increase from existing 8-bed HMO to a 12-bed HMO. Provision of refuse storage.	Gerard Livett	Cazenove Ward	Delegated	Refuse	22-09-2023
2023/1538	28 Stamford Hill, Hackney, London, N16 6XZ	Prior Notification - Commercial	Prior approval (Class Ma) change of use from retail (Class E) to 2No. flats (Class C3).	Erin Glancy	Cazenove Ward	Delegated	Refuse	31-08-2023
2023/1500	16 Belfast Road, London, N16 6UH	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development proposed for erection of a rear dormer extension, roof extension over outrigger and installation of 2x roof light to the front roofscape	Alishba Emanuel	Cazenove Ward	Delegated	Grant	25-08-2023
2023/1498	159 Kyverdale Road, Hackney, London, N16 6PS	Householder Planning	Erection of first floor rear extension	Micheal Garvey	Cazenove Ward	Delegated	Granted - Extra Conditions	25-08-2023
2023/1279	35 Braydon Road, Hackney, London, N16 6QL	Householder Planning	Rear dormer extension	Jessica Neeve	Cazenove Ward	Delegated	Granted - Standard Conditions	25-08-2023
2023/1111	91-93 Kyverdale Road, Hackney, London, N16 6PP	Full Planning Permission	Erection of single-storey side/rear extensions at 91 and 93 Kyverdale Road	Thomas Russell	Cazenove Ward	Delegated	Granted - Extra Conditions	14-09-2023
2023/0804	Sarahh, 74 Fountayne Road, London, N16 7DT	Full Planning Permission	Installation of metal shelving units below existing canopy	Alishba Emanuel	Cazenove Ward	Delegated	Refuse	30-08-2023
2022/0516	60 Osbaldeston Road, Hackney, London, N16 7DR	Full Planning Permission	Replacement of windows throughout existing property together with general refurbishment works.	James Clark	Cazenove Ward	Delegated	Grant	22-09-2023
2023/1898	35 Hawksley Road, Hackney, London, N16 0TL	Discharge of Condition	Submission of details pursuant to condition 4 (SuDs) of planning permission 2021/3253 granted 22/12/2021 for a single storey ground floor rear extension, lof extension, replacement of rear windows and additional solar panels at roof level.	Erin Glancy	Clissold Ward	Delegated	Grant	21-09-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1804	20 Cowper Road, Hackney, London, N16 8PF	Certificate of Lawful Development Existing/Proposed	Certificate of lawfulness for a proposed single storey rear extension and insertion of front door and window	Laurence Ackrill	Clissold Ward	Delegated	Grant	18-09-2023
2023/1776	Safedale Limited, 162 Green Lanes, Hackney, London, N16 9DL	Certificate of Lawful Development Existing/Proposed	Existing use of third floor as self-contained residential unit (Use Class C3)	Gerard Livett	Clissold Ward	Delegated	Refuse	22-09-2023
2023/1774	28 Allen Road, Hackney, London, N16 8SA	Householder Planning	Proposed demolition of the existing single-storey rear extension. Insertion of new bifold doors in the remaining rear ground floor extension. Creation of a roof terrace on top of the existing two-storey rear extension and the insertion of new windows and doors to the front ground floor elevation.	Jonathan Bainbridge	Clissold Ward	Delegated	Grant	20-09-2023
2023/1769	Flat 2, 78 Lordship Park, Hackney, London, N16 5UA	Full Planning Permission	Erection of new access to rear garden following removal of existing stairs; new door on rear elevation; demolition of air raid shelter in rear garden	Gerard Livett	Clissold Ward	Delegated	Refuse	22-09-2023
2023/1592	96 Winston Road, Hackney, London, N16 9LR	Householder Planning	Demolition of the existing conservatory and the replacement with a new ground floor rear extension with side infill.	Jonathan Bainbridge	Clissold Ward	Delegated	Grant	04-09-2023
2023/1559	66 Clissold Crescent, London, N16 9AT	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear side infill extension following demolition of existing extension	Matthew Hollins	Clissold Ward	Delegated	Refuse	31-08-2023
2023/1552	Safedale Limited, 162 Green Lanes, Hackney, London, N16 9DL	Full Planning Permission	Rebuilding and alterations to building facade including new window to Stoke Newington Church Street ground floor elevation.	Gerard Livett	Clissold Ward	Delegated	Granted - Extra Conditions	01-09-2023
2023/1531	Flat B, 69 Clissold Crescent, Hackney, London, N16 9AR	Full Planning Permission	Installation of new pop-up stair enclosure in existing roof and the creation of a roof terrace above the outrigger with associated works together with the installation of a rooflight.	James Clark	Clissold Ward	Delegated	Grant	30-08-2023
2023/1405	34 Lordship Park, Hackney, London, N16 5UD	Full Planning Permission	Extension of existing basement, excavation of front and rear lightwells.	Catherine Nichol	Clissold Ward	Delegated	Granted - Standard Conditions	25-08-2023
2023/1381	28 Aden Grove, London, N16 9NJ	Non-Material Amendment	Non material amendment to planning permission ref 2023/0450 dated 18/04/2023 comprising of a wider opening at the rear/changes to the approved rear elevation opening	Alishba Emanuel	Clissold Ward	Delegated	Grant	01-09-2023
2023/1375	Flat A, 25 Burma Road, Hackney, London, N16 9BH	Full Planning Permission	Proposed works: Replacement of all windows; the rear patio door and existing rooflight.	Jessica Neeve	Clissold Ward	Delegated	Granted - Extra Conditions	30-08-2023
2023/1989	51 Sandringham Road, Hackney, London, E8 2LR	Works to a Tree in Conservation Area Notification	Rear Garden: T1: Magnolia: Remove Wisteria throughout crown as is practicable, whilst preserving crown/bark health, (preserve main stem of Wisteria). Carry out remedial pruning. Thin crown density throughout by 20%, removing weak or broken branches. Reduce overlong branches back into main crown structure, approximately 1.20m where required. Remove dead wood. Reason: General maintenance.	Eugene McGee	Dalston Ward	Delegated	No Objection	25-09-2023
2023/1644	30 Parkholme Road, Hackney, London, E8 3AG	Full Planning Permission	Erection of a first floor rear extension.	Erin Glancy	Dalston Ward	Delegated	Refuse	12-09-2023
2023/1509	12 Ramsgate Street, London, E8 2NA	Certificate of Lawful Development Existing/Proposed	Existing use of a self-contained unit as a residential dwelling (Use Class C3)	Alishba Emanuel	Dalston Ward	Delegated	Grant	29-08-2023
2023/1347	Flat A, 35 St Marks Rise, London, E8 2NL	Certificate of Lawful Development Existing/Proposed	Certificate of Lawfulness, for the change of use from a residential bedroom (Use Class C3) proposed use as a mini cab administrative office Class B1(a)	Alishba Emanuel	Dalston Ward	Delegated	Grant	04-09-2023
2023/1186	18 St Philips Road, Hackney, London, E8 3BP	Full Planning Permission	Conversion of 8no. studios to single family dwelling, together with general refurbishment of building and construction of rear extension, new front gates and installation of new windows in the rear outrigger and side elevation and installation of PV panels on the rear roofslope, together with rear outbuilding and air source heat pump.	Erin Glancy	Dalston Ward	Delegated	Grant	20-09-2023
2023/0878	101 Dalston Lane, Hackney, London, E8 1NH	Discharge of Condition	Submission of details pursuant to conditions 3 (on-site operations) attached to planning permission 2021/1804.	Jessica Neeve	Dalston Ward	Delegated	Grant	19-09-2023
2021/0628	15a St Marks Rise, Hackney, London, E8 2NL	Removal/Variation of Condition (s)	Variation of condition 2 (approved plans) and removal of conditions 5 (brick slips/cladding system) and 9 (landscaping scheme) of planning permission 2014/3322 dated 16/01/2015. The effect of the variation is for retention of works including change in gate materials; reduction in glazing; alteration to fenestration and other facing materials; retention of a transom window, Juliet balcony, and downpipe; and change in size and materials of bike store.	Catherine Nichol	Dalston Ward	Delegated	Granted - Extra Conditions	12-09-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2104	Flat B, 172 Culford Road, Hackney, London, N1 4DS	Works to a Tree in Conservation Area Notification	T1: Sycamore - A self sown tree that has become established and is now the height of the building. Propose to remove and poison the stump with eco-plugs T2: Mahonia - Reduce longer elongated branches by approx 0.5m, reduce height by approx 1m. T3: Ash - Self sown, lanky tree. Propose to remove and poison the stump. T4: Field Maple - Remove and poison stump T5: Budlea - Remove and poison stump.	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	25-09-2023
2023/2087	23 Buckingham Road, Hackney, London, N1 4DG	Works to a Tree in Conservation Area Notification	4-5m tall Pittosporum in back garden has grown too big, takes too much light, and is supressing a nearby cherry tree. It is of low amenity. Propose to remove and replace with an Acer	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	25-09-2023
2023/2045	87 De Beauvoir Road, Hackney, London, N1 4EL	Works to a Tree in Conservation Area Notification	Fell the eucalyptus (T1) as tree is in very poor health. One stem is dead except for some live epicormic growth at 3m and the crown of other stem is around 40% dead. Reduce cherry (T2) back to previous cuts, taking up to 2m off. To allow more light into the garden and maintain good health of the tree.	Eugene McGee	De Beauvoir Ward	Delegated	No Objection	25-09-2023
2023/1790	139 Culford Road, London, N1 4HX	Full Planning Permission	Conversion of two self-contained flats (Class C3) to a single dwelling house (Class C3), including works to merge the rear garden and rear patio	Matthew Hollins	De Beauvoir Ward	Delegated	Granted - Standard Conditions	21-09-2023
2023/1764	Cycloc, 6 Culford Mews, Hackney, London, N1 4DX	Prior approval - new dwellings	Prior Approval (Class MA) for a change of use of Cycloc, 6 Culford Mews from commercial (Class E) to a one-bedroom dwelling (Class C3).	Jonathan Bainbridge	De Beauvoir Ward	Delegated	Refuse	21-09-2023
2023/1722	66 Ufton Road, Hackney, London, N1 4HH	Certificate of Lawful Development Existing/Proposed	Proposed amalgamation of two units to form a single family unit.	Catherine Nichol	De Beauvoir Ward	Delegated	Refuse	08-09-2023
2023/1681	58 Southgate Road, Hackney, London, N1 3JF	Removal/Variation of Condition (s)	Variation of Condition 10 (Approved Plans) attached to planning permission 2010/0909 to amend the first floor of the proposed two storey building to the rear of 58-64 Southgate Road from a curved roof to a sawtooth roof and associated amendments to the proposed fenestration at ground and first floors and internal alterations	Laurence Ackrill	De Beauvoir Ward	Delegated	Grant	07-09-2023
2023/1584	33 Ufton Road, London, N1 5BN	Householder Planning	Replacement of existing glazed brick window with double-glazed timber window to the existing lower ground floor rear elevation.	Matthew Hollins	De Beauvoir Ward	Delegated	Granted - Standard Conditions	06-09-2023
2023/1453	10 Deacon Mews, Hackney, London, N1 3HZ	Discharge of Condition	Submission of details pursuant to condition 4 (Obscured glazing) attached to planning appeal APP/U5360/D/22/3291604 dated 10/10/2022.	Micheal Garvey	De Beauvoir Ward	Delegated	Grant	31-08-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2079	87 Greenwood Road, Hackney, E8 1NT	Works to a Tree in Conservation Area Notification	We are notifying you of our proposed works to fell seven sycamore trees that have self-seeded from the railway embankment into our garden - T1 - T7 on the attached sketch plan. We are not proposing works to T8 - T10. We purchased the property from Clarion Housing Association. Clarion undertook no noticeable upkeep of the garden - it was full of rubbish, glass and drugs paraphernalia, and completely overgrown. There was nothing to stop the large, mature sycamore trees that line the railway embankment on the south side of the garden from self-seeding into the garden of 87 Greenwood Road. These self-seeded sycamore trees have now matured to be circa. 20 feet high and are completely clad in ivy. We wish to fell these trees: 1) Safety: when clearing the garden in August 2023 one of the trees fell down. The extent of the ivy on the remaining trees makes it impossible to tell if any of them are dead or structurally unsound. It is clear from the photographs that at least some of the large branches are dead. We have three young children and it is vital that we do not have trees in our garden that put them at risk. This is of particular concern given that the prevailing wind comes from a south westerly direction. 2) Amenity: the combination of the size of the trees, their number and distribution, and the extent of the ivy, means that they deprive our garden and our neighbours' garden of almost all available sunlight; they line the south-facing boundary. They would prevent us from being able to grow grass and many other plants and trees. Our neighbours at number 89 Greenwood Road have direct experience of this and are very supportive of our plan to remove the trees. 3) No appreciable public amenity value: these sycamore trees are not visible to the public from the railway bridge. The only place they are visible from is the neighbours' garden in number 89 and 91, and the house at number 85 on the opposite side of the railway line. As above, our neighbours at number 89 actively wish for these trees to be removed. Neighbours at number 91 can see the trees from their garden but they have no impact on their use of space, or their access to light. From the other side of the railway line, the sycamores in question are almost entirely masked by the much larger mature sycamores that line the Network Rail embankment. There would therefore be almost no visible change to the boundary if we remove the self-seeded sycamores on our land, because the cover from the Network Rail sycamores would remain. The boundary to the west of the property is a high brick wall with no windows, therefore there are no sight lines to the trees from that boundary. Our intention is to landscape the garden and plant a minimum of seven (and likely significantly more) replacement specimens along the boundary, together with more tree specimens elsewhere in the garden. We would select these specimens from a range more appropriate for a residential garden than sycamores.	Eugene McGee	Hackney Central Ward	Delegated	No Objection	25-09-2023
2023/2004	39 Navarino Road, Hackney, London, E8 1AD	Works to a Tree in Conservation Area Notification	T1 - Bay - Reduce height by 2-3m, sides by 0.5m T2 - Magnolia - Reduce crown by up to 2m. Prune to clear house by 3m, Crown lift by 1-2m T3 Robinia - Reduce crown by 2-3m in height, 1-2m from side branches	Eugene McGee	Hackney Central Ward	Delegated	No Objection	25-09-2023
2022/3113	Hackney Town Hall Mare Street, E8 1EA	Listed Building Consent	Installation of 50mm knotted bird net system, suspended from 2m high posts with counterweights to cover both atria roofs.	Danny Huber	Hackney Central Ward	Delegated	Granted - Extra Conditions	22-09-2023
2023/1718	Sandringham Road Street Works, Sandringham Road, Hackney, London, E8 2HJ	Prior Telecommunications Notice	Prior approval for the erection of 20m high telecommunications pole and associated ground level equipment cabinets.	Erin Glancy	Hackney Central Ward	Delegated	Refuse	13-09-2023
2023/1702	213 Richmond Road, Hackney, London, E8 3NJ	Discharge of Condition	Discharge of condition 3 (SUDs) attached to planning permission ref 2022/3009 dated 22/02/2023 for the proposed enlarging of the existing front basement window and lightwell and replacing the rear basement door.	Jonathan Bainbridge	Hackney Central Ward	Delegated	Grant	31-08-2023
2023/1603	3 Penpoll Road, London, E8 1EX	Certificate of Lawful Development Existing/Proposed	Erection of single-storey infill extension to rear; erection of extension to outrigger extension.	Matthew Hollins	Hackney Central Ward	Delegated	Refuse	06-09-2023
2023/1599	2 Navarino Grove, London, E8 1AJ	Householder Planning	Proposed rear single storey extension, alterations to the front elevation, replacement of windows and insertion of skylights.	Catherine Nichol	Hackney Central Ward	Delegated	Granted - Standard Conditions	08-09-2023
2023/1564	6 Greenwood Road, Hackney, London, E8 1AB	Householder Planning	Alterations to existing ground floor rear addition and erection of a single-storey side rear extension.	Jonathan Bainbridge	Hackney Central Ward	Delegated	Grant	04-09-2023
2023/1543	Flat C, 120 Amhurst Road, London, E8 2AG	Householder Planning	Proposed replacement of existing concrete roof tiles on the main roof with slates and rear dormer extension	James Clark	Hackney Central Ward	Delegated	Granted - Standard Conditions	27-09-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1455	Flat 1, 61 Navarino Road, London, E8 1AG	Discharge of Condition	Submission of details pursuant to condition 3 (Drainage) and condition 6 (windows) of planning permission 2022/2941 dated 30/01/2023	Alishba Emanuel	Hackney Central Ward	Delegated	Grant	06-09-2023
2023/1414	186 Dalston Lane, Hackney, London, E8 1LA	Householder Planning	Erection of rear ground floor extension together with a first floor side extension. (In association with listed building consent 2023/1391)	James Clark	Hackney Central Ward	Delegated	Refuse	12-09-2023
2023/1399	23 Horton Road, Hackney, London, E8 1DP	Householder Planning	Replacement of single glazed timber windows with timber double glazed units together with replacement of timber doors.	James Clark	Hackney Central Ward	Delegated	Grant	11-09-2023
2023/1391	186 Dalston Lane, Hackney, London, E8 1LA	Listed Building Consent	Listed building consent for the erection of rear ground floor extension together with a first floor side extension. (In association with householder consent 2023/1414)	James Clark	Hackney Central Ward	Delegated	Refuse	12-09-2023
2023/1155	207 Graham Road, Hackney, London, E8 1PE	Householder Planning	Erection of a rear dormer window and raising of the ridgeline.	Danny Huber	Hackney Central Ward	Delegated	Refuse	20-09-2023
2023/0918	25-27 Hackney Grove, Hackney, London, E8 3NR	Listed Building Consent	Reinstatement of traditional Georgian glazing bar sashes in place of early-mid 20th century mullion and transom timber casements and 4-panel solid timber doors in place of the existing modern security doors to the main entrances of both buildings	Gerard Livett	Hackney Central Ward	Delegated	Granted - Extra Conditions	31-08-2023
2023/0839	20 Amhurst Road, London, E8 1JW	Full Planning Permission	Proposed replacement of an air source heat pump and condenser unit.	Alishba Emanuel	Hackney Central Ward	Delegated	Granted - Standard Conditions	31-08-2023
2022/2779	165 Sandringham Road, Hackney, London, E8 2HS	Non-Material Amendment	Non-material amendment to planning permission 2019/3369 dated 26/11/2019 comprising a basement floor extension up to the ground floor rear external wall and rear dormer enlargement	Catherine Nichol	Hackney Central Ward	Delegated	Refuse	31-08-2023
2022/0847	Hackney Town Hall Mare Street, E8 1EA	Full Planning Permission	Installation of 50mm knotted bird net system, suspended from 2m high posts with counterweights to cover both atria roofs.	Danny Huber	Hackney Central Ward	Delegated	Granted - Standard Conditions	22-09-2023
2021/1496	164 - 166 Sandringham Road, Hackney, London, E8 2HS	Discharge of Condition	Submission of details pursuant to condition 4 (Materials), 5i (Windows), 5ii (Doors) 5 iii (Ground surface treatment) 9 (Landscaping scheme) attached to planning permission 2018/3954 dated 18/09/2019	Micheal Garvey	Hackney Central Ward	Delegated	Grant	01-09-2023
2023/2141	241 Evering Road, Hackney, E5 8AL	Works to a Tree in Conservation Area Notification	cut back all lateral growth from trees at the front of the building to allow 2m clearance	Eugene McGee	Hackney Downs Ward	Delegated	No Objection	25-09-2023
2023/2068	Flat B, 153 Rendlesham Road, Hackney, London, E5 8PA	Works to a Tree in Conservation Area Notification	T1 PRUNUS LAUROCERASUS FELL & ECO PLUG (DAMAGING CORNER WALL) T2 PRUNUS LAUROCERASUS CROWN LIFT UP TO 3M ROADSIDE / LATERALLY REDUCE WEIGHTED LIMBS BY UP TO 2M AND CUT BACK FROM BUILDING BY UP TO 2M	Eugene McGee	Hackney Downs Ward	Delegated	No Objection	25-09-2023
2023/1823	Basement And Ground Floor Flat, 12 Powell Road, Hackney, London, E5 8DJ	Full Planning Permission	Proposed facade alterations along the eastern elevation consisting of two windows and new patio doors, along with enlarged window to ground floor rear elevation.	Jonathan Bainbridge	Hackney Downs Ward	Delegated	Grant	25-09-2023
2023/1796	10 Powell Road, Hackney, London, E5 8DJ	Householder Planning	Proposed creation of a new glass brick opening to the northern elevation.	Jonathan Bainbridge	Hackney Downs Ward	Delegated	Refuse	20-09-2023
2023/1760	58 Walsingham Road, Hackney, London, E5 8NF	Discharge of Condition	Submission of details pursuant to condition 4 (SUDs) attached to planning permission 2022/1896 dated 20-09-2022.	James Clark	Hackney Downs Ward	Delegated	Grant	13-09-2023
2023/1748	Flat C, 27 Queensdown Road, Hackney, London, E5 8NN	Full Planning Permission	Construction of a rear roof extension together with the installation of rooflights in the front roof slope.	James Clark	Hackney Downs Ward	Delegated	Grant	22-09-2023
2023/1475	143 Evering Road, Hackney, London, N16 7BL	Full Planning Permission	Erection of a rear dormer roof extension, the insertion of a skylight on the side and front roof slope, and insertion of windows at lower ground level	Jonathan Bainbridge	Hackney Downs Ward	Delegated	Grant	11-09-2023
2023/1336	Flat B, 1 Narford Road, Hackney, London, E5 8RJ	Certificate of Lawful Development Existing/Proposed	Proposed replacement of windows on both the front and rear elevations.	Jonathan Bainbridge	Hackney Downs Ward	Delegated	Grant	27-09-2023
2022/3004	1 Downs Road, Hackney, London, E5 8QJ	Discharge of Condition	Submission of details pursuant to condition 6 (Use Class A3 Management Strategy) of planning permission 2017/1484 dated 28 August 2018	Nick Bovaird	Hackney Downs Ward	Delegated	Grant	07-09-2023
2022/0571	93 Downs Road, Hackney, London, E5 8DS	Full Planning Permission	Replacement of windows and doors with timber sash windows/casement windows and timber doors.	Micheal Garvey	Hackney Downs Ward	Delegated	Granted - Standard Conditions	22-09-2023
2023/2120	11 Cassland Road, Hackney, London, E9 7AL	Works to a Tree in Conservation Area Notification	T1 - Carpinus betulus: Crown reduce Hornbeam tree in front garden by approximately 30% all round.	Eugene McGee	Hackney Wick Ward	Delegated	No Objection	25-09-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2050	35 Christie Road, Hackney, London, E9 5EA	Works to a Tree in Conservation Area Notification	T1 Fig of the Crawford & Co Addendum Arboricultural Report Works: Fell to near ground level. Reason: Clay shrinkage subsidence damage at neighbouring property 37 Christie Road, E9 5EA	Eugene McGee	Hackney Wick Ward	Delegated	No Objection	25-09-2023
2023/1851	35 Danesdale Road, Hackney, London, E9 5DB	Discharge of Condition	Submission of details pursuant to condition 3 (SUDs) attached to planning permission 2022/2793 dated 10-02-2023.	James Clark	Hackney Wick Ward	Delegated	Grant	20-09-2023
2023/1728	7 Meynell Road, Hackney, London, E9 7AP	Discharge of Condition	Submission of details pursuant to condition 3 (materials) and 4 (blue roof management and maintenance) planning application 2022/0839 (allowed at appeal APP/U5360/D/22/3304626) for the Construction of enlarged lower ground floor level, and rear extensions at lower and ground floor levels, installation of two front garden lightwells, new boundary treatment, along with partial enlargement of existing rear dormer window and installation of two roof-lights in the front roof slope. Installation of air source heat pumps within rear garden and photovoltaic panels to flat top section of rear roof dormer and addition of three rooflights to flat top section of rear roof dormer.	Erin Glancy	Hackney Wick Ward	Delegated	Grant	14-09-2023
2023/1725	7 Meynell Road, Hackney, London, E9 7AP	Discharge of Condition	Submission of details pursuant to conditions 3 (materials) and 4 (blue roof management and maintenance) of planning permission 2022/0828 (allowed at appeal APP/U5360/D/22/3304625) for the Construction of enlarged lower ground floor level, and rear extensions at lower and ground floor levels, installation of two front garden lightwells, new boundary treatment, along with re-cladding of existing rear dormer window and installation of two rooflights in the front roof slope. Installation of air source heat pumps within rear garden and photovoltaic panels to flat top section of rear roof dormer and addition of three roof lights to flat top section of rear roof dormer.	Erin Glancy	Hackney Wick Ward	Delegated	Grant	13-09-2023
2023/1495	60 Edmeston Close, Hackney, London, E9 5TL	Householder Planning	Proposed works: Erection of a single storey rear extension; and changes to the existing fenestration.	Jessica Neeve	Hackney Wick Ward	Delegated	Granted - Extra Conditions	04-09-2023
2023/1433	25 Meynell Crescent, Hackney, London, E9 7AS	Certificate of Lawful Development Existing/Proposed	Installation of an Air Source Heat Pump (ASHP) under Part 14 (Renewable Energy) Class G of the GPDO.	Danny Huber	Hackney Wick Ward	Delegated	Refuse	26-09-2023
2023/1714	153 Hackney Road, Hackney,	Certificate of Lawful Development Existing/Proposed	Existing use of the premises (first second and third floor level) as a HMO (use class C4).	Jonathan Bainbridge	Haggerston Ward	Delegated	Grant	15-09-2023
2023/1656	Basement And Ground Floor, 134e Kingsland Road, London, E2 8DY	Full Planning Permission	Proposed installation of a ventilation/extract system for a basement restaurant kitchen with a duct running on the rear elevation from first floor to roof	Lorraine Murphy	Haggerston Ward	Delegated	Grant	18-09-2023
2023/1651	Hanover Court, 5-7 Stean Street, Hackney, London, E8 4ED	Discharge of Condition	Submission of details pursuant to condition 5 (construction management plan) of planning permission 2021/2349 dated 05/01/2022	Micheal Garvey	Haggerston Ward	Delegated	Grant	12-09-2023
2023/1505	4 Shrubland Road, Hackney, London, E8 4NN	Householder Planning	Erection of a single-story Garden Studio in the rear garden.	Erin Glancy	Haggerston Ward	Delegated	Grant	04-09-2023
2023/1151	9 Broadway Market Mews, Hackney, London, E8 4TS	Discharge of Condition	Discharge of conditions 3 (Materials), 4 (CUDs), 5 (Cycle Parking), 6 (Drainage) & 7 (Flooding) attached to planning permission ref 2022/0215 dated 03/11/2022 for the demolition of existing rear building and excavation of site to facilitate the erection of a three-storey building (across basement, ground and first floor levels) to create a new residential unit and minor alterations to rear outrigger to create new access to existing unit from Broadway Mews.	Jonathan Bainbridge	Haggerston Ward	Delegated	Grant	12-09-2023
2023/0905	233 Hackney Road, Hackney, London, E2 8NA	Listed Building Consent	Internal and external alterations including rendering; replacement of paving; removal of internal fittings and replacement; replacement doors and rooflights; repair of steps; renovation of front decking and replacement and new balustrade	Gerard Livett	Haggerston Ward	Delegated	Granted - Extra Conditions	20-09-2023
2023/0772	233 Hackney Road, Hackney, London, E2 8NA	Householder Planning	Internal and external alterations including rendering; replacement of paving; removal of internal fittings and replacement; replacement doors and rooflights; repair of steps; renovation of front decking and replacement and new balustrade	Gerard Livett	Haggerston Ward	Delegated	Granted - Standard Conditions	22-09-2023
2023/2101	34b Clarence Mews, Hackney, London, E5 8HL	Works to a Tree in Conservation Area Notification	T1 - Robinia pseudoacacia. Remove dead upright stem and deadwood throughout canopy. Crown reduce Southern face of tree and thin 10% to balance and lessen windsail. Tree in decline, works required to balance overall weight of tree and remove deadwood.	Eugene McGee	Homerton Ward	Delegated	No Objection	25-09-2023
2023/1999		Works to a Tree in Conservation Area Notification	The tree is a Silver Birch in the front garden of 224 Mare Street. The tree is shown as T1 on the sketch plan. It is proposed to thin the tree by 20% to allow more light through the canopy, lift the canopy to ~3m to raise above head height of pedestrians, cut away from street furniture, and reduce uppermost branches away from the building.	Eugene McGee	Homerton Ward	Delegated	No Objection	08-09-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1960	4 Isabella Road, Hackney, London, E9 6DX	Non-Material Amendment	Non-material amendment to planning permission 2021/2050 dated 01/09/2021 for alterations to fenestration pattern and the installation of a rooflight.	James Clark	Homerton Ward	Delegated	Grant	14-09-2023
2023/1638	Silanyo Apartments, 112 Homerton High Street, Hackney, London, E9 6JA	Non-Material Amendment	Non material amendment to planning permission ref 2023/0041 dated 25/05/2023 comprising amendments to the brick slip manufacturer and system.	Catherine Nichol	Homerton Ward	Delegated	Grant	04-09-2023
2023/1355	Kings Hall Leisure Centre, 39 Lower Clapton Road, Hackney, London, E5 0NU	Listed Building Consent	Proposed repairs to isolated areas of the roof of the listed building, including timbers and brickwork.	Gerard Livett	Homerton Ward	Delegated	Granted - Extra Conditions	15-09-2023
2023/1340	Berger Primary School, Berger Primary School Anderson Road, Hackney, London, E9 6HB	Full Planning Permission	Construction of first floor infill extension.	Micheal Garvey	Homerton Ward	Delegated	Granted - Standard Conditions	14-09-2023
2023/1978	Quick House, 65 Clifton Street, Hackney, London, EC2A 4JE	Discharge of Condition	Submission of details pursuant to conditions 29 (Sustainable drainage management and maintenance plan) attached to planning permission 2019/0462 dated 30/06/2020	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	26-09-2023
2023/1917	Britannia Leisure Centre (including car park and hard courts) adjacent to Hyde Road and Pitfield Street N15 JU; land on the corner of Penn Street and Bridport Place; and other land within Gopsall Street, Northport Street and Shoreditch Park (including, but not limited to, Grange Street).	Discharge of Condition	Submission of details pursuant to condition 11 (Tree Protection) attached to planning permission 2021/3335 dated 08/04/2022.	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Grant	14-09-2023
2023/1841	Iceland Foods Ltd, 209 Hoxton Street, Hackney, London, N1 5LG	Discharge of Condition	Submission of details pursuant to conditions 26 (Written scheme of investigation) attached to planning permission 2020/4110 granted 30/11/2021	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	07-09-2023
2023/1793	Flat 4, New Inn Square, 8 - 13 New Inn Street, Hackney, London, EC2A 3PY	Certificate of Lawful Development Existing/Proposed	Certificate of lawfulness for the existing use of flat 4 over lower ground and upper ground floor levels as 1 no. self-contained flat	Laurence Ackrill	Hoxton East and Shoreditch Ward	Delegated	Grant	18-09-2023
2023/1792	53 Curtain Road, Hackney, London, EC2A 3PT	Advertisement Consent	Retrospective advertisement consent for fascia signage at ground floor level.	James Clark	Hoxton East and Shoreditch Ward	Delegated	Grant	18-09-2023
2023/1766	Quick House, 65 Clifton Street, Hackney, London, EC2A 4JE	Discharge of Condition	Submission of details pursuant to conditions 30 (water network upgrades) attached to planning permission 2019/0462 dated 30/06/2020	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	07-09-2023
2023/1723	Basement And Ground Floor, 40 Rivington Street, Hackney, London, EC2A 3LX	Advertisement Consent	Installation of non-illuminated fascia signs and two illuminated projecting box signs along with a pendant light.	Jonathan Bainbridge	Hoxton East and Shoreditch Ward	Delegated	Grant	20-09-2023
2023/1706	Quick House, 65 Clifton Street, Hackney, London, EC2A 4JE	Discharge of Condition	Submission of details pursuant to conditions 7 (glazing system) attached to planning permission 2019/0462 dated 30/06/2020	Louise Prew	Hoxton East and Shoreditch Ward	Delegated	Grant	26-09-2023
2023/1659	Unit C2, 28-36 Orsman Road, Hackney, London, N1 5QJ	Prior approval - new dwellings	Change of use from commercial to residential (Class MA)	Matthew Hollins	Hoxton East and Shoreditch Ward	Delegated	Refuse	07-09-2023
2023/1653	Coffee Hut, Broadgate West, 9 Appold Street, Hackney, London, EC2A 2AP	Full Planning Permission	Installation of a new accessible entrance on Appold Street	Jonathan Bainbridge	Hoxton East and Shoreditch Ward	Delegated	Grant	11-09-2023
2023/1624	84-86 Great Eastern Street And, 1-3 Rivington Street, Hackney, London, EC2A 3JL	Discharge of Condition	Submission of details pursuant to condition 30 (Drainage - Final Completion Sign Off) attached to planning permission 2018/4549 dated 29/03/2019		Hoxton East and Shoreditch Ward	Delegated	Grant	06-09-2023
2023/1613	Britannia Leisure Centre (including car park and hard courts) adjacent to Hyde Road and Pitfield Street N15 JU; land on the corner of Penn Street and Bridport Place; and other land within Gopsall Street, Northport Street and Shoreditch Park (including, but not limited to, Grange Street).	Non-Material Amendment	Non material amendment to reserved matters planning permission 2021/3335 dated 08/04/2022, comprising changes to the development description; a decreased number of residential units in Building H5 by 24 units; to the elevations of buildings H4, H5 and H6; to the unit mix and unit layouts; a rooftop extension to H5 to provide a garden room; along with changes to a commercial unit in H4, terrace landscaping, PV panels and ancillary accommodation; to allow the provision of a second staircase in each building for fire safety reasons.	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	14-09-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1611	Shoreditch Arts Club, 6 Redchurch Street, London, E2 7DD	Full Planning Permission	Installation of three awnings to external façade	Matthew Hollins	Hoxton East and Shoreditch Ward	Delegated	Granted - Standard Conditions	20-09-2023
2023/1583	188 Hoxton Street, London, N1 5LH	Full Planning Permission	Change of Use from Mini Cab Office (Sui Generis) to Class E (Commercial, Business and Service)	Matthew Hollins	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	05-09-2023
2023/1519	Colville Estate, Hackney, London, N1 5DB	Discharge of Condition	Submission of details pursuant to condition 43 (Biodiverse Roof for phase 2C) of planning permission 2021/1406 dated 12 September 2022	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Grant	25-09-2023
2023/1504	Dabinjia Hotpot, Ground Floor, 5 Hoxton Market, Hackney, London, N1 6HG	Full Planning Permission	Change of use of ground floor from restaurant to ancillary space associated with student accommodation; external alterations including louvres and heat pumps on west elevation	Gerard Livett	Hoxton East and Shoreditch Ward	Delegated	Refuse	11-09-2023
2023/1472	Colville Estate, Hackney, London, N1 5DB	Discharge of Condition	Submission of details pursuant to conditions 39 (Extent of Contamination) and 40 (Detailed Remediation Scheme) for phase 2C of planning permission 2021/1406 dated 12 September 2022	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Grant	25-09-2023
2023/1202	Britannia Leisure Centre (including car park and hard courts) adjacent to Hyde Road and Pitfield Street N15 JU; land on the corner of Penn Street and Bridport Place; and other land within Gopsall Street, Northport Street and Shoreditch Park (including, but not limited to, Grange Street).	Discharge of Condition	Submission of partial details pursuant to condition 31 part a only (Block H3: Details of Soundproofing) attached to planning permission 2021/3335 dated 08/04/2022.	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Grant	08-09-2023
2022/2303	183 - 187 Shoreditch High Street, Hackney, London, E1 6HU	Discharge of Condition	Submission of details pursuant to condition 13 (Cooling Plant) of planning permission 2017/0596 dated 18/05/2018	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Grant	07-09-2023
2022/2084	Land at Regan Way and Crondall Street London N1 6PH	Removal/Variation of Condition (s)	Variation of condition 2 (Development not in accordance) of planning permission 2018/4205 dated 14/11/2019 for the demolition of the existing garages and erection of a 3 storey building to provide 6 self-contained dwellings (use class C3). As amended 2020/3165-In relation to removal of saw tooth roof, increase roof parapet by 150mm; inclusion of winter gardens to south elevation; relocation of cycle storage to rear elevation; removal of fins; alterations to windows; amendments to waste storage. 2022/2084- In relation to alterations to increase in height of building, alterations to fenestration, replacement of fibre c-core board with render; rendered panel between site and Regan Yard gap; alterations to rear to east elevation; alterations to roof and raising parapet by 215mm, and repositioning footprint of building set in from the north east corner by 600mm, north west corner by 370mm, south west corner by 135mm.	Micheal Garvey	Hoxton East and Shoreditch Ward	Delegated	Granted - Extra Conditions	12-09-2023
2022/1994	Britannia Leisure Centre (including car park and hard courts) adjacent to Hyde Road and Pitfield Street N15 JU; land on the corner of Penn Street and Bridport Place; and other land within Gopsall Street, Northport Street and Shoreditch Park (including, but not limited to, Grange Street).	Discharge of Condition	Submission of partial details pursuant to condition 34 (carbon assessment) attached to planning permission 2021/3335 dated 08/04/2022.	Nick Bovaird	Hoxton East and Shoreditch Ward	Delegated	Grant	14-09-2023
2022/1419	Front Building, 148 - 150 Curtain Road, Hackney, London, EC2A 3AT	Full Planning Permission	Replacement of existing casement windows on the upper floors of the front elevation with new sash windows.	James Clark	Hoxton East and Shoreditch Ward	Delegated	Grant	11-09-2023
2023/2085	Victoria Miro Gallery, 16 Wharf Road, Hackney, London, N1 7RW	Works to a Tree in Conservation Area Notification	Reduce 2 x willows (T1 & T2) by up to 3m to give 4m clearance from building to allow crane access which is required to carry out essential repair work to the building. Grey poplar (T3) reduce branches overhanging the lake by 2.5m, reduce height by 4m, ensure 3m clearance from building by taking up to 2m off branches growing towards building. This is to reduce weight of heavy leaning tree. Willow (T4) - raise crown over ferns to 2m above the plants to allow more light. Lombardy poplar (T5) - reduce crown by 1.5m to give 1.5m clearance from building and follow that line up. This is to prevent damage to both tree and building as Lombardy poplar is touching the building	Eugene McGee	Hoxton West Ward	Delegated	No Objection	25-09-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1809	Zeus House, 16 - 30 Provost Street, Hackney, London, N1 7NG	Prior Notification - Demolition	Prior Notification of proposed demolition of Zeus House, 16-30 Provost Street.	James Bellis	Hoxton West Ward	Delegated	Refuse	04-09-2023
2023/1647	Zelal Supermarket, 10 - 12 Clunbury Street, Hackney, London, N1 6TT	Full Planning Permission	Retrospective planning permission for the installation of an Automated Teller Machine and associated signage (In association will full application 2023/1540)	James Clark	Hoxton West Ward	Delegated	Grant	30-08-2023
2023/1562	Loft 3 Building 3 At, 43 Underwood Street, Hackney, London, N1 7LG	Removal/Variation of Condition (s)	Variation of Condition 1 (Approved Plans) of planning permission 2021/3482 dated 27/01/2022. Effect of variation would be install an additional glazed panel along the eastern elevation; relocate 1x rooflight and install 1x additional rooflight (AMENDED)	Thomas Russell	Hoxton West Ward	Delegated	Granted - Extra Conditions	04-09-2023
2023/1540	Zelal Supermarket, 10 - 12 Clunbury Street, Hackney, London, N1 6TT	Advertisement Consent	Retrospective advertisement consent for the installation of an Automated Teller Machine and associated signage (In association will full application 2023/1647)	James Clark	Hoxton West Ward	Delegated	Grant	30-08-2023
2023/1415	Flat 51, Canal Building, 135 Shepherdess Walk, Hackney, London, N1 7RR	Certificate of Lawful Development Existing/Proposed	Lawful development certificate to confirm use as C3.	Jessica Neeve	Hoxton West Ward	Delegated	Grant	01-09-2023
2022/2076	55 New North Road, London, N1 6JB	Full Planning Permission	Removal and replacement of 3 x antennas and 1 x equipment cabinet with associated ancillary works	Danny Huber	Hoxton West Ward	Delegated	Granted - Standard Conditions	28-09-2023
2021/3099	Land Former 225 City Road, Hackney	Discharge of Condition	Submission of details pursuant to condition 26 (Delivery and Servicing Management Plan) attached to planning permission 2016/1814.	Nick Bovaird	Hoxton West Ward	Delegated	Grant	07-09-2023
2023/1765	16 Ashenden Road, Hackney, London, E5 0DP	Certificate of Lawful Development Existing/Proposed	Erection of rear dormer roof extension; erection of roof extension above 2-storey rear outrigger and single storey ground floor rear extension and installation of two front roof lights	Micheal Garvey	Kings Park Ward	Delegated	Grant	27-09-2023
2023/1672	45 Roding Road, London, E5 0DN	Householder Planning	Erection of single storey side infill extension	Matthew Hollins	Kings Park Ward	Delegated	Granted - Extra Conditions	12-09-2023
2023/1655	286 Millfields Road, London, E5 0AR	Certificate of Lawful Development Existing/Proposed	Erection of single storey rear extension	Matthew Hollins	Kings Park Ward	Delegated	Grant	06-09-2023
2023/1561	33 Meeson Street, Hackney, London, E5 0EA	Householder Planning	Erection of a single storey side infill and rear extension.	Matthew Hollins	Kings Park Ward	Delegated	Granted - Standard Conditions	01-09-2023
2023/1554	33 Meeson Street, London, E5 0EA	Certificate of Lawful Development Existing/Proposed	Erection dormer extension to rear roof slope and erection of dormer extension to rear outrigger at second-floor level	Matthew Hollins	Kings Park Ward	Delegated	Grant	01-09-2023
2023/1532	171 Glenarm Road, Hackney, London, E5 0NB	Householder Planning	Erection of a mansard-style roof extension to create an additional storey.	Jonathan Bainbridge	Kings Park Ward	Delegated	Grant	30-08-2023
2023/1421	2 Chatsworth Road, London, E5 0LP	Full Planning Permission	Erection of a mansard-style roof extension	Danny Huber	Kings Park Ward	Delegated	Granted - Standard Conditions	07-09-2023
2023/1344	275-277 Glyn Road, Hackney, London, E5 0JP	Householder Planning	Erection of ground floor rear extensions to both 275 and 277 Glyn Road	Jonathan Bainbridge	Kings Park Ward	Delegated	Grant	29-08-2023
2023/1191	29 Adley Street, Hackney, London, E5 0DY	Full Planning Permission	Erection of a single storey outbuilding in the rear garden	Jonathan Bainbridge	Kings Park Ward	Delegated	Grant	29-08-2023
2023/0929	91 Glyn Road, Hackney, London, E5 0JA	Householder Planning	Replacement of single glazed timber windows with double glazed uPVC units (14mm glazing) on the front and rear elevations. Replacement of front entrance door with new timber pannelled door, and replacement of any rear glass panels doors with new uPVC glass panels doors.	Jessica Neeve	Kings Park Ward	Delegated	Granted - Standard Conditions	31-08-2023
2023/0703	Mandeville Primary School, Oswald Street, Hackney, London, E5 0BT	Listed Building Consent	Listed Building consent for the repair and replacement of external terracotta corbels, copings, cornices and finials to the facade.	Catherine Nichol	Kings Park Ward	Delegated	Granted - Extra Conditions	15-09-2023
2023/1701	17 Elderfield Road, Hackney, London, E5 0LG	Householder Planning	Erection of a mansard roof extension.	Erin Glancy	Lea Bridge Ward	Delegated	Grant	28-09-2023
2023/1695	21 Linscott Road, London, E5 0RD	Householder Planning	Installation of a bike storage unit with planter and gate to the front elevation	James Clark	Lea Bridge Ward	Delegated	Refuse	08-09-2023
2023/1688	78 Mildenhall Road, Hackney, London, E5 0RU	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear dormer roof extension, erection of rear roof extension over the existing outrigger and installation of two front roof lights	Jonathan Bainbridge	Lea Bridge Ward	Delegated	Grant	11-09-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1663	4 Gunton Road, London, E5 9JS	Certificate of Lawful Development Existing/Proposed	Erection of dormer to rear elevation	Matthew Hollins	Lea Bridge Ward	Delegated	Grant	07-09-2023
2023/1621	43 Newick Road, Hackney, London, E5 0RP	Full Planning Permission	Conversion of two flats back into a single family dwelling, erection of a single storey rear extension and replacement of the first floor rear conservatory, works to upgrade the windows and doors, new bike and refuse store to the front of the house and landscaping works.	Erin Glancy	Lea Bridge Ward	Delegated	Grant	08-09-2023
2023/1588	Leaways School, Leaways School, 18 Theydon Road, Hackney, London, E5 9NZ	Advertisement Consent	Installation of 5x non-illuminated signage	Thomas Russell	Lea Bridge Ward	Delegated	Granted - Standard Conditions	06-09-2023
2023/1450	51 Clifden Road, Hackney, London, E5 0LL	Householder Planning	Excavation of front garden to form lightwell to provide a basement window	Micheal Garvey	Lea Bridge Ward	Delegated	Granted - Extra Conditions	20-09-2023
2023/1285	136-138 Lea Bridge Road, Hackney, London, E5 9RB	Full Planning Permission	Replacement of the existing single glazed timber sash windows with new timber double glazed window units on the front elevation.	James Clark	Lea Bridge Ward	Delegated	Grant	29-08-2023
2023/1268	11 Blurton Road, Hackney, London, E5 0NL	Full Planning Permission	Proposal to revert back to a single dwelling house from 3 flats.	Erin Glancy	Lea Bridge Ward	Delegated	Grant	25-09-2023
2023/0382	43 Millfields Road, Hackney, London, E5 0SA	Discharge of Condition	Submission of details pursuant to condition 3 (Suds), 4 (Floods) of planning permission 2022/0200 dated 08/05/2022	Micheal Garvey	Lea Bridge Ward	Delegated	Grant	27-09-2023
2022/2166	39 Mildenhall Road, Hackney, London, E5 0RT	Discharge of Condition	Submission of details pursuant to condition 4 (Suds), 5 (Flood) attached to planning permission ref: 2022/1172 dated 30/08/2022	Micheal Garvey	Lea Bridge Ward	Delegated	Grant	01-09-2023
2023/2046	296 Queensbridge Road, Hackney, London, E8 3NH	Works to a Tree in Conservation Area Notification	Tree location- frontage T1 - Approx. H11 S8 57DBH Eucalyptus - Impacting on frontage structure Fell as close as possible to ground level Grind stump	Eugene McGee	London Fields Ward	Delegated	No Objection	25-09-2023
2023/1984	Flat A, 214 Queensbridge Road, Hackney, London, E8 3NB	Works to a Tree in Conservation Area Notification	Limes (T1-3): Too large for site (obstructing pavement and sign); re-pollard, remove basal suckers. Cotoneaster (TG1): Low over pavement and bin store, near sign and building; crown lift 3m, crown reduce by 2m all round. Robinia (T4): Low, dead wood; crown reduce to previous pruning points. Limes (T5-6): Too large for site (obstructing bus stop); re-pollard, remove basal suckers	Eugene McGee	London Fields Ward	Delegated	No Objection	25-09-2023
2023/1977	154 Mapledene Road, Hackney, London, E8 3LL	Works to a Tree in Conservation Area Notification	Elderberry tree/shrub in front garden – Fell & treat the stump to prevent regrowth (due to overshadowing of the property)	Leif Mortensen	London Fields Ward	Delegated	No Objection	08-09-2023
2023/1935	66 Lavender Grove, Hackney, London, E8 3LS	Works to a Tree in Conservation Area Notification	Apple (T1) - reduce crown by approx. 2m Cherry (T2) - reduce crown by approx. 2m	Eugene McGee	London Fields Ward	Delegated	No Objection	08-09-2023
2023/1909	Arch 369 - 370 Helmsley Place, Hackney, London, E8 3SB	Certificate of Lawful Development Existing/Proposed	Certificate of Lawfulness: That condition 1 (period for commencement) of planning permission 2018/3662 dated 23/01/2020 has been complied with.	Gerard Livett	London Fields Ward	Delegated	Grant	07-09-2023
2023/1883	43 Gayhurst Road, Hackney, London, E8 3EH	Householder Planning	Alterations to ground floor rear facade	Laurence Ackrill	London Fields Ward	Delegated	Grant	26-09-2023
2023/1612	Casa Lisboa, 242 Queensbridge Road, Hackney, London, E8 3NB	Householder Planning	Loft conversion with the erection of a rear dormer	Thomas Russell	London Fields Ward	Delegated	Refuse	07-09-2023
2023/1604	Flat B, 298 Queensbridge Road, Hackney, London, E8 3NH	Discharge of Condition	Submission of details pursuant to condition 7d (Detail-waste and recycling) of Listed building consent 2022/0851 dated 13/10/2022	Micheal Garvey	London Fields Ward	Delegated	Grant	05-09-2023
2023/1429	38 Malvern Road, Hackney, London, E8 3LP	Full Planning Permission	Proposed replacement of the rear timber staircase with a new timber staircase to match the existing.	Jonathan Bainbridge	London Fields Ward	Delegated	Grant	13-09-2023
2023/1428	50 Malvern Road, Hackney, London, E8 3LP	Full Planning Permission	Proposed replacement of the timber staircase to the rear with a new timber staircase to match the existing.	Jonathan Bainbridge	London Fields Ward	Delegated	Grant	12-09-2023
2023/1397	8 - 9 Glebe Road, London, E8 4BD	Certificate of Lawful Development Existing/Proposed	Existing use of Flats 5 & 6, 8-9 Glebe Road (Ground Floor Rear of 410-412 Kingsland Road), as self-contained dwellings, and Flat 7, 8-9 Glebe Road on the third floor of the building at 8-9 Glebe Road as a self-contained dwelling (use class C3).	Danny Huber	London Fields Ward	Delegated	Grant	30-08-2023
2023/1365	54 Malvern Road, Hackney, London, E8 3LP	Full Planning Permission	Proposed amalgamation of 1no. basement flat, and 1no. ground floor and first floor flat into 1 no, residential dwelling, comprising internal works only.	Thomas Russell	London Fields Ward	Delegated	Granted - Standard Conditions	20-09-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1363	5 Glebe Road, Hackney, London, E8 4BD	Discharge of Condition	Submission of details pursuant to condition 19 (Submission of details pursuant to condition 19 (a) Geotechnical report for the site. b) Foundation design and construction methodology (including excavation and verified calculations). c) Superstructure design and construction methodology (including verified calculations) (including any lift pits). d) Specification, construction methodology, calculations and lifting plan for any cranes/ plant / HIAB proposed to be used. e) An impact assessment setting out predicted ground and structure movements. f) Ground and structure movement monitoring regime. g) Risk assessments and method statements for all structural works, excavation and installation of services in the land. h) Details of temporary works and all equipment planned to be used in construction attached to planning permission 2019/4231 dated 2020/07/2020	Micheal Garvey	London Fields Ward	Delegated	Grant	19-09-2023
2023/0968	157 Middleton Road, London, E8 4LL	Householder Planning	Erection of ground floor rear extension, installation of PV panels to the front roofslope and the installation of an air source heat pump to the rear garden.	Alishba Emanuel	London Fields Ward	Delegated	Granted - Standard Conditions	25-09-2023
2023/1813	17 - 19 Shacklewell Lane, Hackney, London, E8 2BY	Prior approval - new dwellings	Prior approval for construction of an additional storey comprising one flat	Erin Glancy	Shacklewell Ward	Delegated	Refuse	28-09-2023
2023/1697	21 - 27 Millers Terrace, Hackney, London, E8 2DP	Discharge of Condition	Submission of details pursuant to condition 7 (sound insulation) of planning permission Ref.2023/1051 granted 29/06/2023 for Prior Approval (Class MA) for change of use of the attic level from commercial, business and service use (Class E) to 3 residential self-contained units (Class C3).	Erin Glancy	Shacklewell Ward	Delegated	Grant	19-09-2023
2023/1183	Dalston Garage, 91 Barretts Grove, Hackney, London, N16 8AP	Discharge of Condition	Submission of details pursuant to condition 6 (Demolition & Construction Management Plan) attached to planning permission 2020/3893 dated 16/03/2023.	Alix Hauser	Shacklewell Ward	Delegated	Grant	26-09-2023
2023/1750	21 Leweston Place, Hackney, London, N16 6RJ	Prior Notification - Larger Home Extension	Prior approval for the erection of a single storey rear extension with a maximum depth of 6m and a maximum height of 3m.	Laurence Ackrill	Springfield Ward	Delegated	Grant	31-08-2023
2023/1742	348 Craven Park Road, Hackney, London, N15 6AN	Householder Planning	Construction of a rear bay window.	James Clark	Springfield Ward	Delegated	Refuse	21-09-2023
2023/1731	350 Craven Park Road, Hackney, London, N15 6AN	Certificate of Lawful Development Existing/Proposed	Proposed erection of a front porch	Micheal Garvey	Springfield Ward	Delegated	Grant	20-09-2023
2023/1710	14 Leweston Place, Hackney, London, N16 6RH	Discharge of Condition	Submission of details pursuant to condition 6 (Sustainable Urban Drainage) attached to planning permission 2019/3416 allowed on appeal (PINS Ref: APP/U5360/D/19/3243235 dated 13/10/2020 - description amended to remove condition 5.	Gerard Livett	Springfield Ward	Delegated	Grant	22-09-2023
2023/1698	42 Leweston Place, Hackney, London, N16 6RH	Certificate of Lawful Development Existing/Proposed	Certificate of Lawfulness: That condition 1 (period for commencement) of planning permission 2020/1548 dated 22/07/2020 has been complied with.	Gerard Livett	Springfield Ward	Delegated	Grant	15-09-2023
2023/1678	14 Hurstdene Gardens, Hackney, London, N15 6NA	Householder Planning	Excavation of a single storey basement	Laurence Ackrill	Springfield Ward	Delegated	Granted - Standard Conditions	08-09-2023
2023/1677	12 Hurstdene Gardens, London, N15 6NA	Householder Planning	Excavation of basement	Laurence Ackrill	Springfield Ward	Delegated	Granted - Standard Conditions	08-09-2023
2023/1673	Tower Court, London, E5 9AJ	Discharge of Condition	Submission of partial details pursuant to conditions 11 (Contamination- topsoil validation report only) and 33 (Contamination remedial action plan- topsoil validation report only) attached to permission reference 2016/1930 dated 27 November 2017.	Nick Bovaird	Springfield Ward	Delegated	Grant	25-09-2023
2023/1662	50 Jessam Avenue, London, E5 9DU	Householder Planning	Proposed roof alterations and installation of front, side and rear dormer extension.	Lorraine Murphy	Springfield Ward	Delegated	Grant	21-09-2023
2023/1581	148 Stamford Hill, Hackney, London, N16 6QT	Certificate of Lawful Development Existing/Proposed	Lawful development certificate (proposed) for the erection of a rear roof extension.	James Clark	Springfield Ward	Delegated	Grant	05-09-2023
2023/1579	148 Stamford Hill, Hackney, London, N16 6QT	Certificate of Lawful Development Existing/Proposed	Lawful development certificate (proposed) for the erection of a rear roof and side roof extensions.	James Clark	Springfield Ward	Delegated	Grant	05-09-2023
2023/1577	148 Stamford Hill, Hackney, London, N16 6QT	Householder Planning	Enlargement of existing rear extension at the ground floor level and erection of a first-floor rear extension.	James Clark	Springfield Ward	Delegated	Grant	05-09-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1573	148 Stamford Hill, Hackney, London, N16 6QT	Householder Planning	Enlargement of existing rear extension at the ground floor level and erection of a first-floor rear extension.	James Clark	Springfield Ward	Delegated	Grant	05-09-2023
2023/1542	7 Spring Hill, Hackney, London, E5 9BE	Householder Planning	Erection of single storey ground floor rear and side extension	Micheal Garvey	Springfield Ward	Delegated	Refuse	06-09-2023
2023/1430	43 Lingwood Road, London, E5 9BN	Householder Planning	Erection of rear infill extension	Alishba Emanuel	Springfield Ward	Delegated	Granted - Standard Conditions	08-09-2023
2023/1304	14 Shushan Close, Hackney, London, N16 5FB	Full Planning Permission	Construction of a infill extension by enclosing the existing terrace.	Erin Glancy	Springfield Ward	Delegated	Grant	12-09-2023
2023/1142	68 Portland Avenue, Hackney, London, N16 6EA	Householder Planning	Erection of hipped-to-gable roof and front and rear dormer extensions	Jonathan Bainbridge	Springfield Ward	Delegated	Grant	30-08-2023
2021/3219	7 Spring Hill, Hackney, London, E5 9BE	Householder Planning	Erection of single storey ground floor rear extension and first floor rear and side extension to existing outrigger, new external staircase to ground floor side and replacement of rear windows	Micheal Garvey	Springfield Ward	Delegated	Refuse	25-08-2023
2023/1794	6 St Andrews Mews, London, N16 5HX	Prior Notification - Larger Home Extension	Prior approval for a larger homes extension for the construction of a ground floor rear extension with a depth of 4.25m, eaves height of 2.77m and maximum height of 3.07m	Danny Huber	Stamford Hill West Ward	Delegated	Grant	11-09-2023
2023/1707	34 Fairholt Road, Hackney, London, N16 5HW	Full Planning Permission	Demolition of existing rear/side extension, erection of a three storey rear extension and enlargement of the existing roof dormer.	Micheal Garvey	Stamford Hill West Ward	Delegated	Refuse	19-09-2023
2023/1557	Flat A, 27 Bethune Road, Hackney, London, N16 5DA	Full Planning Permission	Proposed works: Erection of a garden studio at the rear of the garden.	Jessica Neeve	Stamford Hill West Ward	Delegated	Granted - Extra Conditions	04-09-2023
2023/1539	2 Fairholt Close, Hackney, London, N16 5EL	Prior approval - Enlargement of a Dwellinghouse	Prior Approval (class AA) for the construction of an additional storey above the existing two-storey building	Thomas Russell	Stamford Hill West Ward	Delegated	Refuse	31-08-2023
2023/1478	Glyn Hopkin, Nissan, 51 Stamford Hill, Hackney, London, N16 5SR	Advertisement Consent	Installation of x 14 new fascia and totem signs. 7 of which will be internally illuminated.	Jonathan Bainbridge	Stamford Hill West Ward	Delegated	Grant	31-08-2023
2023/1139	23 Wilderton Road, London, N16 5QY	Full Planning Permission	Proposed erection of a single storey rear extension	Alishba Emanuel	Stamford Hill West Ward	Delegated	Granted - Standard Conditions	05-09-2023
2023/1009	14e Manor Road, Hackney, London, N16 5SA	Certificate of Lawful Development Existing/Proposed	Existing use as four self-contained dwellings (Use class C3)	Micheal Garvey	Stamford Hill West Ward	Delegated	Refuse	31-08-2023
2023/1712	77 Nevill Road, London, N16 0SU	Discharge of Condition	Submission of details pursuant to condition 3 (materials) of planning permission 2023/0730 granted 22/05/2023 for the erection of a mansard roof extension, installation of rear/ side infill extension, works to the boundary wall as well as associated refurbishment and landscaping works.	Erin Glancy	Stoke Newington Ward	Delegated	Grant	14-09-2023
2023/1635	39 Bouverie Road, Hackney, London, N16 0AH	Discharge of Condition	Submission of details pursuant to condition 4 (SuDs) of planning permission 2023/0818 granted 09/06/2023 for the erection of a single storey rear extension at lower ground floor level, replacement of existing windows and front door, remedial works to the existing building and new timber bin store.	Erin Glancy	Stoke Newington Ward	Delegated	Refuse	06-09-2023
2023/1634	51 Walford Road, Hackney, London, N16 8EF	Householder Planning	Erection of a first-floor rear extension	Thomas Russell	Stoke Newington Ward	Delegated	Refuse	11-09-2023
2023/1617	19 Sandbrook Road, Hackney, London, N16 0SH	Householder Planning	Construction of a mansard roof extension and lower ground floor infill extension together with the reconstruction of the upper ground floor extension and associated works.	James Clark	Stoke Newington Ward	Delegated	Grant	27-09-2023
2023/1608	51 Walford Road, Hackney, London, N16 8EF	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate for the erection of a rear outbuilding	Thomas Russell	Stoke Newington Ward	Delegated	Grant	02-09-2023
2023/1576	51 Walford Road, Hackney, London, N16 8EF	Householder Planning	Installation of new bike store and planter along front boundary of site	Thomas Russell	Stoke Newington Ward	Delegated	Refuse	05-09-2023
2023/1571	28 Brooke Road, Hackney, London, N16 7LS	Certificate of Lawful Development Existing/Proposed	Existing use of property as seven self contained units.	Laurence Ackrill	Stoke Newington Ward	Delegated	Grant	06-09-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1461	16 Brooke Road, Hackney, London, N16 7LS	Full Planning Permission	Basement excavation with new front bay window/ front lightwell with stairs and main lower flat entrance door and rear lightwell.	Erin Glancy	Stoke Newington Ward	Delegated	Grant	20-09-2023
2023/1424	21-23 Kynaston Road, Hackney, London, N16 0EA	Full Planning Permission	Construction of an infill extension at 21 Kynaston Road and a wrap around extension at 23 Kynaston Road with associated works at both including alterations to the fenestration.	James Clark	Stoke Newington Ward	Delegated	Grant	27-09-2023
2023/1386	13 Kynaston Road, Hackney, London, N16 0EA	Householder Planning	Proposed works: Erection of a single-storey ground floor rear wrap-around extension.	Jessica Neeve	Stoke Newington Ward	Delegated	Granted - Extra Conditions	30-08-2023
2023/1378	43 Brighton Road, Hackney, London, N16 8EQ	Householder Planning	Enlargement of the existing rear dormer; installation of 6x solar panels above proposed dormer	Thomas Russell	Stoke Newington Ward	Delegated	Granted - Extra Conditions	13-09-2023
2023/1324	55 Oldfield Road, Hackney, London, N16 0RR	Householder Planning	Erection of single storey ground floor rear extension	Micheal Garvey	Stoke Newington Ward	Delegated	Granted - Extra Conditions	11-09-2023
2023/1303	43 Defoe Road, Hackney, London, N16 0EH	Discharge of Condition	Discharge of conditions 3 (materials) & 4 (SUDs) attached to planning permission ref 2023/0028 dated 03/03/2023 for the demolition of the rear conservatory and the erection of a single-storey ground floor rear and side extension.).	Jonathan Bainbridge	Stoke Newington Ward	Delegated	Grant	11-09-2023
2023/0679	151 Stoke Newington High Street, Hackney, London, N16 0NY	Full Planning Permission	The amalgamation of two studio flats and a part of the existing business unit into one one-bed flat	Catherine Nichol	Stoke Newington Ward	Delegated	Granted - Standard Conditions	05-09-2023
2023/0423	30 Farleigh Road, London, N16 7TH	Full Planning Permission	Replacement of existing single glazed timber framed windows and doors with new double glazed slimline uPVC framed windows and doors.	Alishba Emanuel	Stoke Newington Ward	Delegated	Refuse	30-08-2023
2023/2115	7 Speldhurst Road, Hackney, London, E9 7EH	Works to a Tree in Conservation Area Notification	Tree 1 - Sycamore. Remove Tree. This tree has been topped before, with a large topping cut showing signs of dieback on the main stem. Some of the cambium at the base is dead and the stem is hollow here. It is suppressing the neighbour's birch tree. Overall the area is heavily congested with trees and removing this ailing sycamore will help the neighbouring trees. Tree 2 - Holly. Lift to ~6 metres to allow more light to reach the far end of the garden.	Eugene McGee	Victoria Ward	Delegated	No Objection	25-09-2023
2023/2051	27 Lauriston Road, Hackney, London, E9 7EY	Works to a Tree in Conservation Area Notification	Tree location - on entrance to site T1 - Approx. H15 S8 30DBH Ash Crown reduce height and sides by 3-4m Thin 15% Deadwood Lift 5m T2 - Approx. H15 S8 30DBH Ash (within enclosed area) Crown reduce height and sides by 3-4m Thin 15% Deadwood Lift 5m	Eugene McGee	Victoria Ward	Delegated	No Objection	25-09-2023
2023/1802	26 Fremont Street, Hackney, London, E9 7NQ	Full Planning Permission	Replacement of existing timber single glazed windows to the front and rear elevations and replacement rear door	Laurence Ackrill	Victoria Ward	Delegated	Grant	26-09-2023
2023/1801	24 Fremont Street, Hackney, London, E9 7NQ	Full Planning Permission	Replacement of existing timber single glazed windows to the front and rear elevations and replacement rear door	Laurence Ackrill	Victoria Ward	Delegated	Grant	26-09-2023
2023/1755	Street Record Morpeth Grove, Hackney, E9 7LD	Non-Material Amendment	Non-material amendment to planning permission 2015/1612 dated 01/06/2018 to amend the timeframes for compliance with condition 8 (secure by design).	Alix Hauser	Victoria Ward	Delegated	Granted - Extra Conditions	07-09-2023
2023/1721	13a Derby Road, Hackney, London, E9 7JP	Discharge of Condition	Submission of details pursuant to condition 11 (confirmation of remediation) attached to planning permission 2019/1144 allowed on appeal (PINS REF: APP/U5360/W/19/3238461) dated 25/02/2020	Gerard Livett	Victoria Ward	Delegated	Grant	06-09-2023
2023/1717	18 Tudor Road, Hackney, London, E9 7SN	Householder Planning	Demolition of existing rear infill extension and construction of a new full infill extension together with alterations to the rear sliding doors.	James Clark	Victoria Ward	Delegated	Grant	20-09-2023
2023/1513	47 Balcorne Street, Hackney, London, E9 7AY	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear roof extension over the existing outrigger.	Jonathan Bainbridge	Victoria Ward	Delegated	Refuse	25-09-2023
2023/1321	9 Speldhurst Road, London, E9 7EH	Householder Planning	Proposed replacement of all existing windows with double glazed slimline windows. Insertion of 1x rooflight above existing outrigger and installation of solar panels	Alishba Emanuel	Victoria Ward	Delegated	Granted - Standard Conditions	25-08-2023
2023/1126	38 Sharon Gardens, Hackney, London, E9 7RX	Householder Planning	Proposed works: Erection of a single storey rear extension; replacement of existing extension at ground floor level; erection of a new single storey infill rear extension at ground floor; and associated internal alterations.	Jessica Neeve	Victoria Ward	Delegated	Granted - Extra Conditions	04-09-2023
2023/1959	297b Green Lanes, Hackney, London, N4 2ES	Non-Material Amendment	Non-material amendment to planning permission ref: 2022/1515 dated 02/11/2022 comprising the installation of metal railings to the rear of the approved dormer	Thomas Russell	Woodberry Down Ward	Delegated	Refuse	20-09-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1806	10 Newnton Close, Hackney, London, N4 2RQ	Full Planning Permission	Replacement front, side and rear elevation windows and doors from timber frames to upvc	Laurence Ackrill	Woodberry Down Ward	Delegated	Grant	26-09-2023
2023/1738	307 Seven Sisters Road, Hackney, London, N4 1QR	Discharge of Condition	Submission of details pursuant to condition 3 (Suds) of planning permission 2022/1607 dated 23/08/2022	Micheal Garvey	Woodberry Down Ward	Delegated	Grant	27-09-2023
2023/1730	Flat C, 9 Cranwich Road, London, N16 5HZ	Full Planning Permission	Installation of two rooflights to rear elevation	Matthew Hollins	Woodberry Down Ward	Delegated	Granted - Standard Conditions	13-09-2023
2023/1637	Redland Hotel, Redland Hotel, 418 Seven Sisters Road, Hackney, London, N4 2LX	Discharge of Condition	Submission of details pursuant to conditions 5 (Historic Building Works Confirmation) and 13 (Post-development Verification Report) attached to planning permission 2018/3183 dated 30/08/2019.	Alix Hauser	Woodberry Down Ward	Delegated	Grant	11-09-2023
2023/1632	307 Seven Sisters Road, Hackney, London, N4 1QR	Discharge of Condition	Submission of details pursuant to condition, 18 (Air permeability test) of planning permission 2020/0962 dated 21/07/2020	Micheal Garvey	Woodberry Down Ward	Delegated	Grant	11-09-2023
2023/1548	132 Bethune Road, London, N16 5DS	Full Planning Permission	Erection of part one-storey, part two-storey extension; erection of dormer extension; installation of rooflights; internal reconfiguration leading to reduction from four residential units to three residential units; creation of new entrance to front elevation.	Matthew Hollins	Woodberry Down Ward	Delegated	Refuse	15-09-2023
2023/1230	33 Cranwich Road, Hackney, London, N16 5HZ	Works to Tree with Preservation Order	Fell and eco plug the stump of x3 Lime tree (T2, T3 & T4) at: 33 Cranwich Road, London N16 5HZ TPO Ref: TPO 12 2011. The above tree works are proposed as a remedy to the differential foundation movement at the insured property and to ensure the long term stability of the building. Replacement planting. Please read this as part of a dual submission alongside application to fell x1 Lime tree (T1) at 35 Cranwich Road, London N16 5HZ	Eugene McGee	Woodberry Down Ward	Delegated	Grant	08-09-2023
2023/0268	170 Bethune Road, Hackney, London, N16 5DS	Discharge of Condition	Submission of details pursuant to condition 3 (Flood) of planning permission 2021/2635 dated 23/12/2021	Micheal Garvey	Woodberry Down Ward	Delegated	Grant	31-08-2023