



# PLANNING SUB - COMMITTEE

Wednesday 6 December 2023 at 6.30pm  
Council Chamber, Hackney Town Hall

Live stream link: <https://youtube.com/live/Hq8gHrjHnvw>

Back up link: <https://youtube.com/live/kwAMQ5MggKE>

## **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](http://www.hackney.gov.uk)

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# Planning Sub-Committee

**Wednesday 6 December 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 2023/0971 (FP) & 2023/0973 (LBC): 53 Northchurch Road, Hackney, London, N1 4EE** (Pages 21 - 37)
- 6 2023/1922: 14 Keir Hardie Estate Springfield, Hackney, London, E5 9AT** (Pages 39 - 89)
- 7 Delegated Decisions documents** (Pages 91 - 126)

Covering the following periods:

- 25.8.23 to 28.9.23
- 29.9.23 to 22.11.23

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

For information:

Future Planning Sub-Committee meeting dates:

2024

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

## Public Attendance

The Town Hall is open. Information on forthcoming Council meetings can be obtained from the Town Hall Reception.

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. Council meetings can also be observed via the live-stream facility, the link for which appears on the agenda front sheet of each committee meeting.

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 (as amended). Reasons for exemption will be specified for each respective agenda item.

For further information, including public participation, please visit our website <https://hackney.gov.uk/menu#get-involved-council-decisions> or contact: [governance@hackney.gov.uk](mailto: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](mailto: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](mailto: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 a 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 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;

**Wednesday 6 September 2023**

- 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 is 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;

**Wednesday 6 September 2023**

- 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

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](mailto:governance@hackney.gov.uk).

## Planning Sub-Committee – 06/12/2023

<b>ADDRESS:</b> 53 Northchurch Road, Hackney, London, N1 4EE	
<b>WARD:</b> De Beauvoir	<b>REPORT AUTHOR:</b> James Clark
<b>APPLICATION NUMBERS:</b> 2023/0971 (planning application) and 2023/0973 (listed building consent application)	<b>VALID DATE:</b> 27-04-2023
<b>DRAWING NUMBERS:</b> 384 TP 601 Rev2; 384 TP 602 Rev2; 384 TP 603 Rev2; 384 TP 604 Rev2; 384 TP 605 Rev2; 384 TP 001; 384 TP 010; 384 TP 100; 384 TP 201; 384 TP 211; 384 TP 111	
<b>APPLICANT:</b> Vicki and Stephen Chapman/Grosz	<b>AGENT:</b> Bernard Tulkens (Tectonics architects ltd)
<b>PROPOSAL:</b> Installation of Photovoltaic panels on the rear and side roof slopes.	
<b>POST SUBMISSION REVISIONS:</b> N/A	
<b>RECOMMENDATION SUMMARY:</b> Refuse planning permission and listed building consent.	
<b>NOTE TO MEMBERS:</b> This application is referred to members of the Planning Sub-Committee for consideration at the request of 11 Councillors.	

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

### ANALYSIS INFORMATION

#### ZONING DESIGNATION

	<b>Yes</b>	<b>No</b>
<b>CPZ</b>	H	
<b>Conservation Area</b>	De Beauvoir	
<b>Listed Building (Statutory)</b>	Grade II Listed	
<b>Listed Building (Local)</b>		X
<b>Priority Employment Area</b>		X

<b>LAND USE</b>	<b>Use Class</b>	<b>Use Description</b>	<b>Floorspace Sqm</b>
<b>Existing</b>	C3 (a)	Dwellinghouse	N/A
<b>Proposed</b>	No Change	No Change	No Change

## Planning Sub-Committee – 06/12/2023

### CASE OFFICER'S REPORT

#### 1. SITE CONTEXT

- 1.1 The application site is located on the southern side of Northchurch Road to the east of the junction with Southgate Road and to the west of the junction with Ufton Road. The site lies within the De Beauvoir conservation area.
- 1.2 The application is a Grade II Listed Building forming part of four early to mid 19th century, linked paired dwellinghouses. The dwelling is two storeys tall with a full height basement. The site is accessed by a side door at the top of a flight of steps within the side return as well as by a door added to the basement. The site features a two storey rear extension which extends across part of the rear elevation and out into the gap separating 53 with 51 where the extension connects with the neighbouring extension. The roof form above the dwellinghouse comprises an unaltered low pitched hipped slate roof whilst the roof above the rear extension comprises a flat roof.
- 1.3 The surrounding area is characterised by a mixture of residential and commercial buildings with other statutory Grade II Listed Buildings comprising the rest of the row of houses. Notably there are cases where solar panels have been approved in the surrounding area. The consented arrangement includes panels located above the flat roofs of the side and rear returns of 38 Northchurch Road (2011/2631), plus 25 Northchurch Terrace (2023/0858, 2023/1229), and 35 Northchurch Terrace (2022/1136 and 2022/1137). Satellite aerial images indicate that these developments have not been implemented (with the permission at 38 Northchurch Road having now lapsed).

#### 2. RELEVANT HISTORY

##### *Planning history*

- 2.1 **2009/2237:** Internal and external works in association with planning permission reference number 2009 / 2238 for the erection of a bicycle and bin storage enclosure to the front of the dwelling with associated works **Decision: Granted**
- 2.2 **2009/2238:** Erection of a bicycle and bin storage enclosure to the front of the dwelling and associated works **Decision: Granted**
- 2.3 **2010/2183:** Retention of existing cycle store adjacent to front boundary wall at 53 Northchurch Road and installation of railing fence on roof of connecting side projection at 53 and 51 Northchurch Road. **Decision: Granted**
- 2.4 **2010/2208:** Listed Building consent for retention of existing cycle store adjacent to front boundary wall at 53 Northchurch Road and installation of railing fence on roof of connecting side projection at 51 and 53 Northchurch Road. **Decision: Granted**

## Planning Sub-Committee – 06/12/2023

- 2.5 **2012/1133:** Erection of a single storey garden studio in rear garden to replace existing, in association with listed building consent reference 2012/1188. **Decision: Granted**
- 2.6 **2012/1188:** Erection of a single storey garden studio in rear garden to replace existing, in association with planning reference 2012/1133. **Decision: Granted**
- 2.7 **2022/2894:** Installation of Photovoltaic panels on the rear and side roofslopes. (In association with listed building consent 2022/2965). **Decision: Refused**
- 2.8 **2022/2965:** Listed building consent for the installation of Photovoltaic panels on the rear and side roofslopes. (In association with Householder planning application 2022/2894). **Decision: Refused**

### *Enforcement History*

- 2.9 **2010/0242/ENF:** Erection of a covered bike shed in the front garden. **Outcome: Retrospective application submitted and approved.**

### 3. CONSULTATIONS

- 3.1 Date Statutory Consultation Period Started: 11/05/2023
- 3.2 Date Statutory Consultation Period Ended: 17/09/2023
- 3.3 Site Notice: Yes.
- 3.4 Press Advert: Yes

### *Neighbours*

- 3.5 Letters of consultation were sent to three adjoining owners/occupiers, site notices were erected outside the site on 11/05/2023 and press notices were displayed in the Hackney Citizen on 19/05/2023.
- 3.6 No responses were received from neighbours however the following councillors requested this case be referred to planning sub-committee for determination.

Claudia Turbet-Delof  
Soraya Adejare  
Lynne Troughton  
Anya Sizer  
Gilbert Smyth  
Margaret Gordon  
Polly Billington  
Fliss Premru  
Sem Moema  
Joe Walker

## Planning Sub-Committee – 06/12/2023

Sam Pallis

- 3.6 Councillors requested that the Planning Sub-committee members consider the balance between heritage and sustainability.

### *Statutory / Local Group Consultees*

- 3.7 **Kingsland CAAC: Objection.** We are not persuaded that the photovoltaic panels, which would predominantly sit above the proposed replacement composite slates, will not be visible from Northchurch Road. We therefore consider that the harm to the streetscape and the listed buildings will outweigh the benefit of the electricity generation. We think that the flat roof of the rear extension should be employed for this purpose even though it may not accommodate as many panels as required to generate sufficient electricity to balance the household's consumption.

## 4. 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  
LP17 – Housing Design  
LP47 – Biodiversity and Sites of Importance of Nature Conservation  
LP54 – Overheating And Adapting To Climate Change  
LP55 – Mitigating Climate Change  
LP57 – Waste  
LP58 – Improving The Environment - Pollution
- 4.2 London Plan 2021  
D3 – Optimising site capacity through the design-led approach  
D4 – Delivering Good Design  
HC1 – Heritage conservation and growth  
G1 – Green infrastructure  
G5 – Urban greening  
G6 – Biodiversity and access to nature  
SI 2 – Minimising greenhouse gas emissions
- 4.3 Local Guidance  
Residential Extensions and Alterations Supplementary Planning Document (2009)  
Sustainable Design and Construction Supplementary Planning Document (2016)  
Conservation Area Appraisal De Beauvoir
- 4.3 National Planning Policies/Guidance  
National Planning Policy Framework (NPPF)  
Planning Practice Guidance (NPPG)
- 4.4 Legislation  
Town and Country Planning Act 1990



## Planning Sub-Committee – 06/12/2023

### 5. **Comment**

#### 5.1 *Background of the Site and Surrounding Context*

5.2 A similar proposal for the installation of solar panels on the rear and side roof slopes was refused under delegated powers (application ref: 2022/2894 and 2023/2965) due to the harm caused to the character of the listed building and the wider terrace. This application was the same as the current proposal except for a slightly different configuration for the solar panels. It is noted that within the immediate surrounding area other solar panels have been approved on neighbouring dwellinghouses, however in all other cases these were installed on the flat roof of side and rear extensions and were therefore completely obscured from view.

5.3 The main considerations relevant to this application are:

Principle;  
Design and Conservation;  
Neighbouring amenity;  
Standard of accommodation;  
Sustainability;  
Biodiversity.

Each of these considerations is discussed in turn below.

### 6. **Principle**

6.1 The principle of undertaking alterations to a listed building within a conservation area is in accordance with planning policy at local, regional and national levels, as long as the development will not have a detrimental impact upon the special interest of the listed building or the character and appearance of the conservation area and is acceptable with regard to other relevant material planning considerations.

### 7. **Design and Conservation**

#### *Significance of the Buildings and Area*

7.1 The building is Grade II listed and described as “Four Early-mid C19 linked pairs, each house 2 storeys and full height basement, 2 windows with narrow set back

## Planning Sub-Committee – 06/12/2023

entrance link having door up long flight of steps on return. Extra front doors have been added to the basement storey. Stucco with low pitched hipped slate roofs. Banded rusticated basement, forming voussoirs to windows with vermiculate keys, and ground floor to 1st floor band on which rest Ionic pilasters rising to eaves. Moulded architraves to 1st floor sash windows with glazing bars. Console bracketed cornices and ornamental cast iron guards to ground floor windows. Nos 37 to 63 (odd) form a group.”

- 7.2 It is located within the De Beauvoir Conservation Area. Northchurch Road is described as consisting of handsome Italianate stuccoed semi-detached villas built during the early 1840s. This row of villas is mentioned in the De Beauvoir Conservation Area Appraisal as being a strength of the conservation area. The appraisal also identifies the coherence and homogeneity of the streetscene with the dwellinghouse retaining a completeness of historic fabric and individual characteristics.

### *Policy*

- 7.3 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. Furthermore, Section 72 requires the Council to pay “special attention...to the desirability of preserving or enhancing the character or appearance of that area”.
- 7.4 Para 199 of the NPPF requires “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation”. The harm would be considered to be less than substantial. Para 202 of the NPPF requires that, when a proposal would lead to less than substantial harm, this should be weighed against any public benefits of the scheme.
- 7.5 Policy HC1 ‘Heritage conservation and growth’ of the London Plan requires development proposals affecting heritage assets, and their settings, to conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 7.6 Policy LP3 ‘Designated Heritage Assets’ of the Hackney Local Plan states that development that leads to less than substantial harm to significance of a designated heritage asset will not be permitted unless the public benefit of the proposal, including securing the optimum viable use of the site, outweigh the harm. For listed buildings the policy requires that all new development conserve and enhance significance by retaining, repairing and (where appropriate) reinstating

## Planning Sub-Committee – 06/12/2023

historic features whilst respecting the historic plan form and retaining original roof structures. For extensions and alterations development should be subservient to the host historic building, respect the host building in terms of design and materials and maintain the uniformity of the group the listed building forms a part of.

- 7.7 In regards to conservation areas policy LP3 states that development proposals affecting Conservation Areas or their settings will be permitted where they preserve or enhance the character and appearance of the area including, the established local character of individual buildings and groups of buildings and the rhythms and historical form of the area.

### *Analysis of proposals and advice*

- 7.8 When completing retrofit on historic buildings, it is important to consider buildings holistically and take a fabric first approach, to reduce prospective harm to the Designated Heritage Asset. This includes ensuring the existing fabric is improved as much as possible prior to the installation of renewable energy in line with the energy hierarchy, as recommended by the GLA. As such, where building retrofit is proposed, it is important to produce a Retrofit Plan which outlines what can and cannot be completed and why. Examples of fabric first improvements include draft proofing, secondary glazing, floor insulation, and loft insulation. External and internal wall insulation can be more problematic on Listed Buildings but where original features do not survive or there is a lack of architectural features such as in basements, the use of internal wall insulation has the potential to be supported. The applicant has outlined how external and internal insulation is not desirable as it would result in the loss of architectural details such as cornicing, architraves and other historic details. Furthermore they have stated that alterations to the window could not be done without altering the appearance of the dwellinghouse although they have undertaken some improvement works to the windows and draft proofing.
- 7.9 Solar panels can be visually intrusive and harmful in terms of their overall appearance. The proposed panels would stand proud off the roofscape by 15cm, while their framing and smooth, reflective surface would make them stand out as modern, incongruous additions to the traditional roofscape of the listed building. Furthermore the large area of solar panels would partially obscure the historic roof slates of the roof representing a downgrade in the quality of materials. The proposal is therefore considered to form a visually distracting and harmful addition to the historic character of the building.
- 7.10 In the case of this building, the installation of PV panels to the side and rear elevation is considered to result in an uncharacteristic, incongruous and unsympathetic form of development, which will result in harm to the host building, the significance of the pair of semi-detached villas, the overall group value of neighbouring properties and the wider De Beauvoir Conservation Area. These roof slopes remain largely unaltered and therefore any alteration needs to be

## Planning Sub-Committee – 06/12/2023

considered sensitively. The proposed solar panels would be viewable from both Northchurch Road to the front of the site and Deacon Mews to the rear. The visibility of the panels would be increased by their projection from the roofslope and the smooth reflective surface of the solar panels. As with all Listed Buildings, private views also remain important when considering how proposals will impact the significance.

- 7.11 Recent permissions at nearby 25, 35 and 38 Northchurch Terrace demonstrate an alternative and acceptable arrangement, whereby solar panels have been successfully incorporated on flat roof side additions of the properties, resulting in a more discreet and less harmful location, where panels are not widely viewable from nearby sections of the public realm. The solar panels could be installed using a landscape traditional layout at a 30-35 degree angle or using a tub mount system which would enable them to be moved and allow for roof repair. In an attempt to come to an acceptable outcome, the Planning Service sought such revisions to this application, but the applicant chose not to revise the scheme in line with such advice.
- 7.12 In conclusion, the provision of solar panels on the side and rear roofslopes of the Grade II Listed Building would result in an uncharacteristic, incongruous and unsympathetic form of development, which will result in harm to the significance of the pair of semi-detached villas, the overall group value of neighbouring properties and the wider De Beauvoir Conservation Area. Recent permissions at nearby 38 Northchurch Road, and 25 and 35 Northchurch Terrace demonstrate an alternative acceptable arrangement whereby solar panels have been successfully incorporated on flat roof side additions of the properties, resulting in a more discreet and appropriate location where panels are not widely viewable from nearby sections of the public realm. In an attempt to come to an acceptable outcome, the Planning Service sought such revisions to this application, but the applicant chose not to revise the scheme in line with such advice.
- 7.13 The proposal is considered to be contrary to policy LP3 'Designated Heritage Assets' of the Local Plan and policy HC1 'Heritage conservation and growth' of the London Plan resulting in less than substantial harm to the grade II listed building, the wider group of Grade II listed buildings and the wider conservation area. Paragraph 202 of the NPPF requires that, when a proposal would lead to less than substantial harm, this should be weighed against any public benefits of the scheme which the applicant has identified as the supply of renewable energy, this element will be discussed further in the sustainability section and the conclusion of the report.

### 8. Neighbouring Amenity

- 8.1 The application is subject to the requirements of LP2 'Development and Amenity' which states that all development must have regard to the amenity of occupiers and neighbours. These individual and cumulative impacts will be assessed and

## Planning Sub-Committee – 06/12/2023

weighed against the merits of the proposal. The potential impacts of the proposal on the amenity of neighbouring properties relate to;

Visual privacy and overlooking;  
Overshadowing and outlook;  
Sunlight and daylight, and artificial light, levels;  
Vibration, noise, fumes and odour, and other forms of pollution;  
Microclimate conditions;  
Safety of highway users

- 8.2 The proposal is not considered to give rise to significant material adverse impact on neighbouring amenity given the nature, size and position of the proposal, and as the proposal would not lead to any substantial increase in massing and will not grant any new lines of sight.

### 9. **Standard of Accommodation**

- 9.1 Hackney LP33 policy LP17 'Housing Design' states that the Council will expect all homes and extensions to existing properties to be of high quality design and meet the internal and external space and accessibility standards set out in the London Plan, GLA Housing SPG and Hackney's Housing SPD.
- 9.2 The proposal will not alter the standard of accommodation of the dwellinghouse.

### 10. **Sustainability**

- 10.1 The NPPF states that when determining planning applications for renewable and low carbon development, local planning authorities should:
- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions;
  - b) approve the application if its impacts are (or can be made) acceptable.
- 10.2 Policy LP55 'Mitigating Climate Change' of the Hackney Local Plan states that *"development including the re-use or extension of existing buildings should achieve the maximum feasible reductions in carbon emissions and support in achieving the strategic carbon reductions target in the London Plan, while protecting, heritage and character of the buildings".*
- 10.3 The carbon reductions in the London plan are outlined in SI 2 'Minimising greenhouse gas emissions' which states that residential development should achieve 10 percent reduction against building regulations standards.

## Planning Sub-Committee – 06/12/2023

- 10.4 The proposal will provide a renewable source of energy which, according to the design and access statement, will provide an estimated annual output of 3,606 KWh offsetting the current annual electricity consumption of the dwellinghouses which is 3578 KWh. If correct, this would ensure that the dwelling's energy supply comes from renewable sources offsetting the dwelling's energy consumption from mains grid.
- 10.5 The provision of renewable energy is a recognised public benefit that is supported in principle by adopted development plan policy. This public benefit, however, has to be weighed against the harm arising from such development, which in the case of this proposal is the conservation and heritage impacts of the Grade II Listed building and De Beauvoir Conservation area, to which the application site relates.

### 11. Biodiversity

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

### 12. Conclusion

- 12.1 The UK has legislated for a net zero target for carbon emissions by 2050 and Hackney Council has also declared a Climate Emergency. There is benefit in contributing to mitigating the effects of climate change by generating renewable energy and reducing CO2 emissions.
- 12.2 The application site comprises a statutory Grade II Listed Building and is located within the De Beauvoir Conservation Area. There are roughly 38,000 buildings in Hackney of which 1300 of them are statutory listed. Listed Buildings are buildings and structures defined by the Secretary of State as being of "special architectural or historic interest". They include buildings and structures that are deemed to be of importance on a national scale.

## Planning Sub-Committee – 06/12/2023

- 12.3 For listed buildings the council is under a duty under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. As the site is also within De Beauvoir Conservation Area, Section 72 requires that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.
- 12.4 Para 199 of the Government’s National Planning Policy Framework (NPPF) says “*When considering the impact of a proposed development on the significance of a designated heritage asset (such as listed buildings or buildings in Conservation Areas), great weight should be given to the asset’s conservation*”.
- 12.5 The installation of solar photovoltaic panels on the side and rear roofslopes is deemed to comprise an uncharacteristic, incongruous and unsympathetic form of development, which will result in harm to the significance of the pair of semi-detached villas, the overall group value of neighbouring properties and the wider De Beauvoir Conservation Area.
- 12.6 Whilst Officers acknowledge the provision of renewable energy through photovoltaic panels provides a public benefit, this is considered to be outweighed by the irrevocable harm caused to the Grade II Listed Building (within a Conservation Area), through the proposed photovoltaic panels uncharacteristic and highly prominent location upon the side and rear facing roof slopes.
- 12.7 Recent permissions at nearby 25 Northchurch Road, and 35 and 38 Northchurch Terrace demonstrate an alternative acceptable arrangement whereby solar panels have been successfully incorporated on flat roof side additions of the properties, resulting in a more discreet and appropriate location where panels are not widely viewable from nearby sections of the public realm. In an attempt to come to an acceptable outcome, the Planning Service sought such revisions to this application, but the applicant chose not to revise the scheme in line with such advice. The current applications are also not considered to overcome the reason for refusals relating to the previous planning and listed building consent applications.
- 12.8 The current solar panel arrangement is considered to cause less than substantial harm to a Grade II Listed Building and the surrounding conservation area and therefore as required by paragraph 202 of the NPPF when a proposal would lead to less than substantial harm, this should be weighed against any public benefits of the scheme. The benefit towards reducing CO2 emissions is not considered sufficient to outweigh the special regard to preserving the historic environment. It is therefore recommended that Planning Permission and Listed Building Consent be refused.

## Planning Sub-Committee – 06/12/2023

### 13. RECOMMENDATIONS

13.1 That FULL Planning Permission be Refused for the following reason:

13.2 The proposed development, by reason of its inappropriate siting, detailed design and appearance, would result in an visually obtrusive and incongruous form of development which would cause harm to the statutory Grade II Listed Building and surrounding streetscape and would fail to preserve or enhance the character and appearance of the De Beauvoir Conservation Area. As such the proposed development is contrary to policies D3 (Optimising Site Capacity Through the Design-Led Approach) and HC1 (Heritage Conservation and Growth) of the London Plan 2021 and LP1 (Design Quality and Local Character) and (LP3 (Designated Heritage Assets) of the Hackney Local Plan 2020, the guidance contained within Hackney Residential Extensions and Alterations SPD 2009 and the NPPF.

13.3 That Listed Building Consent be Refused for the following reason:

13.2 The proposed development, by reason of its inappropriate siting, detailed design and appearance, would result in an visually obtrusive and incongruous form of development which would cause harm to the statutory Grade II Listed Building insofar as it would fail to preserve the building, its setting and features of special architectural and historic interest. As such, the proposed development is contrary to policy HC1 (Heritage Conservation and Growth) of the London Plan 2021 and policy (LP3 (Designated Heritage Assets) of the Hackney Local Plan 2020 and the NPPF.

### 14. INFORMATIVES

Hackney Planning Service adopts a positive and proactive approach when engaging with applicants / agents in line with the National Planning Policy Framework. As part of our planning process, we endeavour to contact applicants / agents regarding any minor issues that may be able to be resolved during the course of the application, providing an opportunity to submit amendments before a final decision is made. We also encourage the pre-application service to avoid delays as a result of amendments and unforeseen issues during the planning process.



## Planning Sub-Committee – 06/12/2023

### Site Photographs

#### View of application site (front) from Northchurch Road

**Planning Sub-Committee – 06/12/2023**



**View of site (rear) from Deacon Mews**

## Planning Sub-Committee – 06/12/2023

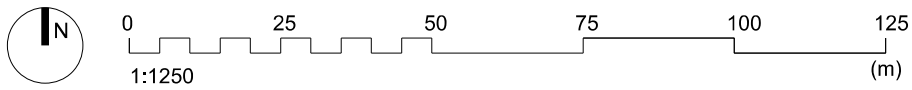


Signed..... Date.....

**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>James Clark Planning Officer x1453</p>	<p>2 Hillman Street London E8 1FB</p>

**Planning Sub-Committee – 06/12/2023**



Project:	53 Northchurch Road, London, N1 4EE
Drawing No:	384 TP 001
Title:	LOCATION PLAN
Scale:	1:1250 @ A4

Iss	Date	Description
2	25.04.2023	Revised Application
1	28.11.2022	Submitted for Planning
0	23.11.2022	Issued for Client Review

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## Planning Sub-Committee – 06/12/2023

<b>ADDRESS:</b> 14 Keir Hardie Estate, Springfield, Hackney, London, E5 9AT	
<b>WARD:</b> Springfield	
<b>APPLICATION NUMBER:</b> 2023/1922	<b>REPORT AUTHOR:</b> Thomas Russell
<b>DRAWING NUMBERS:</b> PL-001 (Issue P1), PL-002 (Issue P1), PL-003 (Issue P1), Design & Access Statement, Covering Letter, SBD secure cycle protection box	<b>VALID DATE:</b> 18-08-2023
<b>AGENT:</b> Graham Allison Montagu Evans LLP 70 St Mary Axe London EC3A 8BE	<b>APPLICANT:</b> London Borough of Hackney
<b>PROPOSAL:</b> 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	
<b>POST SUBMISSION REVISIONS:</b> None	
<b>RECOMMENDATION SUMMARY:</b> Grant planning permission subject to conditions and Section 106 legal agreement	
<b>NOTE TO MEMBERS:</b> 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.	

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

### ANALYSIS INFORMATION

ZONING DESIGNINATION:	(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
<b>Existing</b>	Class F2 (b)	Community meeting rooms	44.5
<b>Proposed</b>	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

## Planning Sub-Committee – 06/12/2023

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.

## Planning Sub-Committee – 06/12/2023

- 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.

## Planning Sub-Committee – 06/12/2023

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



## Planning Sub-Committee – 06/12/2023

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

**8.0 INFORMATIVES**

The following informatives should be added:

- SI.1 Building Control
- SI.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 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>Thomas Russell Planning Officer x 3846</p>	<p>1 Hillman Street, London E8 1FB</p>

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PD14209:GA/EM

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[eleanor.mazzon@montagu-evans.co.uk](mailto: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](mailto:graham.allison@montagu-evans.co.uk)) or Eleanor Mazzon (020 3004 2918 / [eleanor.mazzon@montagu-evans.co.uk](mailto:eleanor.mazzon@montagu-evans.co.uk)) of this office in the first instance.

Yours faithfully,

**Montagu Evans LLP**

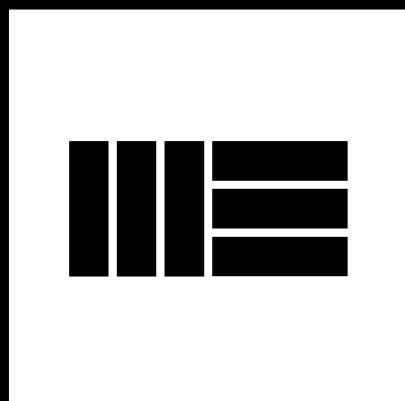
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# KEIR HARDIE COMMUNITY FLAT

## PLANNING STATEMENT

AUGUST 2023



# CONTENTS

1.0 INTRODUCTION .....	3
2.0 SITE LOCATION AND DESCRIPTION .....	5
3.0 DEVELOPMENT PROPOSALS .....	6
4.0 THE DEVELOPMENT PLAN AND OTHER MATERIAL CONSIDERATIONS.....	7
5.0 RELEVANT PLANNING POLICIES .....	8
6.0 PLANNING POLICY ASSESSMENT .....	14
7.0 SUMMARY AND CONCLUSION.....	19
APPENDIX 1.0 - COMMUNITY CENTRE POSTCODE PLOT MAP .....	20



# 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

<b>Layout, Orientation And Form</b>	
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"> <li>• form a coherent, legible and navigable pattern of streets and blocks</li> <li>• engender street based activity and provide a sense of safety</li> <li>• maximise active frontages onto public facing sides of a development, where appropriate wrapping around inactive frontages.</li> </ul>
iii	The site layout, orientation and design of individual dwellings and, where applicable, common spaces should: <ul style="list-style-type: none"> <li>• provide privacy and adequate daylight for residents</li> <li>• 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</li> <li>• provide clear and convenient routes with a feeling of safety</li> <li>• help reduce noise from common areas to individual dwellings</li> <li>• help meet the challenges of a changing climate by ensuring homes are suitable for warmer summers and wetter winters</li> </ul>
<b>Outside Space</b>	
iv	Communal outside amenity spaces should: <ul style="list-style-type: none"> <li>• provide sufficient space to meet the requirements of the number of residents</li> <li>• be designed to be easily accessed from all related dwellings</li> <li>• be located to be appreciated from the inside</li> <li>• be positioned to allow overlooking</li> <li>• be designed to support an appropriate balance of informal social activity and play opportunities for various age groups</li> <li>• meet the changing and diverse needs of different occupiers</li> </ul>
v	Private amenity space for each dwelling should be usable and have a balance of openness and protection, appropriate for its outlook and orientation.
<b>Usability and Ongoing Maintenance</b>	
vi	The development should ensure that: <ul style="list-style-type: none"> <li>• the experience of arrival, via footpaths, entrances and shared circulation spaces is comfortable, accessible and fit for purpose</li> <li>• features are designed to allow maintenance activities such as window cleaning, to be undertaken with ease</li> <li>• sufficient levels of secure, covered and conveniently located externally accessible storage is provided for deliveries and other bulky items</li> <li>• 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.</li> </ul>

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"> <li>• 1 space per studio or 1 person 1 bedroom dwelling.</li> <li>• 1.5 spaces per 2 person 1 bedroom dwelling.</li> <li>• 2 spaces per all other dwellings.</li> </ul>

**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.

<b>Bedrooms / Dwelling Size</b>	<b>1 Bed</b>	<b>2 Beds</b>	<b>3 + Beds</b>
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 44.5m<sup>2</sup>. 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.

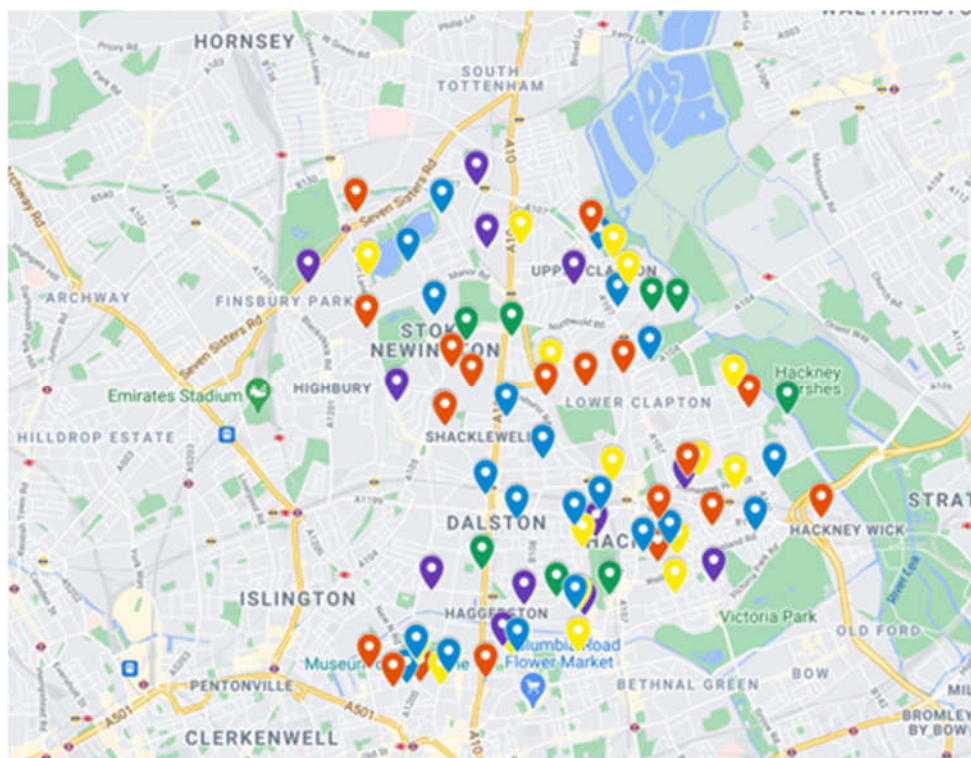
6.9 The nearest alternative community hall is The Lea View Community Hall, Springfield, London E5 9DX. It is fully accessible and DDA compliant. This is situated 182 metres from the Site. Were a new tenant's resident association to be formed, LB Hackney would offer the TRA use of this building for their 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 46m<sup>2</sup> 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.

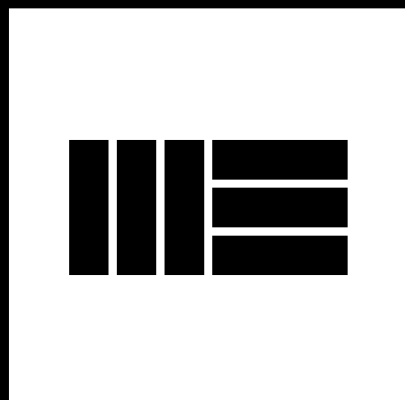


# 7.0 SUMMARY AND CONCLUSION

- 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](http://WWW.MONTAGU-EVANS.CO.UK)**

**London | Edinburgh | Glasgow | Manchester**

WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSALS 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**

1. Introduction	Page 2
2. Proposals and existing site	Page 2
3. Planning history	Page 5
4. Planning statement	Page 5
5. Design proposals	Page 6
6. Access statement	Page 7
7. Sustainability	Page 8
8. Drainage	Page 8
9. Landscaping	Page 8
10. Conclusion	Page 9



## **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

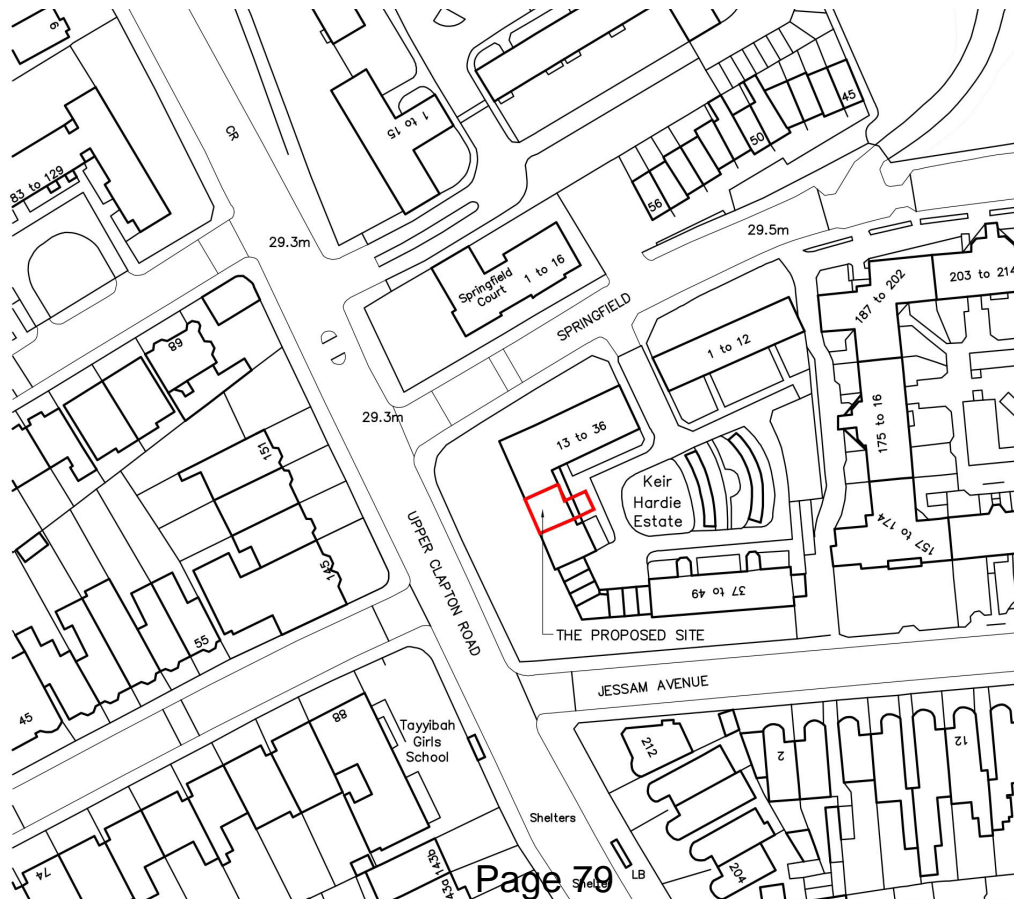
No external changes are proposed except a new secure cycle storage within the front garden.

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

Image 3. Aerial view of current site

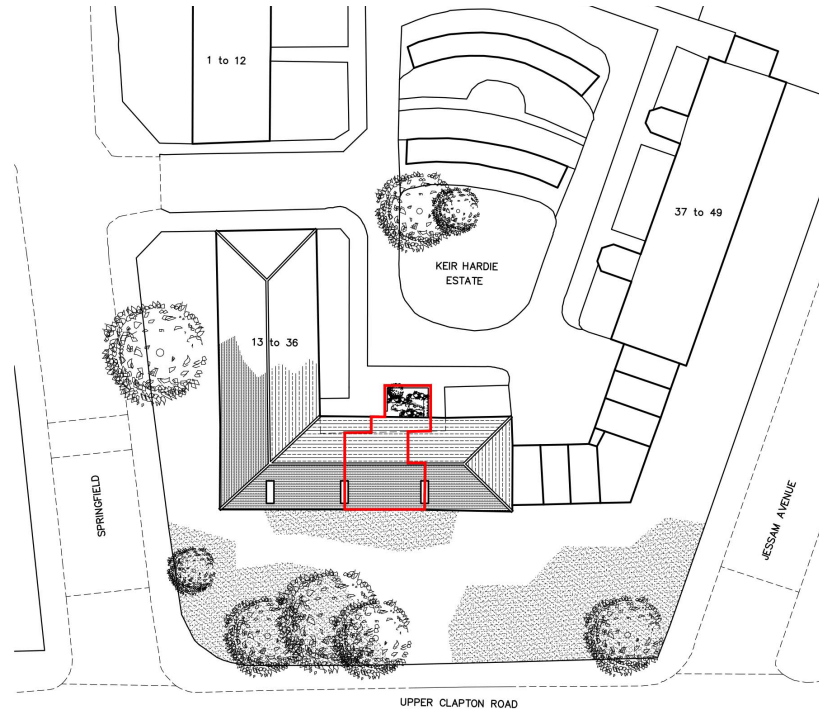


Existing location plan

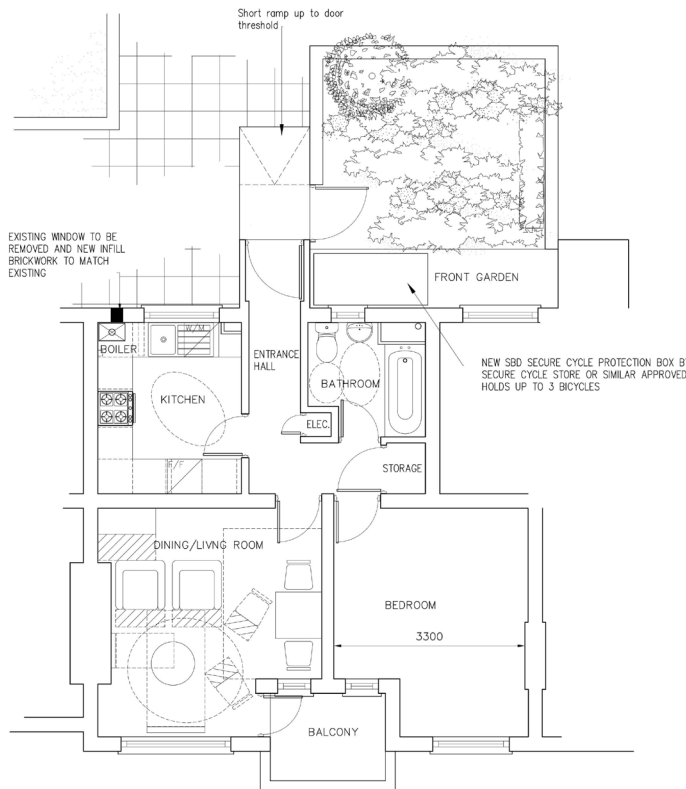


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**Design and Access Statement**  
October 2022

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 44.5m<sup>2</sup> 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 44.5m<sup>2</sup> 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 87

For our full range see our website: [www.securecyclestore.com](http://www.securecyclestore.com)

Shelters



Two-tier



Semi-vert



Vertical



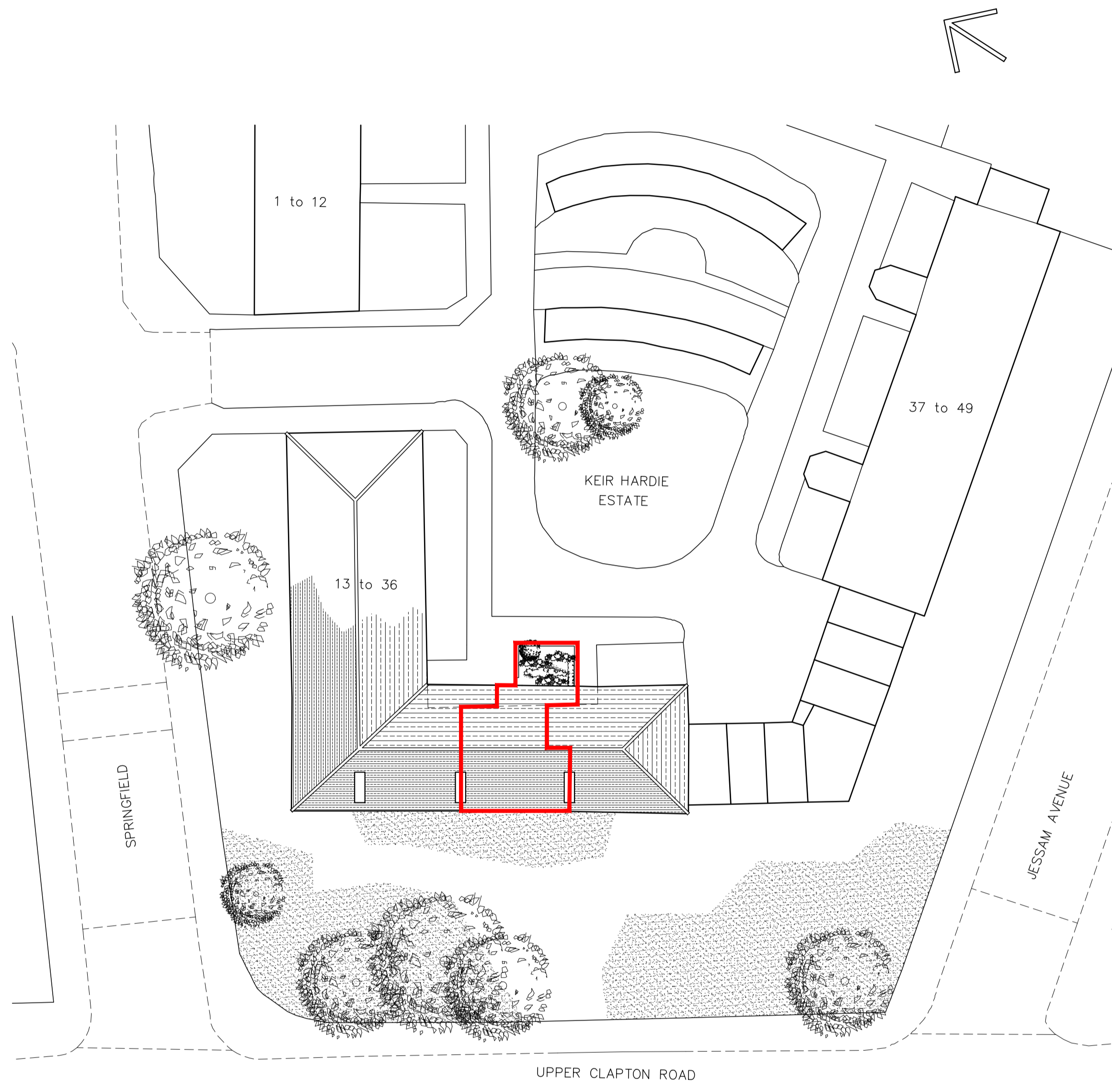
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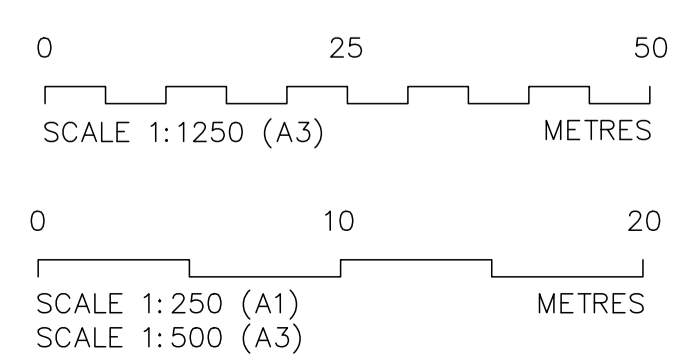
Notes  
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LOCATION PLAN  
 SCALE 1:1250 @ A3



EXISTING SITE PLAN  
 SCALE 1:500 @ A3



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

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Client  
 Hackney Council  
 Kier Hardie Community Flats  
 14 Kier 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

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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



Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2310	298-300 Seven Sisters Road, N4 2AG	Full Planning Permission	Installation of a new shop-front and shutters to front and side elevations; installation of fire exit doors to side elevations following removal of canopy and vinyls to shopfront windows(Part retrospective).	Livi Whyte	Brownswood	Delegated	Granted - Standard Conditions	14-11-2023
2023/2100	298-300 Seven Sisters Road, N4 2AG	Advertisement Consent	Installation of externally illuminated fascia signs and removal of vinyls to the shopfront windows.	Livi Whyte	Brownswood	Delegated	Grant	14-11-2023
2023/0937	3 Princess Crescent, N4 2HH	Discharge of Condition	Submission of details pursuant to condition 5 (construction and logistics management plan), condition 7 (flood resilience) and condition 8 (SuDs) of planning permission 2020/4256 granted 23/12/2022 for the conversion of the building into 7 self-contained residential units (Use Class C3) facilitated by the excavation of a basement with rear lowered garden, addition of windows to front and rear elevations, removal of side window and refuse and cycle storage. (Note for consultation dwelling mix is 1 x studio, 4 x 2-beds, 2 x 3-beds).	Erin Glancy	Brownswood	Delegated	Grant	16-10-2023
2022/0063	38 Digby Crescent, N4 2HR	Full Planning Permission	Creation of a rear roof terrace with associated access doors, windows and railings (retrospective)	Danny Huber	Brownswood	Delegated	Refuse	15-11-2023
2023/1821	44 Finsbury Park Road, N4 2JX	Discharge of Condition	Submission of details pursuant to condition, 4 (Materials), 7 (Detail of roof lights) attached to planning permission 2023/0361 dated 12/07/2023	Micheal Garvey	Brownswood	Delegated	Grant	11-10-2023
2023/2108	57 Finsbury Park Road, N4 2JY	Householder Planning	Erection of a ground-floor rear extension; erection of rear dormer extension; installation of 2x front rooflights and 2x side rooflights; installation of 1x ground-floor side window; replacement of all existing windows with timber-framed, double-glazed alternatives (AMENDED)	Thomas Russell	Brownswood	Delegated	Granted - Extra Conditions	10-11-2023
2023/1479	60 Gloucester Drive, N4 2LN	Full Planning Permission	Provision of front lightwell and guardrails; erection of a single storey rear extension with rooflight and rear patio at basement level; alterations to the rear elevation fenestration at ground floor level. [Retrospective]	Gerard Livett	Brownswood	Delegated	Refuse	24-10-2023
2023/1877	92 Queens Drive, N4 2HW	Certificate of Lawful Development	Existing use as a workshop (Use Class E)	Matthew Hollins	Brownswood	Delegated	Refuse	09-10-2023
2023/1788	94 Queens Drive, N4 2HW	Certificate of Lawful Development	Existing use as five self-contained residential units (Use Class C3)	Gerard Livett	Brownswood	Delegated	Refuse	09-10-2023
2023/2030	Flat A, 21 Alexandra Grove, N4 2LQ	Full Planning Permission	Replacement of timber windows on the ground floor front and rear elevations with timber framed windows	Laurence Ackrill	Brownswood	Delegated	Grant	20-10-2023
2023/1810	Flat A, 3 Adolphus Road, N4 2AT	Full Planning Permission	Replacement of the existing shed with the erection of a single-storey outbuilding in the rear garden.	Jonathan Bainbridge	Brownswood	Delegated	Grant	19-11-2023
2023/1501	159 Kyverdale Road, N16 6PS	Certificate of Lawful Development	Roof extension above two storey rear outrigger	Micheal Garvey	Cazenove	Delegated	Refuse	16-10-2023
2023/0119	1b Braydon Road, N16 6QL	Full Planning Permission	Erection of single-storey front extension at first floor level and erection of a single-storey roof extension to create a second floor.	Alix Hauser	Cazenove	Delegated	Grant	30-10-2023
2023/1518	28 Stamford Hill, N16 6XZ	Full Planning Permission	Basement extension including construction of the rear lightwell and alteration to the rear ground floor of the building.	Erin Glancy	Cazenove	Delegated	Grant	02-11-2023
2023/1338	34 Forburg Road, N16 6HS	Householder Planning	Excavation of existing basement to increase floor-to-ceiling height	Thomas Russell	Cazenove	Delegated	Granted - Extra Conditions	06-10-2023
2023/2036	37 Fountayne Road, N16 7ED	Householder Planning	Erection of single-storey rear extension at ground floor level.	Jessica Neeve	Cazenove	Delegated	Granted - Extra Conditions	17-11-2023
2023/2198	4 Braydon Road, N16 6QB	Full Planning Permission	Replacement of the existing single-glazed timber framed windows with white, double-glazed, UPVc framed windows.	Jonathan Bainbridge	Cazenove	Delegated	Granted - Standard Conditions	16-11-2023
2023/0338	40 Chardmore Road, N16 6JH	Householder Planning	Erection of a side/rear extension at lower ground floor level.	Danny Huber	Cazenove	Delegated	Granted - Extra Conditions	21-11-2023
2023/1264	45 Fountayne Road, N16 7ED	Householder Planning	Excavation and extension of the existing basement, erection of a glazed lightwell enclosure to the rear	Danny Huber	Cazenove	Delegated	Granted - Standard Conditions	27-10-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1953	52 Forburg Road, N16 6HT	Removal/Variation of Condition(s)	Variation of Condition 1 (Approved Plans) of planning permission 2019/4027 dated 28/01/2020. Effect of variation would be to install 3x front rooflights and alter front lightwell to replace external staircase	Thomas Russell	Cazenove	Delegated	Granted - Extra Conditions	17-11-2023
2023/2204	58 Alkham Road, N16 6XF	Householder Planning	Excavation of basement and construction of front lightwell together with ground floor rear-wrap around extension.	Erin Glancy	Cazenove	Delegated	Granted - Extra Conditions	15-11-2023
2023/2048	62 Durlston Road, E5 8RR	Discharge of Condition	Submission of details pursuant to condition 4 (Groundwater Report) attached to planning permission ref 2023/0036 dated 12/06/2023.	Danny Huber	Cazenove	Delegated	Grant	31-10-2023
2023/1606	64 Chardmore Road, N16 6JH	Householder Planning	Erection of a rear infill extension together with a first- floor rear extension and other minor works.	James Clark	Cazenove	Delegated	Refuse	20-11-2023
2023/2247	64 Durlston Road, E5 8RR	Discharge of Condition	Submission of details pursuant to Conditions 5 (sustainable drainage) and 6 (flood resilience) attached to planning permission 2022/0723 dated 06/03/2023	Thomas Russell	Cazenove	Delegated	Grant	11-11-2023
2021/2695	74 - 80 Stamford Hill, N16 6XS	Discharge of Condition	Submission of details of conditions 5 (SUDs details) and (Demolition and construction plans) of planning permission 2018/2789 granted on 25/03/2019	Raymond Okot	Cazenove	Delegated	Grant	08-11-2023
2023/2521	74 Osbaldeston Road, N16 7DR	Non-Material Amendment	Non material amendment to planning permission ref 2022/1588 dated 22/04/2023 comprising amendments to the wording of Condition 5.	Catherine Nichol	Cazenove	Delegated	Grant	22-11-2023
2023/2161	79 Durlston Road, E5 8RP	Householder Planning	Erection of a ground floor side/rear extension with sukkah roof	Thomas Russell	Cazenove	Delegated	Granted - Standard Conditions	10-11-2023
2023/2173	8 & 10 Braydon Road, N16 6QB	Full Planning Permission	Erection of first floor side and rear infill extensions to Nos. 8 & 10 Braydon Road	Laurence Ackrill	Cazenove	Delegated	Grant	07-11-2023
2023/2175	8 Braydon Road, N16 6QB	Householder Planning	Erection of single storey side and rear extension, following the demolition of an existing single storey side return projection	Laurence Ackrill	Cazenove	Delegated	Grant	07-11-2023
2023/0339	80 Forburg Road, N16 6HT	Householder Planning	Retrospective application for a suka roof and an additional 0.13m ground floor extension	Micheal Garvey	Cazenove	Delegated	Granted - Extra Conditions	17-10-2023
2022/0045	85a Upper Clapton Road, E5 9BU	Full Planning Permission	Addition of air handling plant and enclosure to second floor roof Associated internal alterations	Matthew Hollins	Cazenove	Delegated	Granted - Standard Conditions	17-10-2023
2023/1416	Braydon Works, N16 6QL	Full Planning Permission	Change of use of part of existing building from light industrial (use class E (g)) to synagogue (Use Class F1) for a temporary period of 2 years	Gerard Livett	Cazenove	Delegated	Granted - Extra Conditions	06-10-2023
2023/1839	Jubilee Primary School, Jubilee Primary School Cazenove Road, N16 6NR	Prior Notification - Commercial	Installation of solar PV panels across sections of the flat roof.	Micheal Garvey	Cazenove	Delegated	Grant	05-10-2023
2023/1990	Pavement on the west side of Upper Clapton Road, E5 9BU	Advertisement Consent	Display of double sided freestanding advertisement panel with LED digital display measuring 2.59m high and 1.08m wide	Thomas Russell	Cazenove	Delegated	Refuse	19-10-2023
2023/1492	Raines Court, 19 Northwold Road, N16 7DG	Non-Material Amendment	Non-material amendment to planning application Ref.2023/0515 granted 09/06/2023 comprising replacing the AliDeck System Decking with Gripsure SHERA Fire Rated Decking.	Erin Glancy	Cazenove	Delegated	Grant	14-11-2023
2023/2003	Wentwood House, Upper Clapton Road, E5 9BY	Advertisement Consent	Installation of free-standing advertising-standing CIP unit featuring double-sided digital displays measuring 1635mm (H) x 924mm (W) to footpath adjacent to 49-72 Wentwood House.	Micheal Garvey	Cazenove	Delegated	Refuse	19-10-2023
2023/1460	61-65 Holborn Viaduct London EC1A 2FD	Adjoining Borough Observations	Notification from City of London of application 22/01243/FULMAJ for the variation of condition 63 (approved drawings) to facilitate amendments to the approved scheme including but not limited to: alterations to the Snow Hill elevation and building line; changes to external facing materials; amendment to internal layouts to provide additional purpose built student accommodation; changes to the layout of the cultural and community space; and other ancillary works (RECONSULTATION DUE TO DESIGN AMENDMENTS AND SUBMISSION OF ADDITIONAL INFORMATION).	Robert Brew	City of London (N)	Delegated	No Objection	01-10-2023

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2023/1358	65 Gresham Street London EC2V 7NQ	Adjoining Borough Observations	Notification from City of London of application 22/00848/FULMAJ for Horizontal extension at 8th and 9th floor level; extensions at upper levels to create four new storeys plus plant enclosure to create Class E floorspace; alterations and refurbishment to existing windows and facades; structural alterations and repositioning of cores; creation of new and refurbished entrances on Gresham Street and at the junction of Aldermanbury and Love Lane; creation of inset balconies and roof terraces at levels 8, 10 and 12; , removal and replacement of new plant and installation of PV; public realm improvements for new hard and soft landscaping and the provision of retail frontages and retail units to Aldermanbury; provision of cycle storage and other works incidental to the development. RECONSULTATION following new plans and documentation received on 12.05.2023 for the reduction in massing of the proposed scheme.	Robert Brew	City of London (N)	Delegated	No Objection	01-10-2023
2023/1791	101 Green Lanes, N16 9BX	Householder Planning	Proposed works: Erection of a mansard roof extension; and replacement of window on rear elevation with larger unit.	Jessica Neeve	Clissold	Delegated	Granted - Extra Conditions	11-11-2023
2023/1693	11 Lidfield Road, N16 9NA	Discharge of Condition	Discharge of condition 3 (SUDs) attached to planning permission ref 2022/2491 dated 07/12/2022 for the demolition of the existing rear extension and the erection of a single-storey side and ground floor rear extension.	Jonathan Bainbridge	Clissold	Delegated	Grant	01-11-2023
2023/2083	17 Aden Grove, N16 9NP	Householder Planning	Erection of a rear roof extension over the existing outrigger.	Jonathan Bainbridge	Clissold	Delegated	Grant	01-11-2023
2023/1435	20 Queen Elizabeths Walk, N16 0HX	Householder Planning	Erection of side infill extension	Matthew Hollins	Clissold	Delegated	Granted - Standard Conditions	17-10-2023
2023/1212	256 Albion Road, N16 9JP	Householder Planning	Proposed single storey wraparound rear extension, internal alterations, floor plan redesign and all associated works at 256 Albion Road, N16 9JP	Erin Glancy	Clissold	Delegated	Grant	08-11-2023
2023/1454	33 - 34 Newington Green, N16 9PR	Discharge of Condition	Submission of details pursuant to discharge of condition 8h (internal joinery), 8l (access to cupola) and 8m (flagpole) of listed building consent 2020/3787 granted 04/02/2021 for the reconfiguration of 3No. existing 2nd floor residential units, alterations to existing window to front elevation to form doorway and single storey extension to 1st floor of flank elevation to extend existing stairwell.	Erin Glancy	Clissold	Delegated	Grant	03-10-2023
2023/1896	35 Hawksley Road, N16 0TL	Removal/Variation of Condition(s)	Variation of condition 1 (approved plans) of planning permission Ref. 2021/3253 granted 22/12/2021 for the Single storey ground floor rear extension, loft extension, replacement of rear windows and additional solar panels at roof level. Extent of variation to add a Juliette balcony to the rear dormer and removal of dormer side cladding.	Erin Glancy	Clissold	Delegated	Grant	09-10-2023
2023/2354	4 Green Lanes, N16 9NB	Prior Notification - Larger Home Extension	Prior approval for the erection of two single-storey extensions, a infill extension with a depth of 5.5 metres, and a rear extension with a depth of 1.1 metres both of which have an eaves height and maximum height of 3 metres.	James Clark	Clissold	Delegated	Grant	19-11-2023
2023/1136	51 Londesborough Road, N16 8RN	Householder Planning	Erection of single-storey ground floor side rear extension.	Jonathan Bainbridge	Clissold	Delegated	Grant	06-10-2023
2023/0738	6 Lordship Park, N16 5UD	Householder Planning	Replacement of all existing timber single glazed sliding sash windows and timber single glazed top hung casement windows with new timber double glazed white sliding sash windows and timber double glazed top hung casement windows	Jessica Neeve	Clissold	Delegated	Granted - Standard Conditions	15-11-2023
2023/2114	74 Winston Road, N16 9LT	Certificate of Lawful Development	Erection of upward outrigger extension	Thomas Russell	Clissold	Delegated	Grant	07-11-2023
2023/2000	74 Winston Road, N16 9LT	Householder Planning	Erection of a single-storey side/rear extension; erection of a mansard roof extension; installation of terrace at roof level to front of mansard	Thomas Russell	Clissold	Delegated	Refuse	23-10-2023
2023/1979	96 Winston Road, N16 9LR	Householder Planning	Erection of a mansard roof extension to create an additional storey.	Jonathan Bainbridge	Clissold	Delegated	Grant	13-11-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1901	And A Half, 178 Albion Road, N16 9JR	Full Planning Permission	Proposed works: Erection of outbuilding in the rear garden.	Jessica Neeve	Clissold	Delegated	Granted - Standard Conditions	20-10-2023
2023/1836	Betty Layward Primary School, Clissold Road, N16 9EY	Certificate of Lawful Development	Installation of solar PV panels at roof level.	Micheal Garvey	Clissold	Delegated	Grant	04-10-2023
2023/2149	Flat 4, 143 Albion Road, N16 9JU	Listed Building Consent	Retention of replacement 3x rooflights within the rear elevation roofslope	Laurence Ackrill	Clissold	Delegated	Grant	19-11-2023
2023/2113	Flat C, 1 Clissold Road, N16 9EX	Listed Building Consent	Internal alterations to first floor flats to change from 1 x 3-bed and 1 x 1-bed to 2 x 2-bed	Gerard Livett	Clissold	Delegated	Granted - Extra Conditions	30-10-2023
2023/2039	Flat C, 1 Clissold Road, N16 9EX	Full Planning Permission	Internal alterations to first floor flats to change from 1 x 3-bed and 1 x 1-bed to 2 x 2-bed	Gerard Livett	Clissold	Delegated	Granted - Standard Conditions	30-10-2023
2023/1623	Ground Floor Flat, 235 Stoke Newington Church Street, N16 9HP	Listed Building Consent	Proposed works: Alterations to the fenestration on the rear elevation; the conversion of one window to a door; the reinstatement of one door as a window; the addition of stairs to facilitate the use of the proposed new rear door; and internal alterations.	Jessica Neeve	Clissold	Delegated	Granted - Extra Conditions	10-11-2023
2023/1171	Ground Floor Flat, 235 Stoke Newington Church Street, N16 9HP	Full Planning Permission	Proposed works: Alterations to the fenestration on the rear elevation; the conversion of W10 into a door; the reinstatement of D6 as a window; the addition of stairs to facilitate the use of the proposed new rear door; and internal alterations.	Jessica Neeve	Clissold	Delegated	Granted - Extra Conditions	10-11-2023
2023/0598	S S Dorga, 138 Albion Road, N16 9PA	Full Planning Permission	Retention of conversion of lower ground floor and ground floor former shop to x2 one bedroom self-contained residential flats	Erin Glancy	Clissold	Delegated	Allowed at Appeal	11-10-2023
2022/2295	1-4 Time Square, E8 2LT	Full Planning Permission	Replacement of existing pitched roof covering	Thomas Russell	Dalston	Delegated	Granted - Extra Conditions	27-10-2023
2023/2037	10 - 16 Ashwin Street, E8 3DL	Full Planning Permission	Demolition of three storey rear projection and removal of external rear staircase. Alterations to front ramped access involving removal of wall and installation of new railings	Laurence Ackrill	Dalston	Delegated	Grant	25-10-2023
2022/2475	12 Abersham Road, E8 2LN	Full Planning Permission	Replacement of existing timber windows and doors with new timber windows and doors.	Micheal Garvey	Dalston	Delegated	Granted - Standard Conditions	24-10-2023
2023/1864	16 Stannard Road, E8 1DB	Householder Planning	Demolition of existing rear conservatory and the construction of a part single, part two storey rear extension together replacement of windows, doors, roof coverings and bay window roof detail as well as the installation of rooflights and minor works to the facards and boundary walls.	James Clark	Dalston	Delegated	Refuse	20-10-2023
2022/2788	400 Queensbridge Road, E8 3AR	Full Planning Permission	Demolition of the existing rear structure to facilitate the construction of a rear extension together with the change of the windows at the rear upper ground floor level to crittall doors with Juliet balconies, the replacement of windows throughout the dwelling with double glazed windows, the installation of rooflights and the removal of a front garden structure. (Currently under construction)	James Clark	Dalston	Delegated	Refuse	20-11-2023
2023/1803	58 Colvestone Crescent, E8 2LH	Full Planning Permission	Replacement of all windows with timber windows and repairs to front door and new rear door	Micheal Garvey	Dalston	Delegated	Refuse	02-10-2023
2023/1938	Basement And Ground Floor, 52 Kingsland High Street, E8 2JP	Full Planning Permission	Alterations to shopfront to provide new front entrance to existing upper floor flats and associated internal alterations	Laurence Ackrill	Dalston	Delegated	Grant	16-10-2023
2022/2861	Basement And Ground Floor, 542 Kingsland Road, E8 4AH	Full Planning Permission	Removal of rear window and replacement with render finish; installation of extract duct at rear; new fascia sign and awning	Gerard Livett	Dalston	Delegated	Refuse	24-10-2023
2022/2969	Colvestone Primary School, Colvestone Crescent, E8 2LG	Discharge of Condition	Submission of details pursuant to conditions 3 (Details and Physical Samples), 4 (Structural Method Statement) and 5 (Railings Method Statement) attached to planning permission 2021/1558, dated 12 July 2021	Laurence Ackrill	Dalston	Delegated	Grant	16-10-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2027	Flat B, 68 Colvestone Crescent, E8 2LJ	Discharge of Condition	Discharge of condition 4 (bee brick and nesting box) attached to planning permission ref 2022/2866 dated 29/03/2023 for the erection of a rear dormer extension, replacement of existing sash windows and installation of roof lights to the front roof slope.	Jonathan Bainbridge	Dalston	Delegated	Grant	20-10-2023
2023/0977	Ridley Villas Hostel, Ridley Villas, 37 - 47 Ridley Road, E8 2NP	Full Planning Permission	Provision of an additional storey to the existing building; two-storey rear extension; single-storey rear extension at first-floor level; relocation of rear door; installation of new ground level entrance and associated signage; internal alterations	Thomas Russell	Dalston	Delegated	Granted - Extra Conditions	22-11-2023
2023/1976	The Kingsland, 37 - 39 Kingsland High Street, E8 2JS	Advertisement Consent	Display of projecting sign to front elevation (externally illuminated)	Gerard Livett	Dalston	Delegated	Granted - Standard Conditions	17-10-2023
2023/1968	The Kingsland, The Kingsland, 37 - 39 Kingsland High Street, E8 2JS	Advertisement Consent	Display of internally-illuminated sign at first to second floor levels on southern side elevation	Gerard Livett	Dalston	Delegated	Refuse	17-10-2023
2023/1318	105 Culford Road, N1 4HL	Householder Planning	Erection of a single-storey rear extension; erection of roof extension; installation of 2x rooflights; installation of 1x first floor rear window and replacement of 1x rear window at second-floor level (AMENDED)	Thomas Russell	De Beauvoir	Delegated	Granted - Extra Conditions	12-10-2023
2023/1874	13 Southgate Grove, N1 5BP	Discharge of Condition	Submission of details pursuant to conditions 3 (details of windows/doors, rooflights, rainwater goods, cycle store) and 7 (materials) attached to planning permission 2021/1225 dated 02/03/2022	Gerard Livett	De Beauvoir	Delegated	Grant	30-10-2023
2023/2015	19-21, Ovanna Mews Buckingham Road, N1 4EY	Certificate of Lawful Development	Existing use as three self-contained dwellings (Use class C3)	Micheal Garvey	De Beauvoir	Delegated	Grant	25-10-2023
2023/1229	25 Northchurch Terrace, N1 4EB	Listed Building Consent	Erection of a two storey side extension at lower and upper ground floor levels; erection of single storey rear extension at lower ground floor; installation of solar panels; replacement windows; the demolition of the existing garden store; alterations to fenestration on front, side and rear elevations; replacement of front boundary treatment; alterations to the front lightwell; installation of bike and refuse store; landscaping and other associated works.	Matthew Hollins	De Beauvoir	Delegated	Grant	20-10-2023
2023/0858	25 Northchurch Terrace, N1 4EB	Householder Planning	Erection of a two storey side extension at lower and upper ground floor levels; erection of single storey rear extension at lower ground floor; installation of solar panels; replacement windows; the demolition of the existing garden store; alterations to fenestration on front, side and rear elevations; replacement of front boundary treatment; alterations to the front lightwell; installation of bike and refuse store; landscaping and other associated works.	Matthew Hollins	De Beauvoir	Delegated	Grant	20-10-2023
2023/1116	60 Englefield Road, N1 4HA	Householder Planning	Erection of a roof extension including roof lights and alterations to the existing chimneys.	Danny Huber	De Beauvoir	Delegated	Granted - Standard Conditions	24-10-2023
2023/1961	67 Lawford Road, N1 5BJ	Discharge of Condition	Submission of details pursuant to condition 3 (Materials), 4 (Details-Windows), 5 ( Tree protection method statement), 6 ( Details-blind window), attached to planning permission 2020/1990 dated 08/10/2020	Micheal Garvey	De Beauvoir	Delegated	Grant	02-11-2023
2023/1923	75 De Beauvoir Road, N1 4EL	Discharge of Condition	Submission of details pursuant to conditions 3 (Water butt and green roof) and 4 (Flood resilient measures) attached to planning permission 2023/0934 dated 28/07/2023	Gerard Livett	De Beauvoir	Delegated	Grant	25-10-2023
2023/1027	87 - 95 Hertford Road, N1 5AG	Discharge of Condition	Submission of partial details pursuant to Condition 14 (demolition and construction management) of planning permission 2009/2842 dated 30/06/2020 (AMENDED)	Thomas Russell	De Beauvoir	Delegated	Grant	16-11-2023
2023/0866	87 - 95 Hertford Road, N1 5AG	Discharge of Condition	Submission of details pursuant to condition 4 (external appearance) of planning permission 2009/2842 dated 30/06/2020	Thomas Russell	De Beauvoir	Delegated	Grant	16-11-2023
2022/2351	87 - 95 Hertford Road, N1 5AG	Discharge of Condition	Submission of details pursuant to Condition 33 (Hard and Soft Landscaping Scheme) of planning application 2009/2842 dated 30/06/2020	Thomas Russell	De Beauvoir	Delegated	Granted - Extra Conditions	16-11-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2516	Basement And Ground Floor Flat, 68 Mortimer Road, N1 5AP	Non-Material Amendment	Non material amendment to planning permission ref 2022/0248 dated 13/04/2022 comprising change to wording of condition 3.	Danny Huber	De Beauvoir	Delegated	Grant	01-11-2023
2022/2934	Basement And Ground Floor Flat, 68 Mortimer Road, N1 5AP	Discharge of Condition	Submission of details pursuant to conditions 3 (materials), 5 (flood resilience) and 6 (SUDS) attached to planning permission ref 2022/0248 dated 13/04/2022	Danny Huber	De Beauvoir	Delegated	Grant	02-11-2023
2023/1940	First Floor Front Flat, 22a Englefield Road, N1 4ET	Discharge of Condition	Submission of details pursuant to condition 3 (Window Details) of planning permission 2021/3080, dated 08 February 2022	Laurence Ackrill	De Beauvoir	Delegated	Grant	03-10-2023
2023/1996	Unit 703, 10 Southgate Road, N1 3LY	Removal/Variation of Condition(s)	Variation of condition 2 (Approved Plans) attached to planning permission 2022/2817 dated 23/02/2023. The variation would allow the addition of a metal canopy above the existing doors on the west elevation.	Catherine Nichol	De Beauvoir	Delegated	Granted - Extra Conditions	16-11-2023
2023/0941	Units 4,12,13,15&17 14 Southgate Road, N1 3LY	Prior approval - new dwellings	Prior approval for change of use of part ground and part first floor of the building from offices (use class E) to 5 no. self-contained units (use class C3).	Micheal Garvey	De Beauvoir	Delegated	Granted - Extra Conditions	05-10-2023
2023/0946	Units 5, 6, 9, 10 and 19, 14 Southgate Road, N1 3LY	Prior approval - new dwellings	Prior approval for change of use of part ground and part first floor, from offices (use class E) to 5no. self-contained units (use class C3).	Micheal Garvey	De Beauvoir	Delegated	Granted - Extra Conditions	25-10-2023
2023/1014	370 Mare Street, E8 1HR	Advertisement Consent	Retention of the non-illuminated fascia.	Jonathan Bainbridge	Hackney Central	Delegated	Grant	09-10-2023
2023/0766	38 Eleanor Road (north), E8 1DN	Householder Planning	Erection of a single storey rear extension at first floor level; erection of a stair and bin store to front lightwell	Danny Huber	Hackney Central	Delegated	Refuse	26-10-2023
2023/1680	387 Mare Street, E8 1HY	Listed Building Consent	Installation of 3x rooflights, alterations to fenestration to the rear at ground and first floor level together with internal alterations (part retrospective)	Thomas Russell	Hackney Central	Delegated	Granted - Standard Conditions	04-10-2023
2023/1850	412 Mare Street, E8 1HP	Listed Building Consent	Rebuilding of parapet	Gerard Livett	Hackney Central	Delegated	Granted - Extra Conditions	31-10-2023
2023/2072	5 Horton Road, E8 1DP	Non-Material Amendment	Non material amendment to planning permission 2020/0374 dated 22/04/2020; In relation to enlarging the two rear dormers into one large dormer window	Micheal Garvey	Hackney Central	Delegated	Refuse	27-10-2023
2023/2302	5 Navarino Grove, E8 1AJ	Non-Material Amendment	Non-material amendment to planning permission ref 2023/0545 dated 14/06/2023 comprising reduction in number of rooflights from three down to one; change to size of remaining rooflight.	Danny Huber	Hackney Central	Delegated	Grant	31-10-2023
2023/1669	Basement Flat, 174 Sandringham Road, E8 2HS	Full Planning Permission	Proposed works: Replacement of existing timber framed french window with an aluminium framed sliding window.	Jessica Neeve	Hackney Central	Delegated	Granted - Standard Conditions	27-10-2023
2023/2152	North side of Dalston Lane opposite Mare Street, E8 1HP	Advertisement Consent	Advertisement consent for a Free-Standing Advertising CIP unit featuring double-sided digital displays	James Clark	Hackney Central	Delegated	Refuse	13-11-2023
2023/2151	O/S No. 331, Mare Street, E8 1HA	Advertisement Consent	Advertisement consent for a Free-Standing Advertising CIP unit featuring double-sided digital displays to replace the existing Free Standing Advertising Column.	James Clark	Hackney Central	Delegated	Refuse	13-11-2023
2023/1213	Quick Silver, 387 Mare Street, E8 1HY	Full Planning Permission	Installation of 3x rooflights, alterations to fenestration to the rear at ground and first floor level (part retrospective).	Thomas Russell	Hackney Central	Delegated	Granted - Standard Conditions	04-10-2023
2023/2349	103d Evering Road, N16 7SL	Non-Material Amendment	Non-material amendment to planning permission 2019/2833 granted 26/09/2019 in relation to adding an additional roof light to front roof slope from 2 to 3 rooflights	Micheal Garvey	Hackney Downs	Delegated	Refuse	10-11-2023
2023/2091	164 Brooke Road, E5 8AP	Householder Planning	Construction of ground floor wraparound extension, together with installation of front and rear rooflights and increasing size of existing roof extension.	Erin Glancy	Hackney Downs	Delegated	Grant	01-11-2023
2023/1789	2 The Mothers Square, E5 8TT	Full Planning Permission	Proposed replacement double glazed timber windows and rear door.	Erin Glancy	Hackney Downs	Delegated	Grant	07-11-2023
2023/2287	22 Benthal Road, N16 7BX	Non-Material Amendment	Non-material amendment to planning permission ref 2022/2341 dated 02/02/2023 comprising the repositioning of the glazed door and window on the rear elevation.	Jonathan Bainbridge	Hackney Downs	Delegated	Grant	17-11-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2158	23 Stoke Newington Common, N16 7ER	Householder Planning	Construction of a single storey side and rear extension following the demolition of an existing single storey rear projection	Laurence Ackrill	Hackney Downs	Delegated	Grant	07-11-2023
2023/1575	50 Walsingham Road, E5 8NF	Certificate of Lawful Development	Roof extension at first floor level.	Jessica Neeve	Hackney Downs	Delegated	Grant	14-11-2023
2023/1574	50 Walsingham Road, E5 8NF	Householder Planning	Proposed works: Mansard roof extension.	Jessica Neeve	Hackney Downs	Delegated	Granted - Extra Conditions	10-11-2023
2023/1945	66 Brooke Road, N16 7RU	Householder Planning	Rebuilding of the infill extension and construction of a rear extension together with the installation of a rooflight and replacement windows as well as the enlargement of the patio.	James Clark	Hackney Downs	Delegated	Grant	03-11-2023
2023/1266	A And G Metal Works, Ground Floor Rear Of 11 Powell Road, E5 8DJ	Prior approval - new dwellings	Prior Approval change of use of the light industrial workshop (Use Class E) to provide a 1 bed 2 person dwelling (Use Class C3).	Erin Glancy	Hackney Downs	Delegated	Grant	25-10-2023
2023/2185	Basement Flat, 220 Evering Road, E5 8AJ	Full Planning Permission	Erection of a lower ground-floor single-storey rear extension	Thomas Russell	Hackney Downs	Delegated	Granted - Extra Conditions	14-11-2023
2023/1931	Flat 2, 115 Rendlesham Road, E5 8PA	Discharge of Condition	Discharge of conditions 3 (materials), 4 (drainage) & 5 (flooding) attached to planning permission ref 2021/3183 dated 28/07/2022 for the erection of single storey rear extension at ground floor level; erection of roof extension to create additional storey at second floor level including raising of party walls; installation of bay window to front elevation; installation of rooflights; replacement of windows to rear elevation and associated elevational alterations to facilitate the conversion of two self-contained units to a single dwellinghouse.	Jonathan Bainbridge	Hackney Downs	Delegated	Grant	16-10-2023
2023/1152	Flat B, 11 Stoke Newington Common, N16 7ES	Householder Planning	Replacement of windows and doors with double-glazed windows and doors	Gerard Livett	Hackney Downs	Delegated	Granted - Extra Conditions	23-10-2023
2021/2619	Ground Floor Flat, 15 Ickburgh Road, E5 8AF	Discharge of Condition	Submission of details of conditions 3 (materials), 4 (windows and doors details) and 5 (drainage details) of planning permission 2021/0619 granted on 22/04/2021 for a rear and side return extension at ground floor level and associated changes to the existing external staircase.	Jonathan Bainbridge	Hackney Downs	Delegated	Grant	26-10-2023
2023/2109	Ground Floor Flat, 28 Cricketfield Road, E5 8NS	Full Planning Permission	Erection of a rear/side infill conservatory extension	Livi Whyte	Hackney Downs	Delegated	Granted - Standard Conditions	01-11-2023
2023/2136	Kidzmania, Adjacent St James Church, 28 Powell Road, E5 8DJ	Discharge of Condition	Submission of details pursuant to Condition 15 (Mechanical Ventilation and/ or Flue Extraction) attached to 2016/0901 granted 01/02/2017 for the demolition of existing childrens indoor play area on site and erection of a 4 storey building (plus basement) comprising 424sqm of D2 (Leisure) floorspace and 21 residential flats (comprising 3 x 1 bed, 12 x 2 bed and 6 x 3 bed) with associated cycle parking and landscaping	Erin Glancy	Hackney Downs	Delegated	Grant	07-11-2023
2023/2133	Kidzmania, Adjacent St James Church, 28 Powell Road, E5 8DJ	Discharge of Condition	Submission of details pursuant to condition Condition 19 (External Shading Measures) attached to planning permission 2016/0901 granted 01/02/2017 for the demolition of existing childrens indoor play area on site and erection of a 4 storey building (plus basement) comprising 424sqm of D2 (Leisure) floorspace and 21 residential flats (comprising 3 x 1 bed, 12 x 2 bed and 6 x 3 bed) with associated cycle parking and landscaping.	Erin Glancy	Hackney Downs	Delegated	Grant	08-11-2023
2023/1904	Kidzmania, Adjacent St James Church, 28 Powell Road, E5 8DJ	Discharge of Condition	Submission of details pursuant to condition 20 (Full commissioning certificate) attached to planning permission 2016/0901 granted 01/02/2017 for the demolition of existing childrens indoor play area on site and erection of a 4 storey building (plus basement) comprising 424sqm of D2(Leisure) floorspace and 21 residential flats (comprising 3 x 1 bed, 12 x 2 bed and 6 x 3 bed) with associated cycle parking and landscaping.	Erin Glancy	Hackney Downs	Delegated	Grant	09-10-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1887	Kidzmania, Adjacent St James Church, 28 Powell Road, E5 8DJ	Discharge of Condition	Submission of details pursuant to condition 17 (Sound insulation and noise reduction for buildings) of planning permission 2016/0901 granted 01/02/2017 for the demolition Demolition of existing childrens indoor play area on site and erection of a 4 storey building (plus basement) comprising 424sqm of D2 (Leisure) floorspace and 21 residential flats (comprising 3 x 1 bed, 12 x 2 bed and 6 x 3 bed) with associated cycle parking and landscaping.	Erin Glancy	Hackney Downs	Delegated	Grant	09-10-2023
2023/1988	Pavement on the west side of Upper Clapton Road to the east of BSix College, E5 8BP	Advertisement Consent	Display of double sided freestanding advertisement panel with LED digital display measuring 2.59m high and 1.08m wide	Thomas Russell	Hackney Downs	Delegated	Refuse	19-10-2023
2023/1674	192 Well Street, E9 6QT	Full Planning Permission	Change from clothing retail (Use Class E) to bakery (Use Class E) along with associated oven flue ducting, extracts, and an air-con unit with acoustic enclosure.	Jonathan Bainbridge	Hackney Wick	Delegated	Grant	05-10-2023
2023/1685	41 Kenton Road, E9 7AB	Householder Planning	Demolition of single-storey rear extension; erection of single-storey rear extension	Matthew Hollins	Hackney Wick	Delegated	Granted - Standard Conditions	14-11-2023
2023/0223	43 Danesdale Road, E9 5DB	Removal/Variation of Condition(s)	Variation of Condition 2 attached to planning permission reference 2019/2530 dated 04/09/2019 for the erection of a single storey ground floor rear extension. The variation will amend drawings to reflect the extension as built.	Matthew Hollins	Hackney Wick	Delegated	Granted - Standard Conditions	17-10-2023
2023/1832	4a Bushberry Road, E9 5SX	Full Planning Permission	Change of use from light industrial (Use Class E) to storage associated with residential property (Use Class C3)	Catherine Nichol	Hackney Wick	Delegated	Granted - Standard Conditions	04-10-2023
2023/2134	7 Benn Street, E9 5SU	Certificate of Lawful Development	Proposed erection of single storey ground floor rear/side extension.	Jonathan Bainbridge	Hackney Wick	Delegated	Grant	13-11-2023
2023/2347	Essex Flour & Grain, Including Car Spaces, 28 Lee Conservancy Road, E9 5HW	Advertisement Consent	Display of 3 x halo-illuminated fascia signs.	Catherine Nichol	Hackney Wick	Delegated	Granted - Standard Conditions	22-11-2023
2023/1815	Flat A, 8 Brookfield Road, E9 5AH	Discharge of Condition	Discharge of conditions 3 (materials), 4 (biodiverse roof) and 5 (replacement planting) attached to planning permission ref 2022/2597 dated 22/12/2022 for the replacement of existing rear extension; erection of a single-storey outbuilding in rear garden; installation of front boundary wall; installation of refuse store in the front garden and installation of replacement security screen to the window in front elevation.	Jonathan Bainbridge	Hackney Wick	Delegated	Grant	03-10-2023
2023/1664	1 Broadway Market, E8 4PH	Advertisement Consent	Display of 1 x banner advertisement measuring H4.7m x W5.6m, with base 7m above ground level to the South elevation of the building, for the period 20/07/2023 to 20/07/2028 (retrospective).	Danny Huber	Haggerston	Delegated	Refuse	04-10-2023
2023/1589	103 Geffrye Street, E2 8JA	Full Planning Permission	Proposed works: Alterations to the fenestration on the front and rear elevations.	Jessica Neeve	Haggerston	Delegated	Granted - Standard Conditions	20-10-2023
2023/1799	34 Clarissa Street, E8 4FJ	Householder Planning	Erection of slatted privacy screen [retrospective]	Matthew Hollins	Haggerston	Delegated	Refuse	29-09-2023
2023/1759	5-7 Stean Street, E8 4ED	Non-Material Amendment	Non-material amendment to prior approval 2021/2349 dated 05/01/2022, in relation to amending materials on side elevation from zinc cladding to brick	Micheal Garvey	Haggerston	Delegated	Grant	02-11-2023
2023/1939	Clemson House Queensbridge Road, E8 4JQ	Full Planning Permission	Replacement of existing concrete top floor walkway canopy with a steel framed, timber infill roof covering.	Laurence Ackrill	Haggerston	Delegated	Grant	16-10-2023
2023/0943	F Cooke, 9 Broadway Market, E8 4PH	Listed Building Consent	Listed Building Consent to alter the basement of the property to create partitions, improve and update electrics and plumbing to meet regulations.	Erin Glancy	Haggerston	Delegated	Grant	19-10-2023
2023/0360	Flat 212, Kings Wharf, 301 Kingsland Road, E8 4DS	Certificate of Lawful Development	Existing use of the property as a self-contained flat (Use Class C3)	Raymond Okot	Haggerston	Delegated	Grant	20-11-2023



Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2146	o/s No. 221-227, Hackney Road, E2 7SH	Advertisement Consent	Proposed Free-Standing Advertising CIP unit featuring double-sided digital displays measuring 1635mm (H) x 924mm (W) to replace existing/recently removed Free-Standing Advertising CIP unit featuring double-sided internally illuminated 6-sheet displays.	Jonathan Bainbridge	Haggerston	Delegated	Refuse	14-11-2023
2022/0511	206a Mare Street, E8 3RD	Full Planning Permission	Erection of a single storey ground floor rear/side extension; replacement of windows at first floor level at front and rear; installation of an extract flue; change of use from beauty salon (Sui Generis) to shop/restaurant/cafe (Use Class E)	Danny Huber	Homerton	Delegated	Granted - Standard Conditions	03-11-2023
2023/1899	9 Halidon Close, E9 6EE	Certificate of Lawful Development	Certificate of Lawful Development (Proposed) for the erection of a single-storey rear extension; Loft conversion and erection of a rear dormer; Installation of 3x rooflights	Thomas Russell	Homerton	Delegated	Grant	16-10-2023
2023/1777	99 - 101 Lower Clapton Road, E5 0NP	Full Planning Permission	Installation of two replacement shopfronts at 99 - 101 Lower Clapton Road.	James Clark	Homerton	Delegated	Grant	17-11-2023
2023/2002	Advertising outside 205 Morning Lane, E9 6LG	Advertisement Consent	Installation of internally illuminated free-standing digital display sign	Laurence Ackrill	Homerton	Delegated	Refuse	19-10-2023
2023/0484	Ground Floor And First Floor, 1 - 5 Rosina Street, E9 6JH	Full Planning Permission	Part use of the property as Espresso Take Away Bar, ancillary to the main use, Coffee roaster (Use Class B2).	Catherine Nichol	Homerton	Delegated	Granted - Extra Conditions	30-10-2023
2023/1932	Homerton Hospital Homerton Grove, E9 6SR	Full Planning Permission	New electrical substation, replacement of existing generators and fuel tanks, and an upgrade to the existing electrical substation.	Erin Glancy	Homerton	Delegated	Grant	21-11-2023
2023/2301	Telephone Kiosk Corner Of Churchwell Path Lower Clapton Road, E5 0PD	Discharge of Condition	Submission of details pursuant to condition 3 (method statement) attached to planning permission 2022/1924 dated 14-10-2022.	James Clark	Homerton	Delegated	Grant	21-11-2023
2023/2205	1 Holywell Lane, EC2A 3ET	Non-Material Amendment	Non-material amendment to planning permission 2018/1390 dated 29-06-2018 to encompass minor alterations to the internal layout a change in the previously specified cladding material.	James Clark	Hoxton East and Shoreditch	Delegated	Refuse	09-11-2023
2023/1869	134-146 Curtain Road, EC2A 3AR	Discharge of Condition	Submission of details pursuant to condition 13 (schedule of works) attached to Listed Building Consent 2022/1992 dated 01/06/2023	Gerard Livett	Hoxton East and Shoreditch	Delegated	Grant	09-10-2023
2023/1948	141-145 Curtain Road, EC2A 3BX	Full Planning Permission	External alterations including railings and stair access to allow for the provision of a terrace at roof level	Catherine Nichol	Hoxton East and Shoreditch	Delegated	Granted - Standard Conditions	26-10-2023
2023/1889	15 - 17 Cottons Gardens, E2 8DN	Certificate of Lawful Development	Certificate of lawful development (existing) for the use of part of the ground floor as a live/ work unit.	Erin Glancy	Hoxton East and Shoreditch	Delegated	Grant	05-10-2023
2023/1568	183 - 187 Shoreditch High Street, E1 6HU	Discharge of Condition	Submission of partial details pursuant to condition 4 (Operational Management Plan- Commercial Units and Public Realm- Estate Management arrangements only) attached to planning permission 2017/0596 dated 18/05/2018.	Nick Bovaird	Hoxton East and Shoreditch	Delegated	Grant	16-11-2023
2023/0992	2 - 4 & 6 - 8 Great Eastern Street, EC2A 3NW	Listed Building Consent	Erection of a single storey roof extension and a four-storey rear infill extension over first to fourth floors at 2-4 Great Eastern Street to adjoin 6-8 Great Eastern Street.	Alix Hauser	Hoxton East and Shoreditch	Delegated	Grant	12-10-2023
2022/2547	2 - 4 Great Eastern Street, EC2A 3NW	Full Planning Permission	Erection of a single storey roof extension and a four-storey rear infill extension over first to fourth floors.	Alix Hauser	Hoxton East and Shoreditch	Delegated	Grant	12-10-2023
2023/1859	214 Pitfield Street, N1 5JB	Full Planning Permission	Erection of single-storey rear extension; extension at roof level to increase roof height and erect rear dormer; installation of 4 x front roof lights and 3 x rear roof lights together with conversion to 2 x residential units; and ancillary works.	Catherine Nichol	Hoxton East and Shoreditch	Delegated	Refuse	03-10-2023
2023/1870	27 Charlotte Road, EC2A 3PB	Prior approval - new dwellings	Prior Notification under class G of part 3, schedule 2 of the GPDO 2015 to change of use to part 2nd & 3rd floor commercial space to create 2x self-contained, 3-bed, residential dwellings within a mixed use building.	James Clark	Hoxton East and Shoreditch	Delegated	Refuse	06-10-2023
2023/0304	49 - 51 Paul Street, EC2A 4LJ	Discharge of Condition	Submission of details pursuant to condition 31 (signage) attached to planning permission 2018/2104 dated 27/03/2019.	Nick Bovaird	Hoxton East and Shoreditch	Delegated	Grant	26-10-2023
2023/1797	53 Curtain Road, EC2A 3PT	Advertisement Consent	Retrospective advertisement consent for roof top signage.	James Clark	Hoxton East and Shoreditch	Delegated	Refuse	29-09-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/0935	54 - 56 Scrutton Street, EC2A 4PH	Full Planning Permission	Retrospective change of use from restaurant (use class E) to a mixed use comprising Shisha Lounge (Sui Generis) and Restaurant (use class E) together with the construction of a rear extension with retractable roof.	James Clark	Hoxton East and Shoreditch	Delegated	Refuse	30-10-2023
2023/1855	6 Chapel Place, EC2A 3DQ	Full Planning Permission	Installation of solar panels to roof and security cameras to façade [part retrospective]	Matthew Hollins	Hoxton East and Shoreditch	Delegated	Granted - Standard Conditions	06-10-2023
2023/1614	84-86 Great Eastern Street and 1-3 Rivington Street, EC2A 3JL	Discharge of Condition	Submission of details pursuant to condition 33 (Ventilation / Extraction Details) attached to planning permission 2018/4549 dated 29/03/2019	Louise Prew	Hoxton East and Shoreditch	Delegated	Grant	09-11-2023
2023/1372	Bishopsgate Goods Yard, 40 Shoreditch High Street, E1 6PA	Full Planning Permission	Temporary use of land (3 years) at Bishopsgate Goods Yard as a football centre (Use Class F2) comprising 9 five-a-side and 3 seven-a-side floodlit all-weather football pitches and supporting ancillary facilities, including a single storey pavilion and an outdoor bar/event space.	Nick Bovaird	Hoxton East and Shoreditch	Delegated	Granted - Extra Conditions	13-11-2023
2023/1934	Blues Kitchen Shoreditch, 134 - 146 Curtain Road, EC2A 3AR	Discharge of Condition	Submission of details pursuant to condition 9 (Floorboard lifting method statement) attached to Listed Building Consent 2022/1992 dated 01/06/2023	Gerard Livett	Hoxton East and Shoreditch	Delegated	Grant	09-10-2023
2023/1160	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 21 (Piling method statement (sewage protection)) attached to planning permission 2021/3335 dated 08/04/2022.	Nick Bovaird	Hoxton East and Shoreditch	Delegated	Grant	10-10-2023
2023/1442	Colville Estate London N1 5DB	Discharge of Condition	Submission of details pursuant to condition 4 (phasing plan) and partial details relating to condition 33 (Phase 2C only: tree survey) attached to planning permission 2021/1406 dated 12/09/2022.	Nick Bovaird	Hoxton East and Shoreditch	Delegated	Grant	21-11-2023
2023/2191	Crown And Manor Boys Club, 1 - 12 Wiltshire Row, N1 5DH	Certificate of Lawful Development	Replacement of the external timber cladding with fibre cement weatherboard cladding in 'timber effect' to match the appearance of the existing cladding.	Catherine Nichol	Hoxton East and Shoreditch	Delegated	Grant	09-11-2023
2023/2242	Firezza, 16 Hoxton Square, N1 6NT	Listed Building Consent	Listed Building Consent for the installation of two external A/C condenser units at roof level (linked to full planning Ref.2023/2243).	Erin Glancy	Hoxton East and Shoreditch	Delegated	Grant	17-11-2023
2023/0910	Flat 14, Columbia House, 1 - 6 Batemans Row, EC2A 3HH	Certificate of Lawful Development	Existing use of the premises as a self-contained dwelling (use class C3).	Jonathan Bainbridge	Hoxton East and Shoreditch	Delegated	Grant	02-10-2023
2023/2096	Flat A, 41 Coronet Street, N1 6HD	Discharge of Condition	Submission of details pursuant to condition 2 (cycle parking) and condition 3 (refuse and recycling) of planning permission 2023/0737 granted 25/07/2023 for the retrospective change of use of the upper three floors from live-work (Sui Generis) to self-contained flat (Class C3).	Erin Glancy	Hoxton East and Shoreditch	Delegated	Refuse	02-11-2023
2023/1598	Hoxton Point, 6 Rufus Street, N1 6PE	Full Planning Permission	External facade remediation works, including the removal of existing timber cladding from building facades, and replacement with non-combustible weatherboards.	Jonathan Bainbridge	Hoxton East and Shoreditch	Delegated	Grant	24-10-2023
2023/0213	Hutley Wharf, 29 Branch Place, N1 5PW	Discharge of Condition	Submission of details pursuant to condition part 3a (Demolition), 3 b) Construction traffic management plan 3 c) Construction waste management plan of planning permission 2020/3804 dated 23/04/2021.	Micheal Garvey	Hoxton East and Shoreditch	Delegated	Grant	17-10-2023
2023/1842	Iceland Foods Ltd, 209 Hoxton Street, N1 5LG	Discharge of Condition	Submission of details pursuant to conditions 15 (Air quality - operational phase) attached to planning permission 2020/4110 granted 30/11/2021	Louise Prew	Hoxton East and Shoreditch	Delegated	Grant	09-11-2023
2023/2299	Linguascope, Unit F, 10 Printing House Yard, E2 7PR	Full Planning Permission	Replacement of existing timber windows and door with new double-glazed steel units to match existing style.	Catherine Nichol	Hoxton East and Shoreditch	Delegated	Granted - Standard Conditions	21-11-2023
2023/2082	Queen Of Hoxton, 1 - 5 Curtain Road, EC2A 3JX	Full Planning Permission	Alterations / replacement of existing windows on upper floor levels	Laurence Ackrill	Hoxton East and Shoreditch	Delegated	Grant	30-10-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2332	Quick House, 65 Clifton Street, EC2A 4JE	Non-Material Amendment	Non-material amendment to planning permission 2019/0462 dated 30/06/2020 comprising an alteration to the wording of condition 27 to allow details of the operational management plan to be submitted prior to the occupation of the flexible unit only.	Louise Prew	Hoxton East and Shoreditch	Delegated	Granted - Extra Conditions	12-10-2023
2023/2225	Quick House, 65 Clifton Street, EC2A 4JE	Discharge of Condition	Submission of details pursuant to conditions 12 (Verification report) and 13 (unexpected contamination) attached to planning permission 2019/0462 dated 30/06/2020	Louise Prew	Hoxton East and Shoreditch	Delegated	Grant	11-10-2023
2023/1908	Rear Office Building, 152-154 Curtain Road, EC2A 3AT	Certificate of Lawful Development	Existing use as office (class E)	Catherine Nichol	Hoxton East and Shoreditch	Delegated	Grant	10-10-2023
2022/1401	Sans Pere Cafe, 84 - 88 Great Eastern Street, EC2A 3JL	Discharge of Condition	Submission of partial details pursuant to condition 35 part b only (Energy requirements - U values) attached to planning permission 2018/4549 dated 29/03/2019	Louise Prew	Hoxton East and Shoreditch	Delegated	Grant	17-11-2023
2023/1219	Sheraton House, 118 Curtain Road, EC2A 3PJ	Advertisement Consent	Proposed temporary marketing sign for site redevelopment on front elevation at first and second floor levels.	Jonathan Bainbridge	Hoxton East and Shoreditch	Delegated	Refuse	12-10-2023
2023/1846	St Leonards Hospital Nuttall Street, N1 5LZ	Listed Building Consent	Listed building consent sought for the replacement and repair of existing sash windows with secondary internal glazing. Repair and replacement of window sills, replacement of rainwater goods, replacement of rooflights, roof restoration, replacement slate roof, installation of two access hatches, access walkways, and repairs and repointing to external masonry.	Jessica Neeve	Hoxton East and Shoreditch	Delegated	Grant	05-10-2023
2023/1387	Telephone Exchange, 74 Shoreditch High Street, E1 6JN	Full Planning Permission	Proposed additions to the existing base station atop of the roof.	Catherine Nichol	Hoxton East and Shoreditch	Delegated	Refuse	05-10-2023
2023/1512	The Horse And Groom, 28 Curtain Road, EC2A 3NZ	Full Planning Permission	The removal of a chimney and chimney breast from a previous rear extension, alterations to the rear fenestration pattern and removal of kitchen exhaust together with internal alterations.	James Clark	Hoxton East and Shoreditch	Delegated	Granted - Standard Conditions	16-11-2023
2023/1876	The Hoxton Pony, 104 - 108 Curtain Road, EC2A 3AH	Full Planning Permission	Retrospective shopfront alterations- replacement doors and windows and the installation of 3no. external heaters, 4no. ashtrays and a replacement CCTV system, new awning	Micheal Garvey	Hoxton East and Shoreditch	Delegated	Refuse	09-10-2023
2023/1441	The Stage - Building 4, EC2A 3LP	Discharge of Condition	Submission of details pursuant to condition 8 (Waste strategy) of planning permission 2021/3676 dated 23/03/2022	Louise Prew	Hoxton East and Shoreditch	Delegated	Grant	17-11-2023
2023/2496	The Stage Land Bounded By Curtain Road / Hewett Street / Great Eastern Street / Fairchild Place / Plough Yard, EC2A 3LP	Non-Material Amendment	Non-material amendment to variation of condition application 2017/0864 dated 23/03/2018 to amend the wording of condition 50 (viaduct arches and deck land use) to exclude the viaduct pavilion building from the condition.	Louise Prew	Hoxton East and Shoreditch	Delegated	Granted - Extra Conditions	17-11-2023
2023/2097	The Stage Shoreditch Plough Yard, EC2A 3LP	Discharge of Condition	Submission of details pursuant to condition 18 (Post construction modelling) attached to planning permission 2017/0864 dated 23/03/2018.	Louise Prew	Hoxton East and Shoreditch	Delegated	Grant	12-10-2023
2023/1902	Tramontana Brindisa, 152 Curtain Road, EC2A 3AT	Certificate of Lawful Development	Certify that the ground and basement floors can lawfully be used for any operation within Class E	Micheal Garvey	Hoxton East and Shoreditch	Delegated	Refuse	30-10-2023
2023/1242	Unit 7, Academy Buildings Fanshaw Street, N1 6LQ	Full Planning Permission	Conversion of existing building from commercial (Use Class E) use to provide offices on lower ground and ground floors with two self-contained residential units on the first and second floors.	Gerard Livett	Hoxton East and Shoreditch	Delegated	Refuse	17-10-2023
2023/2221	110 and 112 Haberdasher Street, N1 6EJ	Full Planning Permission	Amalgamation of flats at 110 and 112 Haberdasher Street into a single residential unit (Use Class C3); erection of bike store; alterations to roof; insertion of new windows and doors to rear elevation	Danny Huber	Hoxton West	Delegated	Granted - Standard Conditions	16-11-2023
2023/0208	17-33 Westland Place, N1 7LP	Discharge of Condition	Submission of details pursuant to conditions 15 (Kitchen ventilation extract system) and 17 (Hotel management plan) of planning permission ref 2019/1733 dated 14/02/2020	Louise Prew	Hoxton West	Delegated	Grant	16-11-2023
2020/4102	225 City Road, London EC1V 1JT	Discharge of Condition	Submission of details pursuant to Condition 34 (sub-structure details) of planning permission 2016/1814.	Nick Bovaird	Hoxton West	Delegated	Grant	09-11-2023
2023/2240	Flat 10, Canal Building, 135 Shepherdess Walk, N1 7RR	Certificate of Lawful Development	Existing use as single dwellinghouse (C3).	Jessica Neeve	Hoxton West	Delegated	Grant	22-11-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1873	Flat D, 41 New North Road, N1 6JB	Listed Building Consent	Proposed repair of 2no. front windows, restoration of rear balcony, replacement rear balcony door and internal alterations	Laurence Ackrill	Hoxton West	Delegated	Grant	30-10-2023
2023/1911	Land On Wimbourne Street, N1 7HB	Discharge of Condition	Submission of partial details pursuant to condition 4 (Brickwork and Metal Precast Panel) attached to planning permission 2020/1667 dated 11/03/2021.	Alix Hauser	Hoxton West	Delegated	Grant	26-10-2023
2023/2282	Micawber Wharf, 17 Micawber Street, N1 7TB	Certificate of Lawful Development	Certificate of lawfulness for the proposed replacement of external wall cladding and external decking to match the existing	Laurence Ackrill	Hoxton West	Delegated	Grant	20-11-2023
2023/2026	Unit 14, Waterside, 44 - 48 Wharf Road, N1 7UX	Listed Building Consent	Internal alterations including the remodelling of the existing unit and new internal partitions to form a new bedroom, utility room, bathroom and kitchen installation.	Gerard Livett	Hoxton West	Delegated	Granted - Extra Conditions	27-10-2023
2023/1463	Unit 34b Schooner Court, Waterside, 44 - 48 Wharf Road, N1 7UX	Listed Building Consent	Listed Building Consent for internal alterations including the remodelling of the existing unit to form two new ensuite bedrooms, a new kitchen installation, a new utility room and external alterations including a new balustrade on the roof terrace.	Erin Glancy	Hoxton West	Delegated	Grant	22-11-2023
2023/1667	101 Overbury Street, E5 0AW	Certificate of Lawful Development	Proposed works: Rear extension at ground floor; and the insertion of two rooflights.	Jessica Neeve	Kings Park	Delegated	Grant	14-11-2023
2023/2284	124 Clifden Road, E5 0LN	Discharge of Condition	Submission of details pursuant to condition 4 (resilient and resistant construction) and condition 5 (SuDs) attached to planning permission Ref. 2022/0381 granted 04/05/2023 for the erection of single storey side and rear wraparound extension at ground floor level.	Erin Glancy	Kings Park	Delegated	Grant	19-11-2023
2023/2239	171 Glenarm Road, E5 0NB	Certificate of Lawful Development	Proposed erection of rear roof outrigger extension.	Jonathan Bainbridge	Kings Park	Delegated	Grant	22-11-2023
2023/0164	200 Millfields Road, E5 0AR	Discharge of Condition	Submission of details pursuant to condition 4 (Flood resilient and resistant construction) and condition 5(Biodiverse Roof) attached to planning permission ref 2021/3707 dated 29/03/2022.	Danny Huber	Kings Park	Delegated	Grant	13-11-2023
2023/2212	30 Roding Road, E5 0DW	Householder Planning	Erection of a ground floor rear side infill extension.	Jonathan Bainbridge	Kings Park	Delegated	Grant	22-11-2023
2023/1812	41 Adley Street, E5 0DY	Discharge of Condition	Submission of details pursuant to Condition 3 (Drainage) and Condition 4 (Flood Resilience) of planning permission 2023/0922 dated 15/06/2023	Jessica Neeve	Kings Park	Delegated	Grant	05-10-2023
2023/1286	77 Durrington Road, E5 0HS	Full Planning Permission	Replacement of the existing timber sash and casement windows with uPVC double glazed windows together with replacement doors.	James Clark	Kings Park	Delegated	Refuse	18-10-2023
2023/1096	86 Glyn Road, E5 0JD	Householder Planning	Loft Conversion with the erection of a rear dormer; installation of 3x front rooflights; enlargement of the side bathroom window at first-floor level; relocation and enlargement of rear window at first floor level (AMENDED)	Thomas Russell	Kings Park	Delegated	Granted - Extra Conditions	10-11-2023
2023/0061	Servest Food Co At The Oswald Day Centre, 2 - 4 Oswald Street, E5 0BT	Full Planning Permission	Installation of new extractor fan with acoustic screening and new plant equipment to roof level.	Micheal Garvey	Kings Park	Delegated	Granted - Extra Conditions	17-11-2023
2023/0860	Sts Food Centre, 193 Homerton High Street, E9 6BB	Full Planning Permission	New shop front to side elevation and conversion of rear storage to new retail unit.	Micheal Garvey	Kings Park	Delegated	Granted - Extra Conditions	15-11-2023
2023/2043	1 Atherden Road, E5 0QP	Householder Planning	Demolition of existing garage and erection of single storey side extension to property together with the replacement and enlargement of the existing front boundary fence.	James Clark	Lea Bridge	Delegated	Grant	31-10-2023
2023/1715	11 Lawley Street, E5 0RJ	Certificate of Lawful Development	Installation of timber-framed, double glazed window to rear outrigger at ground floor level	Matthew Hollins	Lea Bridge	Delegated	Grant	04-10-2023
2022/1162	140 Chatsworth Road, E5 0LT	Full Planning Permission	Change of use of the basement and ground floor from retail unit to residential use, together with the erection of a ground and first floor rear extensions, erection of a mansard roof extension and creation of front lightwell with grill above in order to facilitate the creation of 1x3bed, 2x2bed, and 1x1bed. Refuse/recycling storage and internal cycle storage (re-consultation to include the front lightwell)	Raymond Okot	Lea Bridge	Delegated	Granted - Standard Conditions	06-10-2023
2023/1918	142 Chatsworth Road, E5 0LT	Certificate of Lawful Development	Existing use of the premises as two self-contained dwellings (use class C3).	Jonathan Bainbridge	Lea Bridge	Delegated	Grant	31-10-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1686	145 Chatsworth Road, E5 0LA	Removal/Variation of Condition(s)	Variation of condition 2 (hours of operation) attached to planning permission ref 2014/3597 for continued use of the ground floor as a cafe. Effect of the variation would be hours of operation between 08:00 hours and 22:00 hours Monday to Saturday and 09:00 and 21:00 hours Sundays/Bank Holidays.	Danny Huber	Lea Bridge	Delegated	Refuse	04-10-2023
2023/2005	19 Newick Road, E5 0RP	Householder Planning	Excavation of lightwell to front elevation with windows to lower ground floor; erection of single-storey rear extension at ground floor level.	Jessica Neeve	Lea Bridge	Delegated	Granted - Extra Conditions	27-10-2023
2023/1916	19 Newick Road, E5 0RP	Certificate of Lawful Development	Proposed works: Rear dormer roof extension.	Jessica Neeve	Lea Bridge	Delegated	Grant	17-10-2023
2023/2116	20 Thistlewaite Road, E5 0QQ	Discharge of Condition	Submission of details pursuant to conditions 3 (Green Roof) and 4 (Flood Resilience) attached to planning permission 2023/1239 dated 31-07-2023.	James Clark	Lea Bridge	Delegated	Grant	31-10-2023
2023/2170	21 Newick Road, E5 0RP	Certificate of Lawful Development	Lawful development certificate (proposed) for the erection of a rear roof and outrigger roof extension together with the installation of rooflights in the front rooflight.	James Clark	Lea Bridge	Delegated	Grant	08-11-2023
2023/2169	21 Newick Road, E5 0RP	Householder Planning	Erection of outbuilding in rear garden.	James Clark	Lea Bridge	Delegated	Granted - Extra Conditions	14-11-2023
2023/0868	61 Rushmore Road, E5 0EX	Householder Planning	Alterations to the front garden including provision of gate on front boundary treatment, further excavation to front lightwell to allow for secure cycle storage with stair access and installation of new basement level windows to front elevation.	James Clark	Lea Bridge	Delegated	Grant	20-10-2023
2023/1746	63 Median Road, E5 0PJ	Certificate of Lawful Development	Existing use of the property as a single dwelling (Use Class C3)	Danny Huber	Lea Bridge	Delegated	Grant	09-10-2023
2023/1671	72 Mayola Road, E5 0RQ	Householder Planning	Construction of a roof extension, side return extension at lower and upper ground floor level with associated lowering of existing lower ground floor level and insertion of rear bay window at upper ground floor level	Laurence Ackrill	Lea Bridge	Delegated	Grant	02-10-2023
2023/2330	73 Mildenhall Road, E5 0RT	Certificate of Lawful Development	Proposed erection of rear roof extension and installation of two front roof lights.	Jonathan Bainbridge	Lea Bridge	Delegated	Grant	22-11-2023
2023/2117	73 Mildenhall Road, E5 0RT	Householder Planning	Proposed erection of a single-story, ground floor side/rear extension, and new stair access to the basement in the front garden.	Jonathan Bainbridge	Lea Bridge	Delegated	Grant	09-11-2023
2023/2147	77 Mildenhall Road, E5 0RT	Certificate of Lawful Development	Certificate of lawfulness for a proposed rear dormer roof extension and the insertion of rooflights to front and rear elevation roof slopes	Laurence Ackrill	Lea Bridge	Delegated	Grant	07-11-2023
2023/2106	80 Gunton Road, E5 9JS	Certificate of Lawful Development	Lawful Development Certificate (Existing) for a rear outbuilding.	Erin Glancy	Lea Bridge	Delegated	Grant	03-11-2023
2023/1294	9 Newick Road, E5 0RP	Certificate of Lawful Development	Proposed erection of a rear dormer roof extension and extension over the rear outrigger	Danny Huber	Lea Bridge	Delegated	Refuse	12-10-2023
2023/2126	Adjacent 114 Chatsworth Road, E5 0LS	Discharge of Condition	Submission of details pursuant to condition 11 (Cycle Storage) attached to planning permission ref 2017/4722 dated 23/03/2018.	Catherine Nichol	Lea Bridge	Delegated	Grant	01-11-2023
2023/1849	First Floor And Second Floor Flat, 56 Lower Clapton Road, E5 0RN	Certificate of Lawful Development	Lawful development certificate (existing) for the use of part of the ground floor, together with the first and second floor as 6No self-contained residential (Class C3) units.	Erin Glancy	Lea Bridge	Delegated	Grant	05-10-2023
2023/2252	Land to rear of 110-120 Lower Clapton Road, London E5 0QR	Discharge of Condition	Submission of details pursuant to condition 3 (external finishes) attached to planning permission Ref.2022/1323 granted 26/06/2023 for the erection of 2 single storey self-contained residential units and associated refuse and cycle storage to the rear of 110-120 Lower Clapton Road.	Erin Glancy	Lea Bridge	Delegated	Grant	17-11-2023
2023/1847	Leagrave Street, Off Chatswood Road, E5 9QX	Discharge of Condition	Submission of partial details pursuant to condition 23 (Delivery and Servicing Plan) of planning permission 2014/4092 dated 15/08/2016	Nick Bovaird	Lea Bridge	Delegated	Grant	11-10-2023
2023/1786	Leagrave Street, Off Chatsworth Road London E5 9QX	Discharge of Condition	Submission of details pursuant to condition 17 (PV Installation Capacity) attached to planning permission 2014/4092 dated 07/10/2019.	Nick Bovaird	Lea Bridge	Delegated	Grant	01-11-2023
2023/1566	Leagrave Street, Off Chatsworth Road, E5 9QX	Discharge of Condition	Submission of details pursuant to conditions 18 (Soundproofing), 19 (Vibration) and 20 (Party Wall sound insulation) of planning permission 2014/4092 dated 15 August 2016	Nick Bovaird	Lea Bridge	Delegated	Grant	01-11-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1994	o/s No. 118 Lower Clapton Road, E5 0QX	Advertisement Consent	Advertisement consent for a Free-Standing Advertising CIP unit featuring double-sided digital displays to replace the existing Free-Standing Advertising CIP unit.	James Clark	Lea Bridge	Delegated	Refuse	19-10-2023
2023/0898	99 City Road, EC1Y 1AX	Adjoining Borough Observations	Notification from Islington of application P2023/1070/FUL for Partial demolition and redevelopment to erect a building up to 35 storeys (plus basement), comprising increased office floor space (Class E[g]); commercial floorspace (Class E); a multi-purpose flexible space (Sui Generis); flexible Commercial / Community Uses (Class E/ F1); alterations to and formation of new landscaping, public realm, plant, cycle storage, servicing and delivery space and other associated works.	Robert Brew	London Borough of Islington	Delegated	Objection	10-11-2023
2023/1882	Central Foundation School, 15 Cowper Street, EC2A 4SH	Adjoining Borough Observations	Notification from LB Islington of application P2023/2279/S73 to vary Conditions 2 (Approved drawings), 4 (Details and Samples), 13 (Energy Strategy - School Site), 14 (Energy Strategy - Commercial Site), 16 (PV Panels), and 19 (Cycle Parking) of planning application ref: P2022/1001/S73, dated 23/12/2022 (Application to vary condition 2 (Approved drawings) of planning application ref: P2019/3572/S73 dated 28 July 2020 for: (Demolition of existing Block B and erection of a replacement four storey building to provide science teaching facilities; alteration and refurbishment of the Tabernacle Building; development of a partially sunken sports hall within the school courtyard; improvements and alterations to existing school buildings including listed buildings; demolition of the existing former sixth form block on Tabernacle Street and erection of an eight storey office (Use Class B1a) building; landscaping and associated works.). The applicant seeks to vary these conditions to allow for revisions to the commercial element of the development, comprising new design, materiality and layouts as well as an updated energy strategy and amendments to the end of journey facilities. The applicant also seeks discharge of prior to commencement Conditions 6 (Demolition Construction Environmental Management Plan), 25 (Demolition Construction Logistics Plan), 34 (Green Performance Plan), 35 (Overheating Assessment), and 36 (Fire Escape Materials).	Robert Brew	London Borough of Islington	Delegated	No Objection	29-09-2023
2023/1942	Flat 22, Regents Wharf, Wharf Place, E2 9BD	Adjoining Borough Observations	Notification from Tower Hamlets Council of application PA/22/02706/NC for the addition of a new single storey extension to the existing residential flats building to create a 1no. 1b2p new flat.	Robert Brew	London Borough of Tower Hamlets (N)	Delegated	No Objection	29-09-2023
2023/1526	PA/23/01171 Bishopsgate Goods Yard, 40 Shoreditch High Street, E1 6GJ	Adjoining Borough Observations	Temporary use of land at Bishopsgate Goods Yard until 14th August 2023 for seven Padel Courts and ancillary facilities including a physio building, offices and club house, in connection with existing use as football centre and leisure facility.	Robert Brew	London Borough of Tower Hamlets (N)	Delegated	No Objection	01-10-2023
2023/2649	PA/23/02047 Empson Street (Bromley by Bow Industrial Park), E3 3LT	Adjoining Borough Observations	Notification from LB Tower Hamlets of application PA/23/02047 for a request for an Environmental Impact Assessment (EIA) Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), in respect of the comprehensive redevelopment of the site to include demolition of a majority of buildings on site and site enabling works, and development of flexible industrial facilities approximately 11,000sqm GEA (Use Class B2/ B8/ E(g) (iii)) comprising of approximately 8-10 industrial units arranged in 2 blocks with flexible internal layouts, retention and reuse of former MOT garage of approximately 350sqm GEA for community uses, flexible and affordable workspaces, potential circular economy hub, potential site management and security office at Empson Street (Bromley by Bow Industrial Park), E3 3LT	Robert Brew	London Borough of Tower Hamlets (N)	Delegated	No Objection	21-11-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1843	Uplands Business Park and Forest Trading Estate, Blackhorse Lane, Waltham Forest, London	Adjoining Borough Observations	Re-consultation notice from Waltham Forest Council of a HYBRID PLANNING APPLICATION for 222739 the phased demolition of all existing buildings and structures (excluding Uplands House), site preparation works, and comprehensive industrial-led mixed-use redevelopment of parts of UPLANDS BUSINESS PARK AND FOREST TRADING ESTATE, BLACKHORSE LANE, WALTHAM FOREST, comprising: DETAILED planning application for the construction of two buildings (Blocks A1 and A2) comprising flexible industrial floorspace (Use Classes B2, B8, and E(g)(ii and iii)) and one mixed-use building (Block B) comprising residential dwellings (Use Class C3) and flexible industrial floorspace (Use Classes B2, B8, and E(g)(ii and iii)), as well as ancillary yard areas; car/cycle parking; amenity; plant; public, communal, and private realm; soft/hard landscaping; infrastructure, access, and highway works; and other associated works; and OUTLINE planning application (with all matters reserved) for the construction of up to eight development plots (with maximum building heights of up to 22.6 m A.O.D. (Plot C), up to 145.0 m A.O.D. (Plots D and H), up to 110.2 m A.O.D (Plots E and J), up to 72.4m A.O.D. (Plot F), up to 51.0 m A.O.D. (Plot G), and up to 40.5 m A.O.D. (Plot K)) comprising up to 167,398sqm (GEA) residential floorspace (Use Class C3), up to 15,006sqm (GEA) of flexible industrial floorspace (Use Classes B2, B8, and E(g)(ii and iii)), and up to 5,000 sqm (GEA) of Classes E and F and Sui Generis (Drinking Establishment/Bar) floorspace, as well as ancillary yard areas; car/cycle parking; amenity; plant; public, communal, and private realm; soft/hard landscaping; infrastructure, access, and highway works; and other associated works.	Robert Brew	London Borough of Waltham Forest	Delegated	No Objection	01-10-2023
2023/2162	1 Forest Grove, E8 3HX	Non-Material Amendment	Non-material amendment to planning permission 2022/2520 dated 03-01-2023 for the relocation of the Air Source Heat Pump (with enclosure) to rear of property and slight adjustment to the position of the bike shelter.	James Clark	London Fields	Delegated	Grant	16-10-2023
2023/1749	10 Croston Street, E8 4PQ	Listed Building Consent	Infill extension at ground and first floor and internal alterations.	Catherine Nichol	London Fields	Delegated	Granted - Standard Conditions	14-11-2023
2023/0527	10a Appleby Road, E8 3ET	Householder Planning	Erection of a single storey ground floor rear/side extension, first floor rear extension, elevational alterations comprising replacement windows, insertion of rooflight, infill garage door with wall, replacement cladding, landscaping works	Danny Huber	London Fields	Delegated	Refuse	03-11-2023
2023/1146	172 Lansdowne Drive, E8 4NE	Listed Building Consent	Replacement of timber single glazed windows with timber slimlite double glazed windows to all elevations. Timber doors to be replaced with timber doors and slimlite double glazing.	Alishba Emanuel	London Fields	Delegated	Refuse	13-11-2023
2023/0744	172 Lansdowne Drive, E8 4NE	Full Planning Permission	Replacement of existing timber single glazed windows with timber slimlite double glazed windows on all elevations. Replacement of existing timber doors, with timber doors and slimlite double glazing.	Alishba Emanuel	London Fields	Delegated	Refuse	13-11-2023
2023/1720	18 Grand Union Crescent, E8 4TR	Householder Planning	Proposed works: Erection of a single storey rear extension and bike store in the front yard.	Jessica Neeve	London Fields	Delegated	Granted - Extra Conditions	11-10-2023
2022/1635	2 - 18 Warburton Road, E8 3RT	Non-Material Amendment	Non-material amendments to planning permission 2018/4172 dated 03/12/2019. The proposed changes include removal of condition 4 (brick slips) and amendments to condition 37 (residential mix), an amended development description to refer to 57 units (rather than 58), reconfigured layouts including the amalgamation of two units to provide a 3 bedroom family unit, amended materiality to each elevation, amended stair configuration, amended balconies, amended landscaping, additional lift canopy at roof level, amended cycle parking and waste storage.	Nick Bovaird	London Fields	Delegated	Grant	10-10-2023
2023/2078	218 Richmond Road, E8 3QN	Householder Planning	Retrospective planning application for the installation of an AC unit and associated trunking.	James Clark	London Fields	Delegated	Refuse	08-11-2023
2023/2148	284 Queensbridge Road, E8 3NH	Listed Building Consent	Replacement of ground floor front elevation window	Laurence Ackrill	London Fields	Delegated	Grant	07-11-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1888	29 Beck Road, E8 4RE	Certificate of Lawful Development	Lawful development certificate (proposed) for replacement windows and door.	James Clark	London Fields	Delegated	Grant	09-10-2023
2023/2053	4 Westgate Street, E8 3RN	Non-Material Amendment	Non-material amendment to planning permission ref 2022/1446 dated 06/09/2022 comprising the installation of an automatic opening vent along the rear elevation at second-floor level	Thomas Russell	London Fields	Delegated	Grant	03-10-2023
2023/2080	40-43 Andrews Road, London E8 4RL	Certificate of Lawful Development	Lawful Development Certificate (Proposed) for the installation of perimeter lighting along the boundary of the site	Thomas Russell	London Fields	Delegated	Grant	02-11-2023
2023/1824	40-43 Andrews Road, London E8 4RL	Certificate of Lawful Development	Lawful Development Certificate (Proposed) for the installation of an electrical intake cabinet	Thomas Russell	London Fields	Delegated	Grant	03-10-2023
2023/1857	50 Lamb Lane, E8 3PJ	Discharge of Condition	Submission of details pursuant to condition 16 ((details of safety measures) and 21 (Contamination Desk Study) attached to planning permission ref 2018/4713 dated 18/10/2019.	Catherine Nichol	London Fields	Delegated	Grant	06-10-2023
2023/2271	504 Kingsland Road, E8 4AE	Certificate of Lawful Development	Existing use of the flat roof with black metal balustrade as a roof terrace for Flat 3	Livi Whyte	London Fields	Delegated	Grant	21-11-2023
2021/2951	54 - 62 Broadway Market, E8 4QJ	Full Planning Permission	Alterations to previously approved scheme (Ref: 2016/0092) involving replacement of casement windows to single door for access to private amenity space; Steel framed structure at rear elevation to provide private amenity space for each dwelling; 1100mm high steel balustrading with timber infill structure and composite decking material; Obscure glass screens proposed between balconies separating dwellings; Installation of external extractor flue which serves no. 62 restaurant; Replacement of existing rear casement window to no. 62 with a large single bi-fold window	Gerard Livett	London Fields	Delegated	Refuse	27-10-2023
2021/2949	54 - 62 Broadway Market, E8 4QJ	Full Planning Permission	Alterations to previously approved scheme (Ref: 2016/0092) involving replacement of casement windows to single door for access to private amenity space; installation of external extractor flue which serves no.62 restaurant; replacement of existing rear casement window to no. 62 with a large single bi-fold window	Gerard Livett	London Fields	Delegated	Refuse	30-10-2023
2023/2171	8 - 10 Westgate Street, E8 3RN	Discharge of Condition	Submission of details pursuant to condition 3 (details) attached to planning permission 2022/1861 granted 18/01/2023 for the mansard extension, retaining rear terrace, together with external refurbishment work including replacement of windows and reinstatement of original features together with second floor extensions to rear of number 10 and second floor link extension to number 8.	Erin Glancy	London Fields	Delegated	Grant	07-11-2023
2023/2219	81 Albion Drive, E8 4LT	Discharge of Condition	Submission of details pursuant to Condition 3 (Detailed Drawings) attached to planning permission 2022/2313 dated 28/11/2022	Livi Whyte	London Fields	Delegated	Grant	16-11-2023
2023/0926	9 Dericote Street, E8 4PG	Householder Planning	Erection of a single storey lower ground rear extension together with the installation of new rooflights, a replacement front door and internal modifications in conjunction with Listed Building Consent 2023/0917.	James Clark	London Fields	Delegated	Grant	21-11-2023
2023/0917	9 Dericote Street, E8 4PG	Listed Building Consent	Listed building consent for the erection of a single storey lower ground rear extension together with the installation of new rooflights, a replacement front door and internal modifications in conjunction with Full Planning Application 2023/0926.	James Clark	London Fields	Delegated	Grant	21-11-2023
2023/1817	Ann Tayler Children's Centre, Ann Taylor Centre, 1 - 13 Triangle Road, E8 3RP	Prior Notification - Commercial	Installation of Solar pv panels at roof level	Micheal Garvey	London Fields	Delegated	Grant	16-10-2023
2023/1434	Flat 1, 62 Middleton Road, E8 4BS	Discharge of Condition	Submission of details pursuant to condition 3 (Details -Windows)of planning permission 2021/2067 dated 24/09/2021	Micheal Garvey	London Fields	Delegated	Grant	03-11-2023
2023/1952	Flat A, 76 Malvern Road, E8 3LJ	Full Planning Permission	New proposed rear elevation timber framed, double-glazed, sliding doors to the existing facade and new roof lights to the existing lower ground floor single-storey infill roof, along with the enlargement of the rear steps.	Jonathan Bainbridge	London Fields	Delegated	Grant	01-11-2023



Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2210	Northside Studios, 16 - 29 Andrews Road, E8 4QF	Discharge of Condition	Submission of details pursuant to condition 9 (biodiversity boxes), condition 11 (waste), condition 13 (air permeability) and condition 14 (overheating) attached to planning permission 2020/1082 granted 23/12/2020 for the Two storey roof extension to the existing building to provide 7 additional residential units including increased height to stair core; reconfiguration of the ground floor to include additional bin and cycle storage; and installation of new escape stair	Erin Glancy	London Fields	Delegated	Refuse	15-11-2023
2023/2008	O/S No. 51-61. Mare Street, E9 7NY	Advertisement Consent	Advertisement consent for a Free-Standing Advertising CIP unit featuring double-sided digital displays to replace recently removed Free-Standing Advertising CIP unit.	James Clark	London Fields	Delegated	Refuse	19-10-2023
2023/2145	Pavement outside 370 Kingsland Road, E8 4DA	Advertisement Consent	Display of double sided freestanding advertisement panel with LED digital display measuring 2.73m high and 1.38m wide	Thomas Russell	London Fields	Delegated	Refuse	16-11-2023
2022/2535	Pub On The Park, 19 Martello Street, E8 3PE	Full Planning Permission	Installation of 2no. canopies over part of existing external terrace to replace existing canopy.	Danny Huber	London Fields	Delegated	Refuse	15-11-2023
2023/0070	Rear of 24-36 Broadway Market, E8 4QJ	Discharge of Condition	Submission of details pursuant to conditions 3 (Materials), 4 (Ground Surface Treatment), 6 (Soundproofing), 8 (Refuse), 10 (Contamination), 13 (Blue Badge Parking), 14 (Shutter System), 15 (Sustainable Energy Report), 17 (Landscaping Plan), 18 (Rainwater Harvesting System) and 19 (BREEAM Assessment) attached to planning permission 2012/0811 dated 01/10/2012.	Jonathan Bainbridge	London Fields	Delegated	Refuse	19-10-2023
2023/2159	Unit 5 Glebe Road, E8 4BD	Discharge of Condition	Submission of details pursuant to condition 10 (existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course), attached to planning permission ref: 2019/4231 dated 20/07/2020	Micheal Garvey	London Fields	Delegated	Grant	06-10-2023
2023/1724	23/00276/FUL at International Broadcast Centre, Here East, 12 East Bay Lane, E15 2GW	Adjoining Borough Observations	Change of use of floorspace consented Use Class E(g) (Business) (formerly known as B1) to flexible joint Use Class E(g) (Business) and F1(a) (Learning and non-residential institutions), comprising 4,869sqm.	Robert Brew	London Legacy Development Corporation	Delegated	No Objection	01-10-2023
2023/2315	29.00 RL2 Block 5.5C, 11 Copper Street, E20 3AT	Adjoining Borough Observations	Notification from LLDC of application 23/00347/ADV for Advertisement consent for the Installation of a Fascia Sign (Height:0.6 metres, Width:2.2 metres, Depth 0.05 metres) and Projecting Sign illumination (Height: 0.85 metres, Width: 0.13 metres, Depth: 0.72 metres)	Robert Brew	London Legacy Development Corporation	Delegated	No Objection	09-10-2023
2023/1359	5 Trego Road, E9 5HJ	Adjoining Borough Observations	Notification from LLDC of application 23/00225/AOD for submission of details to discharge Condition 12 (Materials) attached to planning permission 17/00225/FUL dated 28th September 2018.	Robert Brew	London Legacy Development Corporation	Delegated	No Objection	01-10-2023
2023/1281	57, Berkshire Road, E9 5LU	Adjoining Borough Observations	Notification from LLDC of application 23/00009/FUL for Full planning application for the demolition of the existing buildings and phased development to allow for the erection of a mixed-use, five (5) storey block and single storey pavilions to provide a 144 bedroom hotel (Use Class C1) and commercial floorspace (Use Class E) with associated open space and amenity areas, accessible car parking, cycle parking and refuse/recycling storage.	Robert Brew	London Legacy Development Corporation	Delegated	Objection	15-11-2023
2023/2313	Land Adjacent To, 331 Wick Road, E9 5DH	Adjoining Borough Observations	Notification from LLDC of application 23/00342/AOD for submission of details pursuant to conditions 14 (Delivery, Servicing and Operational Plan); partially discharge condition 15 (Part A ) (Secured by Design) and partially discharge condition 16 (Part A) (BREEAM) attached to planning application 21/00542/FUL dated June 2022 in so far it relates to the approved development at Land Adjacent to 331 Wick Road	Robert Brew	London Legacy Development Corporation	Delegated	No Objection	09-10-2023
2023/1456	McGrath Works Depot Waste Recycling Station, 3-13 Hepscott Road, E9 5HB	Adjoining Borough Observations	Notification from LLDC of application 23/00240/AOD for submission of details to discharge Condition 38 (Wayfinding) attached to planning permission 16/00451/OUT dated 21st January 2020.	Robert Brew	London Legacy Development Corporation	Delegated	No Objection	01-10-2023
2023/1837	16 Milton House Mansions, Shacklewell Lane, E8 2EH	Full Planning Permission	Installation of one rooflight to front elevation and three rooflights to rear elevation	Catherine Nichol	Shacklewell	Delegated	Granted - Standard Conditions	02-10-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2018	19 Belgrade Road, N16 8DH	Householder Planning	Installation of an air source heat pump.	James Clark	Shacklewell	Delegated	Refuse	08-11-2023
2023/1910	2 Millers Terrace, E8 2DP	Discharge of Condition	Submission of details pursuant to conditions 3 (Construction Management Plan) & 4 (Materials) of planning permission 2020/3661, dated 04 August 2023	Laurence Ackrill	Shacklewell	Delegated	Grant	09-10-2023
2023/2089	32 Pellerin Road, N16 8AT	Householder Planning	Proposed demolition and rebuild of the existing rear extension and the erection of a new single-storey, side infill extension along with the erection of a rear roof extension and three front roof lights.	Jonathan Bainbridge	Shacklewell	Delegated	Grant	02-11-2023
2023/0841	35 Belgrade Road, N16 8DH	Householder Planning	New front boundary treatment with associated storage	Alishba Emanuel	Shacklewell	Delegated	Refuse	29-09-2023
2023/1929	77 Palatine Road, N16 8SY	Householder Planning	Proposed works: The erection of a rear single-storey side infill extension.	Jessica Neeve	Shacklewell	Delegated	Granted - Extra Conditions	16-10-2023
2023/1640	94-96 Cecilia Road, E8 2ET	Works to Tree with Preservation Order	The reduction of T1-T2, Limes to original pollard points, removal of epicormic growth.	Leif Mortensen	Shacklewell	Delegated	Granted - Standard Conditions	16-10-2023
2023/2084	Alexandra Court, 1a Belgrade Road, N16 8AF	Certificate of Lawful Development	Lawful development certificate for a Proposed Development to ascertain that the proposed works involving the removal of existing combustible materials (render walls, soffits, fascias and wall cover panels) and replacement with new non-combustible alternatives of the same appearance does not require planning permission.	Nick Bovaird	Shacklewell	Delegated	Grant	17-11-2023
2023/1380	Fla1, 1 Millers Terrace, E8 2DP	Certificate of Lawful Development	Existing use as a two self-contained dwellings (Use class C3)	Micheal Garvey	Shacklewell	Delegated	Grant	03-11-2023
2023/1969	Ground Floor, 37 Stoke Newington Road, N16 8BJ	Discharge of Condition	Submission of details pursuant to conditions 4 (Plant / Machinery Noise Assessment) & 6 (Noise / Vibration Mitigation Measures) of planning permission 2017/1286, dated 23 August 2017	Laurence Ackrill	Shacklewell	Delegated	Grant	05-10-2023
2022/2239	Hand Of Glory, 240 Amhurst Road, E8 2BS	Listed Building Consent	Retrospective planning permission for Air Conditioning unit to side elevation.	Micheal Garvey	Shacklewell	Delegated	Refuse	18-10-2023
2021/0080	Hand Of Glory, 240 Amhurst Road, E8 2BS	Full Planning Permission	Retrospective planning permission for Air Conditioning unit to first floor side elevation	Micheal Garvey	Shacklewell	Delegated	Refuse	18-10-2023
2023/2155	Land adjacent to 42 Stoke Newington Road, N16 7XJ	Advertisement Consent	Advertisement consent for free-standing advertising unit, double-sided digital.	Erin Glancy	Shacklewell	Delegated	Refuse	13-11-2023
2023/1493	Petchey Academy, Kingsland School House Shacklewell Lane, E8 2EY	Full Planning Permission	Installation of 8x lighting columns for existing basketball court	Thomas Russell	Shacklewell	Delegated	Grant	06-10-2023
2023/2038	100 Darenth Road, N16 6ED	Full Planning Permission	Erection of first and second floor side extensions	Danny Huber	Springfield	Delegated	Granted - Standard Conditions	27-10-2023
2022/1286	125d Clapton Common, E5 9AB	Householder Planning	Erection of single-storey rear extension at lower ground floor level	Gerard Livett	Springfield	Delegated	Granted - Extra Conditions	30-10-2023
2023/2195	13 Northdene Gardens, N15 6LX	Householder Planning	Erection of a two-storey front extension to replace existing ground-floor porch and first-floor oriel window	Thomas Russell	Springfield	Delegated	Granted - Extra Conditions	15-11-2023
2023/1852	14 and 16 Leadale Road, N16 6DA	Full Planning Permission	Joint application at nos 14 and 16 Leadale Road for the erection of a ground-floor and two-storey rear extension	Thomas Russell	Springfield	Delegated	Refuse	05-10-2023
2023/1975	143 - 145 Clapton Common, E5 9AE	Advertisement Consent	Proposed Free-Standing Advertising CIP unit featuring double-sided digital displays measuring 1635mm (H) x 924mm (W) to replace existing Free-Standing Advertising CIP unit featuring double-sided internally illuminated 6-sheet displays.	Jonathan Bainbridge	Springfield	Delegated	Refuse	23-10-2023
2023/2190	16 Portland Avenue, N16 6ET	Householder Planning	The erection of a front and rear roof dormer on top of the rear roof slope and on top of the outrigger	Erin Glancy	Springfield	Delegated	Granted - Standard Conditions	15-11-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1974	178 Clapton Common, E5 9AQ	Advertisement Consent	Proposed Free-Standing Advertising CIP unit featuring double-sided digital displays measuring 1635mm (H) x 924mm (W) to replace existing Free-Standing Advertising CIP unit featuring double-sided internally illuminated 6-sheet displays.	Jonathan Bainbridge	Springfield	Delegated	Refuse	23-10-2023
2023/2095	26 Jessam Avenue, E5 9DU	Discharge of Condition	Submission of details pursuant to condition 4 (SUDs) attached to planning permission 2022/2036 dated 07-10-2022.	James Clark	Springfield	Delegated	Grant	25-10-2023
2023/2057	30 Harrington Hill, E5 9EY	Certificate of Lawful Development	The existing use of the rear side return extension.	Jonathan Bainbridge	Springfield	Delegated	Grant	31-10-2023
2023/1983	35 Braydon Road, N16 6QL	Discharge of Condition	Discharge of condition 3 & 4 (SUDs) attached to planning permission ref. 2023/0414.	Jessica Neeve	Springfield	Delegated	Grant	15-11-2023
2023/1863	35 Castlewood Road, N16 6DL	Householder Planning	Excavation of basement including the formation of front and rear lightwells with external access and landscaping to the front.	Laurence Ackrill	Springfield	Delegated	Refuse	05-10-2023
2023/1991	362 Craven Park Road, N15 6AG	Householder Planning	Erection of a ground floor front infill extension	Erin Glancy	Springfield	Delegated	Grant	20-11-2023
2023/1312	37 Ashtead Road, E5 9BJ	Householder Planning	Erection of a front dormer extension.	Jonathan Bainbridge	Springfield	Delegated	Grant	03-10-2023
2023/2019	40 Olinda Road, N16 6TL	Discharge of Condition	Submission of details pursuant to condition 3 (Sustainable Urban Drainage) attached to planning permission 2023/0998 dated 14/07/2023	Jessica Neeve	Springfield	Delegated	Grant	25-10-2023
2023/2110	43 Lingwood Road, E5 9BN	Householder Planning	Erection of part one-storey, part two-storey rear extension	Livi Whyte	Springfield	Delegated	Granted - Standard Conditions	03-11-2023
2023/1768	46 Castlewood Road, N16 6DW	Full Planning Permission	Construction of a single storey rear extension to basement level.	James Clark	Springfield	Delegated	Grant	08-11-2023
2023/2075	54 Clapton Common, E5 9AL	Discharge of Condition	Submission of details pursuant to condition 19 (Community Facility Signage) attached to permission reference 2022/1584 dated 09 January 2023	Nick Bovaird	Springfield	Delegated	Grant	10-10-2023
2023/1560	54 Clapton Common, E5 9AL	Discharge of Condition	Submission of details pursuant to condition 15 (Operational Management Plan for D1 Adult Study Centre) of planning permission 2022/1584 dated 9 January 2023	Nick Bovaird	Springfield	Delegated	Grant	09-11-2023
2023/1550	54 Clapton Common, E5 9AL	Discharge of Condition	Submission of details pursuant to condition 23 (Photovoltaic Panels) of planning permission 2022/1584 dated 9 January 2023	Nick Bovaird	Springfield	Delegated	Grant	10-10-2023
2023/1811	8 Alcester Crescent, E5 9PX	Full Planning Permission	Replacement of windows on the front and rear elevations together with the replacement of the rear door.	James Clark	Springfield	Delegated	Refuse	02-10-2023
2023/1985	Flat A, 103 Mount Pleasant Lane, E5 9EW	Full Planning Permission	Excavation of basement and erection of two-storey rear extension at basement and lower ground floor levels	Gerard Livett	Springfield	Delegated	Granted - Extra Conditions	18-10-2023
2023/2270	2 Allerton Road, N16 5UJ	Householder Planning	Application to increase the depth of the existing first floor rear extension to match the depth of the ground floor rear extension.	James Clark	Stamford Hill West	Delegated	Granted - Standard Conditions	09-11-2023
2023/2102	2 Fairholt Close, 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	Delegated	Granted - Extra Conditions	01-11-2023
2023/2021	92 Fairholt Road, N16 5HN	Householder Planning	Erection of an L-shaped rear roof extension and insertion of roof lights to front roof slope.	Jonathan Bainbridge	Stamford Hill West	Delegated	Grant	25-10-2023
2023/0616	Lubavitch Ruth Lunzer Girls Primary School, 107-115 Stamford Hill, N16 5RP	Full Planning Permission	Erection of a Menorah - a candelabrum with eight branches fronting Northfield Road.	Micheal Garvey	Stamford Hill West	Delegated	Refuse	03-11-2023
2023/1966	Pavement on the west side of Stamford Hill outside Morrisons Superstore, N16 5SR	Advertisement Consent	Display of double sided freestanding advertisement panel with LED digital display measuring 2.59m high and 1.08m wide	Thomas Russell	Stamford Hill West	Delegated	Refuse	18-10-2023
2023/1967	Pavement on the west side of Stamford Hill to the north of Amhurst Park, N16 5LG	Advertisement Consent	Display of double sided freestanding advertisement panel with LED digital display measuring 2.57m high and 1.08m wide	Thomas Russell	Stamford Hill West	Delegated	Refuse	18-10-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1691	10 Dynevor Road, N16 0DJ	Removal/Variation of Condition(s)	Variation of condition 2 (Approved Plans) attached to planning permission reference: 2022/2739 dated 05/01/2023 for the erection of single storey ground floor side return and rear extension, rear dormer and roof extension above outrigger including the installation of 3 No. rooflights to front slope, solar panels to front and rear slope and air source heat pump in rear garden. The variation seeks to amend the measurements of the outrigger at number 12.	Jonathan Bainbridge	Stoke Newington	Delegated	Grant	03-10-2023
2023/1995	10 Manse Road, N16 7QD	Householder Planning	Proposed works: Construction of single storey ground floor extension; replacement of existing outrigger; and associated works.	Jessica Neeve	Stoke Newington	Delegated	Granted - Extra Conditions	07-11-2023
2023/1726	11 Harcombe Road, N16 0RX	Householder Planning	Erection of rear dormer above existing outrigger	Thomas Russell	Stoke Newington	Delegated	Refuse	02-10-2023
2022/2980	144 - 150 Stoke Newington Road, N16 7XA	Full Planning Permission	Installation of 8 x EV charging stations and canopy; erection of louvred enclosure for LV cabinet and substation, and associated works.	Danny Huber	Stoke Newington	Delegated	Granted - Standard Conditions	14-11-2023
2023/1886	165 Stoke Newington High Street, N16 0NY	Removal/Variation of Condition(s)	Removal of condition 4 (hours of operation) attached to planning permission ref 2020/4007 dated 18/02/2021 for the change of use of the ground floor and basement from betting shop (sui generis) to adult gaming centre (sui generis); shopfront alterations.	Danny Huber	Stoke Newington	Delegated	Refuse	03-11-2023
2023/1927	170-172 Stoke Newington Road, N16 7UY	Full Planning Permission	Erection of a mansard roof across 170-172 Stoke Newington Road enlarging the second-floor flats.	James Clark	Stoke Newington	Delegated	Refuse	10-11-2023
2023/2238	18 Walford Road, N16 8ED	Householder Planning	Erection of a ground-floor side/rear extension; erection of a second floor extension above existing outrigger	Thomas Russell	Stoke Newington	Delegated	Refuse	20-11-2023
2023/1946	181 Stoke Newington High Street, N16 0LH	Removal/Variation of Condition(s)	Variation of condition 4 (opening hours) attached to planning permission 2020/3622 in order to amend the opening hours	Laurence Ackrill	Stoke Newington	Delegated	Granted - Extra Conditions	17-10-2023
2023/1965	20 Harcombe Road, N16 0SA	Householder Planning	Demolition of existing lean to extension, construction of a ground floor infill extension together with the installation of rooflights, the creation of an outrigger roof extension, alterations to the fenestration pattern, the roof parapet and chimney.	James Clark	Stoke Newington	Delegated	Grant	18-10-2023
2023/2367	26 Oldfield Road, N16 0RS	Prior Notification - Larger Home Extension	Prior approval for a larger homes extension for the erection of a single-storey rear extension measuring up to 5.4m in depth and 2.85m in height at eaves level and 3.6m in height in total	Thomas Russell	Stoke Newington	Delegated	Prior Approval Not Required	21-11-2023
2023/1650	30 Kynaston Road, N16 0EX	Householder Planning	Proposed works: The erection of single storey wrap around extension at ground floor; alteration to existing ground floor rear extension; excavation of front light well; erection of a rear dormer; erection of a roof extension at second floor level; the insertion of roof lights to the front roof slope.	Jessica Neeve	Stoke Newington	Delegated	Granted - Extra Conditions	20-10-2023
2023/1406	306 Amhurst Road, N16 7UE	Prior Approval for Development Authorised by Act of Parliament	Installation of 36 PV panels to the west pitch of the church roof, 36 PV panels to the east pitch of the church roof, and 36 PV panels on the south pitch of the church hall roof	Danny Huber	Stoke Newington	Delegated	Grant	25-10-2023
2023/2127	36 Walford Road, N16 8ED	Certificate of Lawful Development	Erection of an upward two-storey outrigger extension	Thomas Russell	Stoke Newington	Delegated	Grant	20-11-2023
2023/2125	36 Walford Road, N16 8ED	Householder Planning	Erection of a single-storey side/rear extension; installation of window in side elevation of outrigger at first-floor level (AMENDED)	Thomas Russell	Stoke Newington	Delegated	Granted - Extra Conditions	22-11-2023
2023/1856	4 Sydner Road, N16 7UG	Householder Planning	Erection of mansard roof extension	Matthew Hollins	Stoke Newington	Delegated	Granted - Standard Conditions	05-10-2023
2023/2182	43 Defoe Road, N16 0EH	Discharge of Condition	Discharge of condition 4 (Drainage) 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	Delegated	Grant	08-11-2023
2023/1754	60 Lordship Road, N16 0QT	Full Planning Permission	Rear extension at ground, and first floor level, conversion from two flats to a single dwelling house.	Catherine Nichol	Stoke Newington	Delegated	Granted - Standard Conditions	30-10-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1930	74 Lordship Road, N16 0QP	Householder Planning	Retrospective application for the erection of a timber fence in the front garden along the shared boundary with no. 76 Lordship Road	Thomas Russell	Stoke Newington	Delegated	Granted - Standard Conditions	17-10-2023
2023/1700	76 Lordship Road, N16 0QP	Householder Planning	Retrospective application for retention of bin and bike store erected in the front garden.	Jonathan Bainbridge	Stoke Newington	Delegated	Grant	12-10-2023
2023/0639	9 Beatty Road, N16 8EA	Householder Planning	Alterations to external elevations and installation of new metal railings	James Clark	Stoke Newington	Delegated	Granted - Standard Conditions	23-10-2023
2023/1537	First Floor And Second Floor Flat, 28 Stoke Newington Church Street, N16 0LU	Certificate of Lawful Development	Existing use as House in Multiple Occupation	Gerard Livett	Stoke Newington	Delegated	Refuse	17-10-2023
2023/1590	First Floor And Second Floor Flat, 351 Amhurst Road, N16 7UX	Full Planning Permission	Erection of roof extension and balcony above second floor	Micheal Garvey	Stoke Newington	Delegated	Granted - Extra Conditions	18-10-2023
2023/2290	First Floor And Second Floor, 66 Stoke Newington High Street, N16 7PA	Prior approval - new dwellings	Prior Approval (Class MA) for a change of use of the first and second floors from office (Class E) to two separate one-bedroom flats (Class C3).	Jonathan Bainbridge	Stoke Newington	Delegated	Refuse	10-11-2023
2023/1649	Flat 1, 119 Stoke Newington Church Street, N16 0UD	Full Planning Permission	The demolition and rebuilding of the flank and rear external walls.	Gerard Livett	Stoke Newington	Delegated	Grant	04-10-2023
2023/1713	Flat 4, St Marys Court, 3 Defoe Road, N16 0EP	Certificate of Lawful Development	Existing use of the property as a residential self-contained unit (Use Class C3).	Livi Whyte	Stoke Newington	Delegated	Grant	31-10-2023
2023/1993	o/s no, 39 Stoke Newington High Street, N16 8DR	Advertisement Consent	Proposed Free-Standing Advertising CIP unit featuring double-sided digital displays measuring 1635mm (H) x 924mm (W) featuring double-sided internally illuminated 6-sheet displays.	Jonathan Bainbridge	Stoke Newington	Delegated	Refuse	24-10-2023
2023/0313	Zia Lucia Stoke Newington Ltd, 61 Stoke Newington Church Street, N16 0AR	Full Planning Permission	Retrospective installation of commercial flue to rear of property	Catherine Nichol	Stoke Newington	Delegated	Refuse	15-11-2023
2023/2099	1 King Edwards Road, E9 7SF	Discharge of Condition	Discharge of condition 3 (materials) attached to planning permission ref 2018/3224 dated 03/03/2020 for the demolition of the existing single-storey office building and erection of a 4-storey building to provide 3 flats (Class C3); with associated terraces and provision of office (Class B1) floorspace at ground floor level.	Jonathan Bainbridge	Victoria	Delegated	Grant	30-10-2023
2023/1159	13 Fremont Street, E9 7NQ	Householder Planning	Demolition of existing single-storey lower ground floor extension and three-storey rear outrigger and replacement with extended lower ground floor and four-storey rear outrigger extensions, reconfiguration of the rear garden with external stair to the terrace and roof light to existing stairwell.	Jonathan Bainbridge	Victoria	Delegated	Grant	22-11-2023
2023/2009	140 Victoria Park Road, E9 7JN	Full Planning Permission	Demolition of rear lower ground floor extension; erection of rear lower ground floor extension; installation of bi-folding doors to lower ground floor rear elevation; installation of rooflight; and replacement of ground floor windows	Matthew Hollins	Victoria	Delegated	Granted - Standard Conditions	23-10-2023
2023/2202	37 Peshurst Road, E9 7DT	Householder Planning	Erection of single-storey rear extension; erection of dormer to rear elevation; enlargement of window to rear outrigger	Matthew Hollins	Victoria	Delegated	Refuse	15-11-2023
2023/2012	38 Sharon Gardens, E9 7RX	Certificate of Lawful Development	Proposed erection of single-storey rear extension.	Jessica Neeve	Victoria	Delegated	Grant	01-11-2023
2023/2092	41 Tudor Road, E9 7SN	Discharge of Condition	Discharge of condition 3 (SuDs) attached to planning permission ref 2022/0290 dated 09/02/2022 for the erection of a single-storey outbuilding.	Jonathan Bainbridge	Victoria	Delegated	Grant	15-11-2023
2023/1736	5, Classic Mansions Well Street, E9 7QH	Full Planning Permission	Windows on rear elevation to be replaced with double glazed crittal style windows.	Jessica Neeve	Victoria	Delegated	Granted - Standard Conditions	02-11-2023
2023/1196	57 Balcorne Street, E9 7AY	Householder Planning	Proposed works: Demolition of existing rear extension and erection of a new rear extension.	Jessica Neeve	Victoria	Delegated	Granted - Extra Conditions	13-11-2023
2023/2249	7 Vicars Close, E9 7HT	Certificate of Lawful Development	Lawful Development Certificate (Existing) for the use of the property as a self-contained residential dwellinghouse	Jessica Neeve	Victoria	Delegated	Grant	22-11-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2181	78 Lauriston Road, E9 7HA	Non-Material Amendment	Non-material amendment to planning permission ref: 2022/2072 dated 01/03/2023 comprising alterations to the fenestrations across rear elevation at ground and first-floor levels; increase in the size of the approved side window	Jessica Neeve	Victoria	Delegated	Grant	20-10-2023
2023/1907	79 Gore Road, E9 7HN	Householder Planning	Erection of a single storey ground floor rear and side return extension, replacement of the existing single glazed timber sash windows to the front and rear of the property with double glazed timber sash windows and a new conservation rooflight to match existing on the outrigger roof.	Jonathan Bainbridge	Victoria	Delegated	Grant	01-11-2023
2023/2031	Flat A, 106 Lauriston Road, E9 7HA	Full Planning Permission	Modifications to existing outbuilding including increase in overall floorspace; alterations to materials and fenestrations	Thomas Russell	Victoria	Delegated	Granted - Extra Conditions	10-11-2023
2023/1716	Flat A, 106 Lauriston Road, E9 7HA	Full Planning Permission	Modification works to the front lightwell and boundary wall to incorporate a bin enclosure, new stepped access, finishes and altered front door; alterations to the rear elevation at upper-ground floor level including an increase in the height of the door, the installation of a projecting roof window feature and the refinement of exposed pipework; alterations to the rear elevation at lower ground floor level including the replacement window/doors and a new window opening and replacement of external terrace, balustrade and staircase.	Thomas Russell	Victoria	Delegated	Granted - Standard Conditions	03-11-2023
2023/2081	28 Bergholt Crescent, N16 5JE	Householder Planning	Demolition of existing single storey rear extension; the erection of a ground floor rear extension; and the excavation at basement level including front and rear lightwells	Jonathan Bainbridge	Woodberry Down	Delegated	Grant	03-11-2023
2023/2395	42 Bergholt Crescent, N16 5JE	Prior Notification - Demolition	Prior notification of proposed demolition of 42 Bergholt Crescent, N16 5JE.	James Clark	Woodberry Down	Delegated	Refuse	03-11-2023
2023/1933	52 Woodberry Grove, N4 1SN	Full Planning Permission	Excavation of basement and formation of rear light wells, to provide ancillary accommodation and alterations to ground floor rear windows and doors.	Micheal Garvey	Woodberry Down	Delegated	Granted - Extra Conditions	16-10-2023
2023/1867	Ancillary Building To North, The Castle Climbing Centre Green Lanes, N4 2HA	Discharge of Condition	Submission of details pursuant to condition 3 (methodology) attached to Listed Building Consent 2023/1090 dated 18/07/2023	Gerard Livett	Woodberry Down	Delegated	Grant	04-10-2023
2022/1949	Flat A, 50 Cranwich Road, N16 5JN	Householder Planning	Erection of a single storey ground floor rear extension, replacement of rear door and window with new door and window and erection of new boundary wall.	Alishba Emanuel	Woodberry Down	Delegated	Granted - Standard Conditions	03-11-2023
2023/1865	Ground Floor Flat, 77 Cranwich Road, N16 5JA	Full Planning Permission	Erection of single storey outbuilding in rear garden.	Jonathan Bainbridge	Woodberry Down	Delegated	Grant	04-10-2023
2023/2129	Woodberry Down Early Years Centre Springpark Drive, N4 2NP	Discharge of Condition	Submission of partial details pursuant to condition 6 (Roofs to the existing buildings) for the UKPN substation turret only of listed building consent 2020/3596 dated 15/01/2021	Louise Prew	Woodberry Down	Delegated	Grant	03-11-2023
2021/3613	Woodberry Down Phase 3 - Seven Sisters Road, N4 2SB	Discharge of Condition	Submission of details pursuant to condition 25 (living roofs) attached to planning permission 2019/2514 dated 9th December 2020	Louise Prew	Woodberry Down	Delegated	Grant	09-10-2023