



PLANNING SUB- COMMITTEE

Thursday 11 January 2024 at 6.30pm
Council Chamber, Hackney Town Hall

Live stream link: <https://youtube.com/live/t0ZRdGL2ycA>
Back up link: <https://youtube.com/live/FTsfBPqBmUc>

Members of the Sub-Committee:

Cllr Steve Race (Chair), Cllr Jessica Webb (Vice Chair),
Cllr Michael Desmond, Cllr Clare Joseph, Cllr Michael Levy, Cllr
Richard Lufkin, Cllr Jon Narcross, Cllr Clare Potter, Cllr Ali Sadek,
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
Published on: Wednesday 3 January
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www.hackney.gov.uk

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Planning Sub-Committee

Thursday 11 January 2024

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 - 17)

The Planning Sub-Committee to consider and approve the minutes of their pre-application meeting held on 13 November 2023.

- 5 **2022/0963: Land to the rear of 64 Middleton Road, London, E8 4BS**
(Pages 19 - 47)
- 6 **2023/1076: 42 Bergholt Crescent, Hackney, London, N16 5JE**
(Pages 49 - 93)
- 7 **Delegated decisions** (Pages 95 -102)
- 8 **Any Other Business the Chair Considers to be Urgent**

For information:

2024 meeting dates:

- 07 February
- 13 February (pre-application meeting)
- 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

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 Subcommittee's decision making and should be disregarded by the Sub-Committee.

Speaking at the Meeting

If you have submitted a written representation to the Council in respect of a planning application you, your nominated agent or any local Councillor can register to speak

at the meeting at which the application is considered by the Planning Sub-Committee. Any person registering to speak should contact governance@hackney.gov.uk by 4.00pm on the working day before the meeting. Speakers can seek to introduce a maximum of two photographs or other illustrative material that depicts a fair impression of the relevant site at the meeting if this will aid them in making their representations. However, such material will only be allowed if it has been submitted to Governance Services at governance@hackney.gov.uk by 4.00pm on the working day before the meeting and its inclusion is agreed to by all parties attending the meeting on this particular matter. In all cases, the Chair of the Sub-Committee Chair will retain their discretion to refuse the use of such illustrative material.

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

MONDAY 13 NOVEMBER 2023

- Councillors Present:** Cllr Steve Race in the Chair.
Cllr Michael Desmond, Cllr Clare Joseph, Cllr Jon Narcross, Cllr Clare Potter, Cllr Jessica Webb (Vice-Chair) and Cllr Sarah Young.
- Apologies:** Cllr Michael Levy and Cllr Ifraax Samatar.
Cllr Ali Sadek.
- Absent:**
- Officers in Attendance:** Nick Bovaird, Deputy Team Leader, Major Projects
Rob Brew, Major Applications Team Leader
Natalie Broughton, Assistant Director Planning and Building Control
Graham Callam, Growth Team Manager
Wendy Dennis, Civil Litigation Lawyer (observing)
Adam Dyer, Principal Conservation and Design Officer
Jessica Feeny, Governance Officer (online)
Mario Kahrman, ICT Officer (online)
Peter Kelly, Principal Urban Design Officer
Louise Prew, Major Projects Planner
Christine Stephenson, Legal Officer
Gareth Sykes, Governance Services Officer.

1 Apologies for Absence

- 1.1 Apologies for absence were received from Cllr Levy and Cllr Samatar.

2 Declarations of Interest - Members to declare as appropriate

- 2.1 Councillor Young had declared an interest in relation to item 5, however, as no decision was being made at the meeting, she did not have to recuse herself.

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

- 3.1 None.

4 Minutes of the previous meeting

- 4.1 There were no Pre-application meeting minutes requiring approval at the meeting.

5 Phases 5-8 inclusive of Woodberry Down Estate, N4

- 5.1 The designated Planning Officer introduced the proposals. They were for a future planning application for a residential-led mixed-use redevelopment of Phases five to eight (inclusive) of Woodberry down Estate, N4 together with associated landscaping, public realm, servicing and other development, with all matters other than access to be reserved.
- 5.2 Martin Kiefer, representing Lifschutz Davidson Sandilands (LDS), addressed the Sub-Committee by outlining the current proposals for phases five to eight of the Woodberry Down Estate and other related matters.
- 5.3 During the course of submissions and a discussion of the proposal, the following points were noted:
- Replying to a question on the rationale behind the increase in density, the applicants explained that compared to 2014 there was now a more challenging environment. There had also been a significant shift in 2020. They were now seeking to provide more homes as house prices steadily increase along with the cost of building those homes at a significantly higher rate and there was still a commitment to providing 41.7% of affordable homes on site, which would be funded through private delivery
 - Responding to a question about the tenure breakdown of the 41.7% figure, between shared ownership and social housing, the applicant replied that 57% would be shared ownership and 43% social rented. The number of social rented homes would be up to 574 across phases five to eight. In total there would be 1220 homes across the entire master plan;
 - Replying to a question about the number of Council Homes on the estate prior to regeneration, the designated Planning Officer responded that they did not have that figure immediately to hand. The applicant added that they would be over providing the floorspace from what was there. Compared to 2009 the applicant explained that they were now providing more family units;
 - Responding to a question about whether all residents would have access to all facilities and what type of heating system would be in place on site for each unit, the applicant replied that in terms of access they took a tenure blind approach. Some details were still to be determined in relation to where tenures would be located but they could see no reason why all residents would not have access to all facilities. There would be a mix of public open space and communal space, the latter being shared by the residents of the block rather than residents of the estate as a whole. There had been a significant uplift in the public space in phase five to eight proposals. The heating system proposed had changed from the original pre-application stages which envisaged a gas-led system under phase three. This had now changed under phase four to a system being fed by Air Source Heat Pumps;
 - Responding to a question about tall buildings and the wind tunnel effect, the applicant replied that in terms of mitigating the effect various studies had been commissioned with detailed and full wind tunnel testing to predict the wind results. Early studies had shown

that there were passive to active wind conditions on the estate apart from a few locations where edges were exposed. It was recognised that the testing did not for example take into the placement of trees on site which break up the airflow. Generally with the master plan those proposed taller buildings would be set among shorter buildings so lower on the ground the latter would assist with the down flow coming off the buildings and capturing the wind and then distributed at roof level on the short buildings rather than on the ground. The applicant added that conditions covering this issue would be included as part of any future planning application;

- Replying to a further question disputing the wind analysis undertaken, the applicant responded that when they had undertaken a detailed study, as part of phase four, it was noted that on the wind tunnel effect there were safety exceeded. The phase four development did address some of these issues but there would still be windy conditions but there was slight improvement and this reflected lived in experience on the estate therefore when tests were undertaken they were not producing different results than what was expected;
- Responding to a question about whether the proposals before the Sub-Committee showed a narrowing of Seven Sisters Road after Transport for London's (TfL) plans to narrow it, the applicant replied that they were aware of TfL's plans and they had to deliver what was within their control. The applicant had to consider how the buildings interact with the street so they were making sure that they had significant setbacks and appropriate trees. The applicant was currently working with TfL to try to deliver those proposals going forward and finances had already been committed as part of the development. However, in the applicant's view the first most critical step was the crossings on Seven Sisters Road;
- The applicant confirmed that the proposals before the Sub-Committee would allow for trees to be included at street on Seven Sisters Road. The exact quantity of trees on the road was still being discussed with the applicants' landscape designers to ensure any trees had sufficient space to grow trees that were required. Currently all phases had a four metre setback from the pavement. Any future delivery of Seven Sisters Road would lead to future enhancement of wider pavements and the cycle lane on the north side as well;
- Responding to a question about the existing Edwardian housing on Woodberry Grove, the applicant replied that in the 2014 Master Plan, in phase six, those house would remain and be incorporated into the design;
- Replying to a question about deck access for units, the applicant responded that it would be possible, however, they felt that generally deck access housing was less efficient and if it was to proposed may result in a fall in the overall number of housing units to be delivered;
- Some of the Sub-Committee members raised concerns from residents occupying the previous phases of the estate that the corridors adjoining the blocks were too long and did not add to a communal atmosphere. It was accepted by the Sub-Committee

members that this initial stage details were still to be provided, however they emphasised the need in any future proposals an improvement in the communal aspects of the design as well as some consideration given to how much Council housing was going to be provided;

- Responding to a question about car parking and the existing residents, the applicant replied that those returning residents would be able to retain their car parking permits as part of the underlying agreement of the estate. Phase five was envisaged to be the final phase where existing residents were to be relocated, which increased the requirement for parking as part of that phase. The project would adhere to the Council's policy of a car free development except for those returning residents;
- Sub-Committee members raised concerns about the apparent gap between the concerns of the Planning Service of the proposals and what the applicant was currently envisaging, for example in relation to the height of the towers and issues around overbearing;
- Responding to a question about whether all the proposed units would be dual aspect, the applicant replied that the Master Plan was seeking to deliver wider open spaces on the estate, and while the scale of the buildings and the gaps between had increased the applicant were taking steps that daylight levels in the buildings were to a good standard. However, at this stage of the proposals the applicant could not confirm that they would not be able to review the details of the interior of the units but the analysis of the façade to ensure sunlight hitting that façade and the apartment behind it would achieve all the standards to ensure they were good places to live in. Dual aspect was one of the key issues that had changed since 2014 and the applicant envisaged as getting as close as they could to high levels of dual aspect but it would not always be possible;
- Replying to a further question about the impact of wind on the estate, as a result of tall buildings creating a wind tunnel effect on Seven Sisters Road, the applicant replied that from their analysis had not shown to be a current problem along the road however it was recognised that more detailed testing was required. A full wind tunnel test would be undertaken prior to application but it did require outright massing when more detail on the application comes forward;
- Responding to a question on retrofitting, the applicant replied that they had looked into the issue as part of phases four and five and it had proved difficult because of the nature of the existing buildings on the estate which was very poor;
- Replying to a question about the commercial Strategy and proposals for the centre of the estate, members queried if there would be included an increase in amenities, namely a General Practitioners Surgery, the applicant replied that they were not proposing a classic town centre design. They highlighted that since 2014 shopping patterns had changed with the focus of retail opportunities on phase three and four of the estate where there was a lot of footfall. There was already built (or in the process of being built) significant area of commercial and retail space. So with the next phases the applicant was only proposing to provide up to

950 square metres of community floorspace. They added on the issue of a GP surgery, that they already made payments as part of a S106 agreement towards healthcare facilities and there would be other contributions (e.g. Mayoral Community Infrastructure Levy (CIL));

- The Chair of the Committee raised concerns that phases five and eight would only look at the development of housing and there was no scope for any additional amenities. While it was acknowledged that shopping patterns had changed since 2014, and it was noted that funding was being provided through a Mayoral CIL, there was nowhere provided in phases five to eight to locate a healthcare facility. The applicant agreed to undertake a social infrastructure assessment but at the moment they had not seen any adverse impacts. They had been asked to provide a healthcare facility in phase two but the National Health Service did not respond to the offer. They highlighted in the details for phase five that under those proposals a local resident would be within five minutes walking distance of a convenience store along Sevens Sisters Road to the north and it was highlighted that there was not a lot of footfall along that area. They also highlighted that under phase eight there would result in shorter walking distances to amenities on Manor House and a six minute walk to a large branch of Sainsburys on Green Lanes. The applicant wanted to avoid the installation of facilities that would not be utilised and instead create a thriving heart to the community in the centre of the scheme ;
- Responding to a question about phase five, specifically about the density and a sense that it would lead to a cramped feel, the applicant replied that this phase would see the largest uplift in height on the estate compared to the 2014 masterplan. However, the applicant's opinion was that while the heights were an uplift when looking at their scale and how they sat on the townscape they sat very comfortably on the reservoir edge. In discussion with the Council's Planning Service the applicant had put forward a proposal for the height of the taller building in the south-east adjacent to the reservoir to take it down to bring it in line with the stepping of the other buildings. Generally the applicant was seeking to push the height towards the north of the phase where it has less impact on the green spaces. It was also noted that the green spaces included as part of phase five were also seen generally as a more positive engagement with the buildings on the estate;
- Replying to a further question about changes in the proposals, moving away from height at the centre of the estate to now more dissipated areas of height, the applicant responded that in terms of the impact on the development and look of the estate, it had always being envisaged for tall buildings to be on corners of the entry points into the green spaces. The one exception was phase seven where one building was moved back towards the north where there was less townscape and microclimate impact. The applicant was mindful of how the tall buildings sat within the wider townscape. The applicant had taken a lead from a recent study on the height of buildings in the borough and this had been reflected in the proposals with the movement of certain buildings;

- Replying to a question about the Master Plan, the designated Planning Officer responded that in terms of changes between the 2014 and current plans the officer recognised that the density had increased and there remained concerns about the height in general. The open spaces were also larger because larger open spaces needed to be provided as the development proposes more people than in the previous masterplan;
- Committee members raised concerns about the amenity impact of phases five to eight, specifically the impact on existing healthcare facilities in the area. They stressed to the applicant the need to contact the Council Officer with responsibility for local GP surgery provision and that it needed to be resolved in advance of the construction of phases five to eight of the estate;
- The applicant confirmed that they would speak to the local John Scott Health Centre about the likely amenity impact of phases five to eight on their ability to provide medical services in the future;
- Responding to a question about phase five and a disagreement between the Council and the applicant over the categorisation of a lime tree, the applicant replied that they had categorised it as a category B tree which had been confirmed by their arboriculturalist recently. The applicant stated that if the tree were to be retained this would result in the loss of 150 proposed homes;
- The Sub-Committee asked the applicant to take into account in the next stages of the planning process those Committee Members' concerns over the noticeable increase in height of the proposed buildings and a sense that it was leading to greater sense of enclosure and overbearing;
- The designated Planning Officer confirmed that the commercial strategy was to be discussed with the Planning Service as part of the pre-application process.

At the conclusion of this agenda item there was a five minute break.

6 Land Known As Bishopsgate Goods Yard

- 6.1 The designated Planning Officer briefly introduced a proposal relating to the reserved matters for Plot 1 of the Bishopsgate Goodsyrd development. Plot 1 would be an office building on the northern boundary of the site. The building would cross the Borough boundary, with the western part in London Borough of Hackney (LBH) and the eastern part in London Borough of Tower Hamlets (LBTH).
- 6.2 Jonathan Clarke, representing Gensler, addressed the Sub-Committee outlining proposals made under s96a of the Town and Country Planning Act 2005 (as amended) for non-material amendments to planning permission 2014/2425.

The designated Planning Officer stated that following publication of the meeting papers options under consideration had been narrowed down to one, a higher plinth. Since the height of the plinth was now within the parameters of the design code, the Sub-Committee was now only considering what had been outlined with the minimum and maximum parameters e.g. curved corners, and the lobby space inside near to the TfL infrastructure.

The Sub-Committee noted that they were not considering any proposals related to plot two.

The Sub-Committee briefly examined an architectural model in the Council Chamber.

6.4 During the course of submissions and a discussion of the proposal, the following points were noted:

- Responding to a question about the TfL box, the applicant replied that it was unclear as to why the design code had specified the approved maximum parameter. It was understood that there was a previous architectural model with the minimum and maximum parameters set around that model and that was locked in around the TfL box. It was noted that there was a two metre offset from TfL that had to be respected with access and safety and the applicant could build around it that could be temporary which require some screening elements to be removed once every year and once every five years for maintenance;
- Replying to a question about how much affordable office space would be offered, the designated Planning Officer responded that currently that detail was not yet available. The applicant added that 7.5% of the area would be discounted 60% in the LBH (approximately 3000 square metres);
- The Sub-Committee noted that under the proposals that the majority of the office space was in the LBH and the housing was in the LBTH;
- Responding to the question about whether there was a need for all the proposed office space, in light changes in working habits i.e. more working from home and less time spent in the office, the designated Planning Officer replied that that the site was in a priority office area and would deliver a lot office space to meet a need as identified in the local plan.

In light of the Sub-Committee members now having to consider fewer aspects of the proposal going forward, the Sub-Committee was satisfied that the future application should not come back to the Committee. It would instead be decided by delegated authority.

END OF MEETING

Duration of the meeting: 6.30pm - 8.33pm

Date of next meeting: 6 December 2023 (Planning Sub-Committee meeting)

Councillor Steve Race
Chair of the Planning Sub-Committee

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

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Planning Sub-Committee – 11/01/2024

ADDRESS: Land to the rear of 64 Middleton Road, London, E8 4BS	
WARD: London Fields	REPORT AUTHOR: Alix Hauser
APPLICATION NUMBER: 2022/0963	VALID DATE: 14/10/2022
DRAWING NUMBERS: 0101 Rev C; 0102 Rev C; 0103 Rev C; 0105 Rev D; 0110 Rev C; 0111 Rev C; 0115 Rev F; 0016 Rev H; 0117 Rev H; 0210 Rev E; 0220 Rev E; 0221 Rev E; 0301 Rev A; 0302 Rev A; 0303 Rev B; 0304 Rev A; 0310 Rev E; 0311 Rev E; 0312 Rev G; 0313 Rev E; Design & Access Report prepared by Edgley Design dated April 2022; Heritage Statement prepared by Edgley Design dated September 2022; Daylight & Sunlight Study Rev B prepared by Model Environments dated 09/10/2023; Marketing Recommendation Report prepared by Fyfe McDade dated 08/02/2023; Sustainability Statement prepared by Edgley Design dated September 2022; Tree Development Report prepared by Connick Tree Consultants dated 17/12/2021.	
APPLICANT: Andrew Wright JA Property Lets Limited Unit 2, Piperell Way Haverhill Suffolk CB9 8QW	AGENT: Ella Wragg Edgley Design LF 3.01 The Leathermarket 11/13 Weston Street London SE1 3ER
PROPOSAL: Demolition of mechanic's garage (use class B2) and erection of a two-storey 3 bedroom dwellinghouse (use class C3).	
POST SUBMISSION REVISIONS: Minor changes were made to the drawings to ensure consistency and show details of the proposed solar panels, a revised Marketing Report was received and an updated Daylight & Sunlight Report was received. A full period of consultation followed.	
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions and Section 106 legal agreement.	
NOTE TO MEMBERS: None.	

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

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	

ANALYSIS INFORMATION

ZONING DESIGNATION

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

LAND USE

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

CASE OFFICER’S REPORT

1.0 SITE CONTEXT

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

2.0 RELEVANT HISTORY

2.1 No relevant planning permission.

3.0 CONSULTATIONS

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

3.2 Date Final Statutory Consultation Period Ended: 31/12/2023

3.3 Site Notice: Yes

3.4 Press Advert: Yes

Neighbours

3.5 Letters of consultation were sent to 20 adjoining owners/occupiers.

3.6 Objections were received from 20 individuals/households as a result of the original public consultation. These representations are summarised below:

- Letters were not received by neighbouring occupiers, site notices were not erected and press notices were not published.
- Poor design and architecture that would detract from the character of the area.
- Bulk, scale, massing, form, height and layout would lead to loss of the open character of rear gardens within the conservation area, contrary to the existing urban grain and result in a discordant intrusion into the appearance of the conservation area.
- The proposal is over-development of the site.
- The proposal is overbearing and out of scale and proportion with existing character.
- Proposed materials not in keeping with the conservation area.
- The building line does not respect the historic building line.
- Lack of information submitted in regard to materials.
- Use of the roof of the ground floor projection as a terrace
- Development would result in unacceptable overlooking and loss of privacy.
- Daylight & Sunlight Report should include more properties.
- Natural ventilation and daylight would be limited within the new dwelling.
- Development could impact the health of nearby trees.
- Heat pump and terrace would cause unacceptable noise nuisance and disturbance.
- No parking is proposed.
- No mention of contaminated land.
- Inconsistency between plans.
- Misleading and disingenuous information provided in application concerning whether the site is vacant or not.
- The development would set an unacceptable precedent.
- Loss of views and visual amenity from adjoining properties.
- The dwellinghouse should be used as a single dwellinghouse only and not a rooming house.
- Disruption during the period of construction from noise and dust.
- Fears over unsafe removal of asbestos.

- Ownership issues in regard to the land to the west of the development which is not owned by the applicant and no permission has been obtained for storing machinery / materials on this land.
- A similar application at the site was refused in the late 1990s.

3.7 Following the initial period of consultation, minor revisions were made to the proposal including the provision of solar panels and a revised marketing report and daylight & sunlight report were received. An Air Source Heat Pump (ASHP) was also proposed but removed from the proposal. Three periods of re-consultation on the revised plans resulted in additional objections being received from 9 individuals/households that had previously raised objections. The relevant new issues are summarised below:

- Marketing evidence should not justify that the building is large and unsuitable for the site and the conservation area.
- Marketing evidence is inadequate, unreliable and factually incorrect.
- The solar panels would be visible and result in a highly intrusive and discordant visual element which would be wholly inappropriate to its setting in a Conservation Area.
- The solar panels do not constitute permitted development and therefore should not be allowed in a conservation area.
- The installation of 15 PV panels is greenwashing and would not contribute to achieving net zero so their installation should not override conservation area protection.
- The solar panels would create glare.

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

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

Statutory Consultees

3.10 Crossrail Safeguarding: No comment on application.

3.11 Crossrail 2 Safeguarding: No objection subject to conditions.

Council Departments

3.12 Drainage: No objection subject to conditions.

3.13 Environmental Protection (Contaminated Land): No objection subject to conditions.

3.14 Landscape & Trees: No objection.

3.15 Traffic & Transportation: No objection subject to conditions.

3.16 Waste: No objection.

Local Groups

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

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

- 3.18 Kingsland CAAC: No objection based on revised plans and further information received.

4.0 RELEVANT PLANNING POLICIES

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

- LP1 Design Quality and Local Character
- LP2 Development and Amenity
- LP3 Designated Heritage Assets
- LP12 Meeting Housing Needs and Locations for New Homes
- LP13 Affordable Housing
- LP14 Dwelling Size Mix
- LP17 Housing Design
- LP26 Employment Land and Floorspace
- LP28 Protecting and Promoting Industrial Land and Floorspace in the Borough
- LP42 Walking and Cycling
- LP43 Transport and Development
- LP44 Public Transport and Infrastructure
- LP45 Parking and Car Free Development
- LP46 Protection and Enhancement of Green Infrastructure
- LP47 Biodiversity and Sites of Importance of Nature Conservation
- LP51 Tree Management and Landscaping
- LP53 Water and Flooding
- LP54 Overheating and Adapting to Climate Change
- LP55 Mitigating Climate Change
- LP58 Improving the Environment - Pollution

4.2 **London Plan 2021**

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG4 Delivering the Homes Londoners Need
- D1 London's Form, Character and Capacity for Growth
- D3 Optimising Site Capacity through the Design-led Approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D6 Housing Quality and Standards
- D7 Accessible Housing
- D14 Noise

- H1 Increasing Housing Supply
- H2 Small Sites
- H4 Delivering Affordable Housing
- H6 Affordable Housing Tenure
- H10 Housing Size Mix
- HC1 Heritage Conservation and Growth
- G5 Urban Greening
- G6 Biodiversity and Access to Nature
- G7 Trees and Woodlands
- SI 1 Improving Air Quality
- SI 2 Minimising Greenhouse Gas Emissions
- SI 4 Managing Heat Risk
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage
- T1 Strategic Approach to Transport
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car Parking
- T7 Deliveries, Servicing and Construction
- T9 Funding Transport Infrastructure through Planning

4.3 SPD / SPG / Other

Mayor of London

Mayor's Housing SPG (2016)

London Borough of Hackney

Albion Square Conservation Area Appraisal (2016)

Public Realm SPD (2012)

Residential Extensions and Alterations SPD (2009)

Sustainable Design & Construction SPD (2016)

S106 Planning Contributions SPD (2020)

4.4 National Planning Policies/Guidance

National Planning Policy Framework (NPPF)

Planning Practice Guidance (NPPG)

4.5 Legislation

Equality Act 2010

Planning Compulsory Purchase Act 2004

Town and Country Planning Act 1990

5.0 COMMENT

5.1 Background

5.1.1 The application proposes the demolition of the existing vacant garage and the erection of a two-storey three-bedroom dwellinghouse.

5.1.2 The dwellinghouse proposed would have a gross internal area (GIA) of 134 sqm and would include an open plan kitchen and dining area at ground floor level linked to a large outdoor amenity area to the north of the site as well as a water closet and utility room, a study and a living area linked to a rear terrace on the southern side of the site. At first floor level a master bedroom with walk-in-wardrobe and ensuite is proposed as well as two additional bedrooms and a bathroom.

5.1.3 The dwellinghouse is proposed to be clad in a mixture of materials including stock brick, timber and equitone in brick with darker unspecified materiality to the upper floors. Windows are proposed to be triple glazed in unspecified materials.

5.1.4 A garden is proposed to the north of the dwellinghouse with a smaller courtyard to the south of the site between the boundary walls of number 62 Middleton Road to the west and number 22 Albion Square to the south.

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

5.1.6 15 solar panels are proposed on the main roof of the dwellinghouse.

5.1.7 The main considerations relevant to this application are:

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

Each of these considerations is discussed in turn below.

5.2 Principle of Development / Land Use

Loss of Industrial Floorspace

- 5.2.1 Policy LP28 (Protecting and Promoting Industrial Land and Floorspace in the Borough) of LP33 sets out that the loss of industrial land and floorspace outside of Priority Industrial Areas and Locally Significant Industrial Sites will be permitted where robust marketing evidence can be submitted to demonstrate that there is no demand for the existing vacant land existing for its current or former use and the possibility of retaining, reusing or redeveloping it for similar or alternative smaller or more flexible units for employment generating use, or other alternative employment generating use has been fully explored.
- 5.2.2 The site is currently in poor condition with no access to power or sanitary facilities available.
- 5.2.3 A Marketing Report has been provided which outlines that a significant amount of renovation, repair and refurbishment would be required to the structure and fittings of the building in order to bring the existing dilapidated unit into use that is operational and fit for purpose.
- 5.2.4 The Marketing Report also outlines the shortfalls and limitations of the existing site which result in the unit being undesirable for other potential B2 occupiers. These include the size and state of the unit.
- 5.2.5 Finally, the report provides evidence of marketing that has been undertaken since March 2022, including online marketing through Fyfe McDade, RightMove, OntheMarket and Zoopla, email outs to computerised databases and inter agency marketing on Agents Society and the Estate Agents Clearing House. This marketing, which has been undertaken for a period exceeding 1 year, has yielded no interest in the unit.
- 5.2.6 The submitted evidence is considered to comply with the intentions of policy LP28 and is considered to meet the requirements set out within Appendix 1 of LP33. It is clear from the evidence submitted that the unit is undesirable and has a limited prospect of being let out for industrial purposes. The likelihood of this is further hindered by the location of the site within a predominantly residential area where noise nuisance and opening hours of light industrial units are likely to conflict with the amenity of neighbouring residential occupiers.
- 5.2.7 Given the limitations of the site and the lack of interest demonstrated by the Marketing Report, the loss of the historic and vacant B2 unit is considered acceptable in land use terms.

Proposed Residential Use

- 5.2.8 The principle of providing new housing within the Borough is generally supported at a national, regional and local level subject to assessments of other material considerations. Policy LP12 of the Hackney Local Plan states that the development of small sites to meet housing needs will be supported and that infill housing development and innovative approaches to housing delivery on small sites will be supported, subject to meeting other development plan policies. Point D of the

policy notes that self-contained residential units are the priority residential land use in the borough and the type of land use for which there is the greatest need.

- 5.2.9 Given the location of the site, within a predominantly residential area and outside of areas where industrial or commercial floorspace is sought, as well as the need for residential use within the Borough, the proposed use is supported in principle and would accord with the relevant policies of the Local Plan and London Plan.

5.3 Housing Mix

- 5.3.1 Policy H10 (Housing Size Mix) of the London Plan 2021 indicates that to determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to, amongst other things, the nature and location of the site and the aim to optimise housing potential on sites.

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

- 5.3.3 The property would be laid out as a 3 bed dwellinghouse. The provision of a family sized dwellinghouse in this location is considered acceptable and policy compliant.

5.4 Affordable Housing

- 5.4.1 Policy LP13 (Affordable Housing) of LP33 requires schemes which fall below the 10 unit threshold to provide on-site provision or payments in lieu, up to the equivalent of 50% of housing delivered as affordable housing subject to viability. Ideally the provision would be onsite however, the policy allows for payments in lieu to be secured via a legal agreement, rather than the provision on site. This payment is calculated based on the affordable housing requirements. The adopted S106 Planning Contributions SPD requires a payment of £50,000 per unit, subject to viability. The applicant has agreed to a financial contribution of £50,000. This contribution is to be secured by S106 agreement.

5.5 Design and Conservation

- 5.5.1 Policies LP1 (Design Quality and Local Character) of the LP33 and D6 (Housing Quality and Standards) of the London Plan seek to adopt a rigorous design approach and ensure that all new development be of the highest architectural and urban design quality. They require development to respond in a positive manner to the existing context and local character, be compatible with the existing townscape including urban grain and plot division, and where possible enhance it.

- 5.5.2 Policy LP3 (Designated Heritage Assets) and London Plan policy HC1 (Heritage Conservation and Growth) requires development proposals affecting Conservation Areas or their settings to preserve or enhance the character and appearance of the area including, the established local character of individual buildings and groups of buildings (in terms of height, massing, scale, form, design, materials, detailing and use) and the rhythms and historical form of the area (in terms of the spaces between buildings, density, settings, building lines, siting, pattern of development,

urban grain and plot coverage) as well as being sympathetic to the assets' significance and appreciation within their surroundings.

- 5.5.3 The replacement of the existing dilapidated building and vehicle repair yard with a residential use is supported in principle, in conservation and design terms.
- 5.5.4 The proposed location, footprint, height and massing is supported in townscape terms as is the retention of much of the side garden wall running along Albion Square. This type of backland housing sits well within the historic garden and the retention of as much of the existing wall is supported.
- 5.5.5 The location and proportions of the windows are considered appropriate for a modern building. The consideration and design of the windows facing the street, which would result in an acceptable defensible space without the requirement for unsightly window bars, is also supported.
- 5.5.6 The proposed materiality is considered to respond well to the historic nature of the site, whilst presenting as appropriately modern. Further details of the specification of the materials will be required via condition to ensure that the proposed brick, timber and equitone cladding is of an appropriately high quality.
- 5.5.7 The location of the proposed solar panels, set back from the roof and behind a parapet on a two-storey building, results in extremely limited visibility, if any, from the public realm and the conservation area. A condition will require a final PV plan to ensure that their final position, orientation, location and height will minimise their visibility and as such the impact on the public realm.

Impact on Heritage Assets

- 5.5.8 The site is located within the Albion Square Conservation Area and adjoins a terrace of statutorily listed buildings to the south.
- 5.5.9 Section 72 of *The Planning (Listed Buildings and Conservation Areas) Act 1990* requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 5.5.10 Paragraph 203 of the NPPF requires a balanced judgement having regard to the scale of any harm or the loss and the significance of the heritage asset.
- 5.5.11 In this case, the loss of the existing structure is not objected to as the building is considered not to enhance the special character of the conservation area. The proposed replacement building is considered to preserve the character and appearance of the Albion Square Conservation Area and there would be no adverse setting impacts identified to the adjoining statutory listed buildings.
- 5.5.12 The proposals bring a rundown, backland site back into full use with a well designed family sized dwellinghouse. The proposals are therefore considered to be acceptable in design and conservation terms.

5.6 Standard of Accommodation

Residential

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

5.7 Neighbouring Amenity

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

Daylight / Sunlight

- 5.7.2 The British Research Establishment (BRE) has produced guidance on assessing the impact of proposals on the daylight and sunlight received from adjoining properties.
- 5.7.3 The provided Daylight and Sunlight Report demonstrates that all windows tested at surrounding properties meet the Vertical Sky Component target value and would therefore experience negligible or no impact in regard to daylight.

- 5.7.4 The updated Daylight & Sunlight Report takes into account the new extension that was recently built at number 62 Middleton Road and demonstrates that the new south facing lower ground floor windows will continue to receive acceptable levels of daylight.
- 5.7.5 All windows within 90 degrees of due south will meet the tests in regard to Annual Probable Sunlight Hours (APSH).
- 5.7.6 The proposal is therefore considered to have acceptable impacts in regard to daylight/sunlight for adjoining occupiers.

Overshadowing

- 5.7.7 BRE guidance also considers the overshadowing impacts of a development on surrounding gardens, parks, public squares and playgrounds. In order to prevent these spaces becoming damp, cold and uninviting, BRE guidance specifies that at least 50% of the space should receive more than 2 hours of sunlight on 21 March equinox, with the proposed impact being no more than 0.8 times its former value.
- 5.7.8 The overshadowing assessment has tested the impacts of the development on adjoining amenity spaces including the private back gardens of 60 and 62 Middleton Road.
- 5.7.9 The Daylight and Sunlight Report demonstrates that these gardens will receive at least 2 hours of sunlight for a minimum of 75% of the space on the March equinox, in accordance with BRE guidance.

Outlook

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

Privacy / Overlooking

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

- 5.7.15 Given the above, and subject to conditions, the development is considered to be acceptable in relation to impacts on the amenity of surrounding properties.

Response to Objections

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

5.8 Traffic & Transportation

- 5.8.1 The Public Transport Accessibility Level (PTAL) in the area is rated as 4 indicating that the site has a good level of public transport. The site is well connected to a number of bus routes and Haggerston Overground Station.
- 5.8.2 LP42 requires all development to promote sustainable transport by prioritising walking and cycling within the Borough. The application proposes 2 cycle parking spaces adjacent the front entrance behind a brick boundary wall. A policy compliant cycle parking plan is required which shows details of the layout, foundation, stand type and spacing. This is recommended to be secured by condition.
- 5.8.3 The development is proposed to be car-free, so that future occupants will not be eligible for CPZ parking permits, ensuring that the development will not result in additional parking pressure on the surrounding highway network but will rely on more sustainable modes of transport. This is in line with LP45 (Parking and Car-Free Development) of LP33 and the London Plan. This will be secured via legal agreement.
- 5.8.4 Given the nature of the proposed development, a final Construction Management Plan (CMP) for the various stages of construction will be required to mitigate negative impact on the surrounding highway network. These should be in line with TfL guidance. This will be secured by condition.

5.8.5 Given the change of use of the site and the proposed layout it is considered that the redundant crossover should be removed. Minor upgrading works to the pavement directly adjacent to the site is also considered necessary. These works will be secured as S278 works via a legal agreement.

5.8.6 Given the above, and subject to conditions and a legal agreement, the development is considered to have an acceptable impact on parking pressure and highways infrastructure.

5.9 Energy & Sustainability

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

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

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

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

5.9.5 A sustainability statement was submitted that confirmed that in order to reduce the energy demand of the development, several passive design strategies and energy efficiency improvement methods will be adopted including building fabric U-values that exceed the requirements of building regulations Part L 2013, air permeability rates close to CIBSE best practice values, energy efficient light fittings, incorporation of sustainable services strategies, such as MVHR, and passive design strategies.

5.9.6 Usage of natural ventilation, building orientation, window directions/sizes, thermal massing, solar shading, daylighting and passive solar heating were carefully assessed so as to reduce the heating energy demand while ensuring no overheating occurs in summer.

5.9.7 The orientation of the site and the location of windows/doors was carefully considered in order to optimise natural ventilation & solar gain through the provision of openings and shading.

5.9.8 It is proposed to incorporate high levels of insulation and windows and doors will be energy efficient utilising triple-glazing to ensure very high thermal performance and to achieve low U values and exceeding current Building Regulation requirements where possible.

- 5.9.9 15 solar panels are included within the proposal to ensure that the proposal would use renewable energy sources and help contribute to reducing the energy impact of the proposed development. As no details were provided, a condition will require the submission of a final plan and energy statement.
- 5.9.10 Whilst these measures were outlined as being employed, no specific data was provided in regard to carbon emissions. As such, the submitted statement did not confirm that zero carbon would be met.
- 5.9.11 In the event that zero carbon emissions are not met, a payment to offset the shortfall is required. As such, a carbon offset would be secured via S106.

5.10 Biodiversity & Ecology

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

5.11 Landscape & Trees

- 5.11.1 Policy G7 (Trees and Woodlands) of the London Plan outlines that Development proposals should ensure that, wherever possible, existing trees of value are retained. Policy LP51 (Tree Management and Landscaping) of LP33 further amplifies this and requires all developments to retain trees of amenity value, especially veteran trees.

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

5.12 Drainage

- 5.12.1 London Plan policy SI 12 states that development proposals must comply with the flood risk assessment and management requirements over the lifetime of the development and have regard to measures proposed in flood management plans. Policy SI 13 of the London Plan states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- 5.12.2 Policy LP53 of LP33 requires all development to have regard to reducing flood risk, both to and from the site, over its expected lifetime. The policy further states that all development should decrease vulnerability to flooding through appropriate siting, design and on and off-site mitigation.
- 5.12.3 The site is shown to have a medium risk of surface water flooding and has an increased potential for elevated groundwater. There will be a change of flood risk vulnerability classification from a less vulnerable to a more vulnerable use.
- 5.12.4 As such, and in order to comply with policy LP53, details of the permeable hard landscaping proposed, including a drainage layout and a management & maintenance plan will be required by condition.

5.12.5 Furthermore, given the high risk of surface water flooding it is considered that a scheme for the provision and implementation of flood resilient and resistant construction details and measures for the buildings against surface water flood risk be submitted. This will be required by condition.

5.12.6 As such, subject to conditions, the proposal is acceptable on drainage grounds.

5.13 Waste

5.13.1 LP33 policy LP57 seeks to ensure new development in Hackney supports the objectives of sustainable waste management.

5.13.2 Refuse and recycling bins are set within the front boundary of the residential property with direct access from Albion Square. The dwellinghouse would receive the Council's waste collections for street level properties. The area for waste would need to be large enough to accommodate 2 x 180L bins, 1 x 23L Food Waste Caddy and storage of full recycling sacks. The drawings demonstrate adequate area for these requirements.

5.13.3 The development is deemed to meet the requirements of policy LP57 of the LP33.

5.14 Contamination

5.14.1 LP33 policy LP58 requires that new development address risks to sensitive receptors from land contamination through proportionate actions before and during construction and during operation and, where appropriate, over the lifetime of the development.

5.14.2 As the site has been used as a mechanic it is considered necessary to attach land contamination conditions to protect the environment and human health. This condition would require the submission of a preliminary risk assessment and a potential remediation strategy based on the findings of the preliminary risk assessment.

5.14.3 As such, subject to conditions, the proposal is acceptable on drainage grounds.

5.15 Community Infrastructure Levy

5.15.1 As the application proposes the addition of a new residential unit, it is liable for a Community Infrastructure Levy (CIL). The London Mayoral CIL 2 has a rate of £60.00 per sqm of floor space. The site is located in Zone A under the Hackney CIL, which has a rate of £190.00 per sqm of residential floor space.

5.15.2 The amount of the CIL is calculated on the basis of net additional internal floorspace with the proposal being for 134 sqm of new residential floorspace. Based on the net internal floorspace the London Mayoral CIL 2 is £8,040 and the Hackney CIL is £25,460 (combined CIL of £33,500).

5.15.3 Please note this is an estimate only and these amounts are subject to indexation. Any liability notice will reflect rates applicable at the time a planning decision is made.

6.0 EQUALITIES CONSIDERATIONS

- 6.1 The Equality Act 2010 requires public authorities, when discharging their functions, to have due regard to the need to (a) eliminate unlawful discrimination, harassment and victimisation and other conduct; (b) advance equality of opportunity between people who share a protected characteristic and those who do not; and (c) Foster good relations between people who share a protected characteristic and persons who do not share it. The protected characteristics under the Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.2 Having regard to the duty set out in the S149 Equality Act 2010, the development proposals do not raise any equality issues.

7.0 CONCLUSION

- 7.1 The proposed demolition of the vacant mechanic (use class B2) and provision of a residential unit (use class C3) is deemed acceptable. The proposal would result in the provision of a family sized residential unit with a good standard of accommodation.
- 7.2 The proposals will not have a demonstrably adverse impact upon neighbouring amenity, nor on the character and appearance of the application site nor the wider surrounding context.
- 7.3 Section 38 (6) of the Planning Compulsory Purchase Act 2004, requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The proposal is deemed to comply with the relevant policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021) and the granting of planning permission is recommended subject to conditions and the completion of a legal agreement.

8.0 RECOMMENDATIONS

Recommendation A

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

8.1.1 Commencement within three years

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

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

8.1.2 Development in accordance with plans

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

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

8.1.3 **Materials to be submitted**

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

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

8.1.4 **Green Roof**

Prior to occupation, details of a green roof to the ground floor, designed for biodiversity with a minimum substrate of 80mm, and as part of a sustainable urban drainage system, shall be submitted and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and maintained thereafter.

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

8.1.5 **PV Panels**

Prior to commencement of the relevant parts of the work, a roof plan and sections showing the orientation, angle and design of the PV panels and demonstrating minimal, if any, visibility from the public realm, and an energy efficiency statement demonstrating the performance of the panels and overall carbon emissions of the development, shall be submitted and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details thus approved and retained thereafter.

REASON: In the interest of ensuring the development has acceptable impacts on the character and appearance of the conservation area and in the interest of addressing climate change and reducing carbon emissions.

8.1.6 **Construction Logistics Management Plan**

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

- A demolition and construction method statement covering all phases of the development to include details of noise control measures and measures to

preserve air quality (including a risk assessment of the demolition and construction phase);

- A demolition and construction waste management plan setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to, details of dust mitigation measures during construction works, the location of any mobile plant machinery, details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means;
- A demolition and construction traffic management plan to include the following: the construction programme/timescales; the number/frequency and size of construction vehicles; construction traffic route and trip generation; location of deliveries; pedestrian and vehicular access arrangements; any temporary road/footway closures during the construction period; details of parking suspensions (if required) and the duration of construction;
- A dust management plan to include details of how dust from construction activity will be controlled / mitigated against following best practice guidance. This should include monitoring of particulate matter at the application site boundary in the direction of sensitive receptors following the SPG Mayor of London Control of Dust and Emissions Guidance.

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

8.1.7 Cycle Parking

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

The storage spaces and stands must be provided prior to the occupation of the dwelling and kept in good working condition, in accordance with the above details, in perpetuity.

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

8.1.8 Sustainable Drainage

Prior to superstructure works, detailed specification, a drainage layout and a management & maintenance plan (where applicable) of the permeable hard landscaping shall be submitted to, and approved by the LPA. It must be demonstrated that there will be no increase in surface water flow being discharged offsite and an overall reduction in peak flow rate and volume.

REASON: In the interest of sustainable drainage.

8.1.9 Flood Resilient and Resistant Construction Details

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

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

8.1.10 Crossrail 2 Safeguarding

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

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

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

REASON: In the interest of protecting crossrail infrastructure.

8.1.11 Contaminated Land

Prior to the commencement of works, a scheme including the following components to address the risks associated with site contamination shall be submitted to, and approved in writing by, the Local Planning Authority.

- a) A preliminary risk assessment which identifies all previous uses, potential contaminants associated with those uses (including asbestos, landfill gas, vapours and ground water contaminants); a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site;
- b) A generic and detailed quantitative risk assessment based on the findings of the preliminary risk assessment that identifies the risk to all receptors potentially affected, including those off site;
- c) In the event that remediation measures are deemed necessary following the results of the detailed quantitative risk assessment, an options appraisal identifying feasible remediation options, detailing evaluation of options, and selecting the most appropriate remediation option(s);

d) A remediation strategy focused on the remediation option(s) selected in part (c) setting site specific monitoring objectives and criteria, providing details of monitoring and maintenance, and containing full details of the remediation measures required, and how they are to be undertaken.

e) A verification plan explaining how the effectiveness of the remediation works set out in part (d) will be measured, and how data will be collected and assessed to demonstrate that the remediation objectives and criteria will be met.

f) A verification report demonstrating that remediation objectives and criteria identified in part (e) have been met, assessing the remediation performance, and creating a final record of the land quality whilst providing a plan for long term monitoring and maintenance (if required).

Any investigation and risk assessment must be undertaken in strict accordance with the requirements of the Environment Agency's Land Contamination Risk Management (LCRM).

If additional significant contamination is found at any time when carrying out the approved development, it must immediately be reported in writing to the LPA.

For the avoidance of doubt, this condition can be discharged on a section by section basis.

REASON: To protect human health and the environment by ensuring no harm is caused by land contamination.

8.1.12 Obscure Glazing

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

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

8.1.13 Restriction on use of flat roof

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

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

8.1.14 Tree Protection

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

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

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

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

8.1.15 Removal of PD Rights

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

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

8.1.16 Swift Boxes

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

REASON: In the interests of biodiversity.

8.1.17 No new pipes and plumbing

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

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

Recommendation B

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

- 1) Affordable Housing Contribution of £50,000.
- 2) Carbon Offset contribution of £1,500.

- 3) Car Free Development (Non-Blue Badge Holders).
- 4) S278 Works of £8,501.19.
- 5) Considerate Constructors Scheme
- 6) Monitoring costs of £4,720 in accordance with the Planning Contributions SPD to be paid prior to completion of the proposed legal agreement.
- 7) Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Legal Agreement.

Recommendation C

- 8.3 That the Sub-Committee grants delegated authority to the Director of Sustainability & Public Realm and Assistant Director Planning & 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).

9.0 INFORMATIVES

The following informatives should be added:

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

Crossrail 2 Tunnels

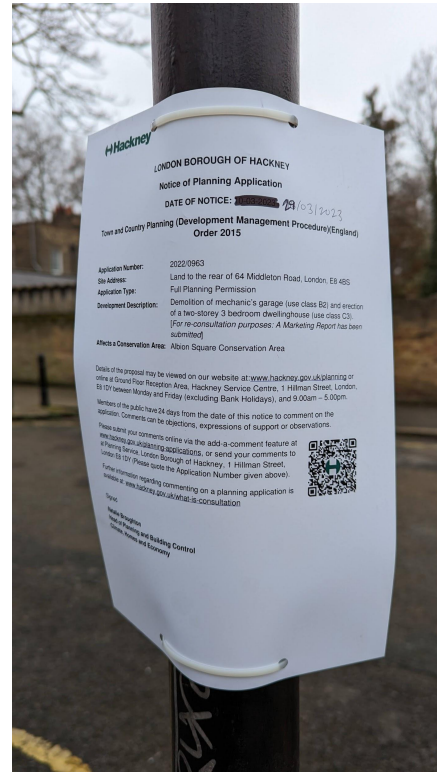
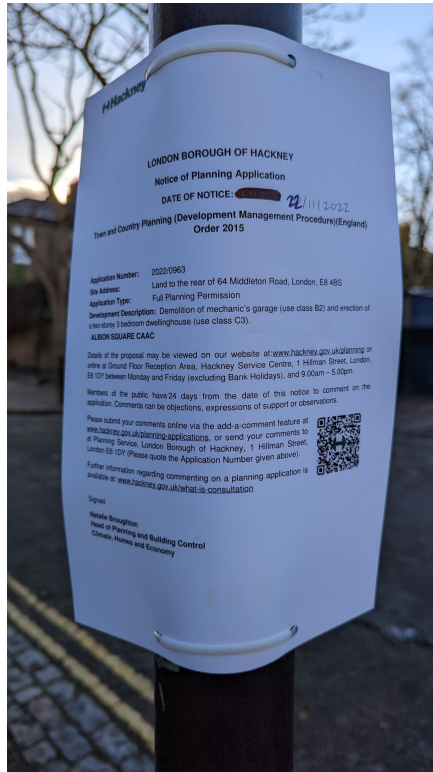
Transport for London is prepared to provide to information about the proposed location of the Crossrail 2 tunnels and structures. It will supply guidelines about the design and location of third party structures in relation to the proposed tunnels, ground movement arising from the construction of the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

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

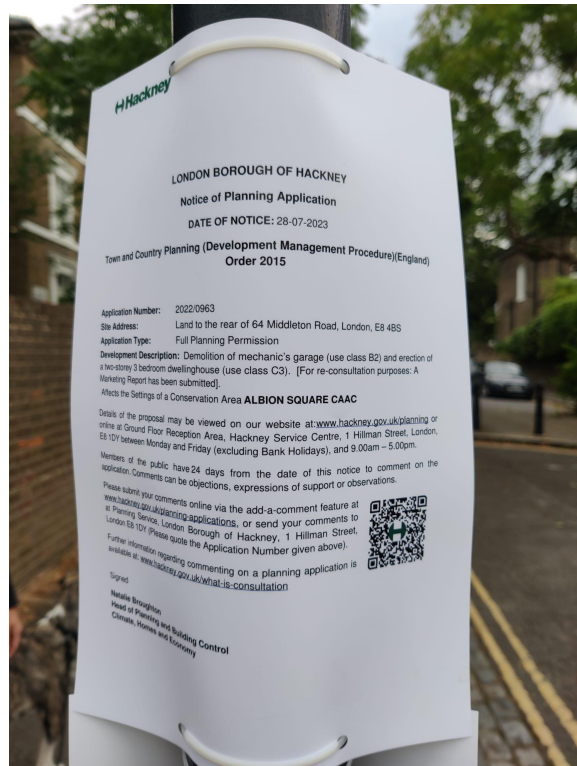
Natalie Broughton - Assistant Director, Planning & Building Control

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

Site Notices (First, Second & Third Round)



22 November 2022 & 29 March 2023

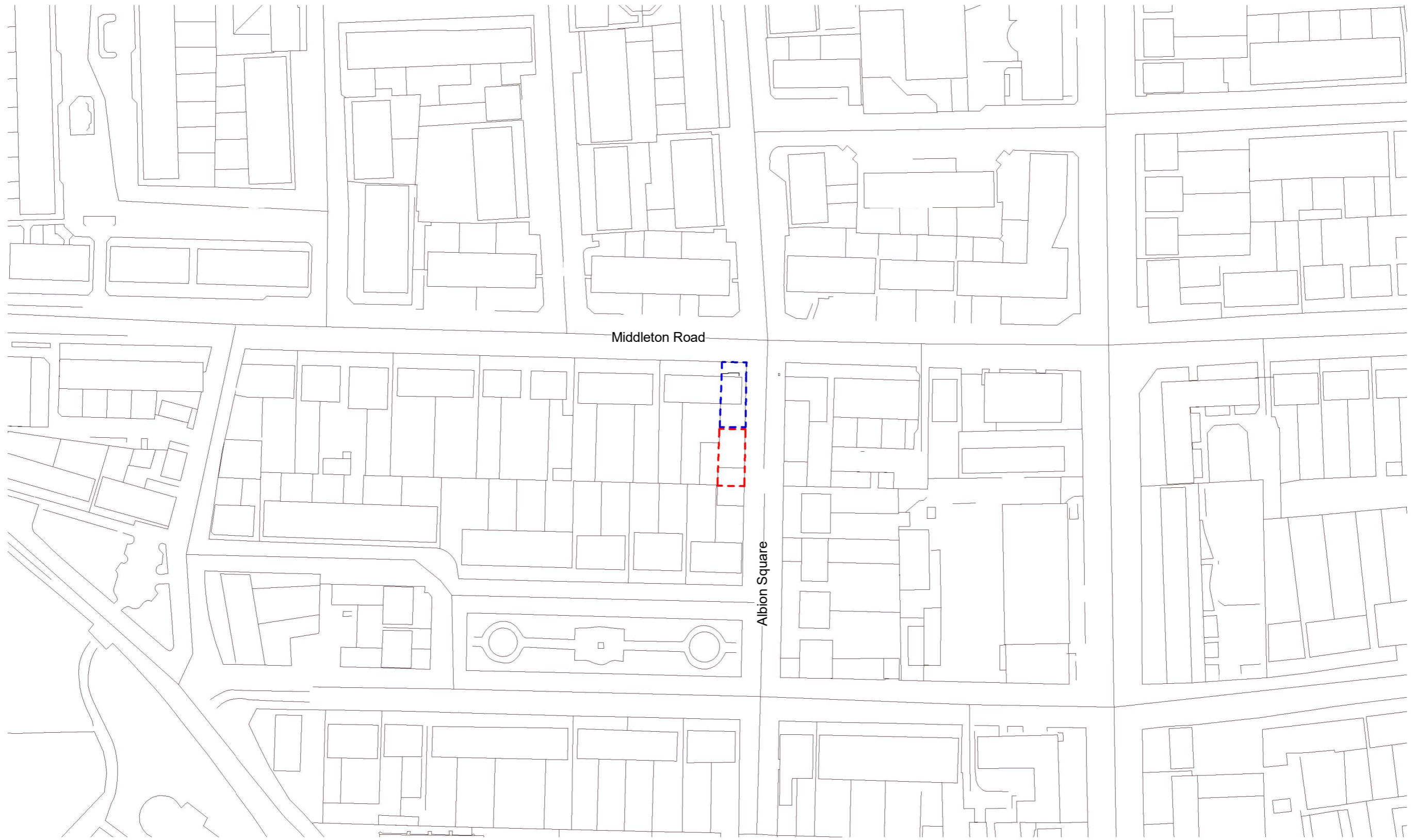


28 July 2023

Site Photos



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Do not scale from drawings.
 Dimensions govern.
 All dimensions are in millimetres unless otherwise noted.
 All dimensions shall be verified on site before work commences.
 Edgley Design shall be notified in writing of any discrepancies.

© Edgley Design

notes

A	Issue for Client Meeting	01.07.2021
B	Issue for Pre-Application	14.07.2021
C	Issued to Council - Planning Drawings	05.04.2022

edgleydesign

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

project name and address

Middleton Road

drawing name

Location Plan 1.1250

dwg no.

0101

revision

C

scale

1 : 1250 @A3

project no.

2109

date

05/04/2022 18:35:54

status

Author

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Planning Sub-Committee – 11/01/2024

ADDRESS: 42 Bergholt Crescent, Hackney, London, N16 5JE	
WARD: Woodberry Down	REPORT AUTHOR: James Clark
APPLICATION NUMBERS: 2023/1076	VALID DATE: 10-05-2023
DRAWING NUMBERS: 21.1249/001 D; 21.1249/002 A; 21.1249/003 A; 21.1249/004 A; 21.1249/005 A; 21.1249/006 A; 21.1249/007 A; 21.1249/008; 21.1249/010; 21.1249/011; 21.1249/012 C; 21.1249/013 D; 21.1249/014 A; 21.1249/015 B; 21.1249/016 C; 21.1249/017 C; 21.1249/018 B; 21.1249/019 C; 21.1249/020 C; 21.1249/021 B	
APPLICANT: Moses Rosner	AGENT: Chris Brady
PROPOSAL: Construction of a single-storey rear extension at ground floor level, a first floor infill extension and a rear roof extension as well as the installation of windows in the side elevation, excavation of a full-depth basement with associated front and rear lightwells.	
POST SUBMISSION REVISIONS: Alterations to the site curtilage, details of lightwell railing provided, changes to the internal layout, changes to the roof extension fenestration pattern, details provided to show the retention of the front boundary wall, changes to layout plan of front garden, side elevation updated to show the proposed side door, retention of the front staircase, covering letter updated to remove reference to demolition, daylight sunlight assessment amended to refer to the correct neighbouring garden.	
RECOMMENDATION SUMMARY: Grant planning permission subject to conditions.	
NOTE TO MEMBERS: This application is referred to members of the Planning Sub-Committee for consideration due significant public interest in the application.	

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

ANALYSIS INFORMATION

ZONING DESIGNATION

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

Planning Sub-Committee – 11/01/2024

LAND USE	Use Class	Use Description	Floorspace Sqm
Existing	C3 (a)	Dwellinghouse	222
Proposed	C3 (a)	Dwellinghouse	375.6

CASE OFFICER'S REPORT

1. SITE CONTEXT

- 1.1 The application site is located to the north of Bergholt Crescent between Cranwich Road and Durley Road.
- 1.2 The application site consists of a three-storey, end of terrace single dwellinghouse built from yellow and red stock brick with white painted window and door surrounds. The roof profile comprises two gable ends, the primary gable is located on the side elevation and a secondary gable end is located on the front elevation. The dwellinghouse also features a two-storey outrigger on the rear elevation with a hipped roof. At the ground floor level the application site has two existing rear extensions, an infill extension and a lean to rear extension.
- 1.3 The surrounding area is primarily residential, with Bergholt Crescent mainly consisting of dwellinghouses of the same typology as the application site. The street appears to be heavily modified with most dwellinghouses possessing a rear extension and many possessing roof extensions. Some also possess front lightwells and basement extensions.
- 1.4 The site is neither a Listed Building, nor lies within a Conservation Area.

2. RELEVANT HISTORY

- 2.1 *Planning History*
- 2.2 **2018/2033:** Proposed erection of a rear roof extension. **Decision: Granted 23-07-2018 Delegated**
- 2.3 **2018/2054:** Erection of a single-storey rear extension, plus excavation of the existing basement including the provision of a front lightwell and associated alterations to the front elevation. **Decision: Granted 02-08-2018 Delegated**
- 2.4 **2018/2083:** Prior Approval for a Larger Homes Extension for the erection of single-storey ground floor rear extension measuring up to 6.0m deep, 4.3m wide and 3.0m high. **Decision: Refused 17-07-2018 Delegated**

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- 2.5 **2019/1338:** Prior Approval for a Larger Homes Extension for the erection of single-storey ground floor rear extension measuring up to 6.0m deep, 3.5m eaves height and 3.5m maximum height. **Decision: Granted 17-05-2019 Delegated**
- 2.6 **2019/1402:** Prior Approval for a Larger Homes Extension for the erection of single-storey ground floor rear extension measuring up to 6.0m deep, 2.8m eaves height and 2.8m maximum height. **Decision: Granted 21-05-2019 Delegated**
- 2.7 **2019/1633:** Erection of a first floor rear extension. **Decision: Granted 01-07-2019 Delegated**
- 2.8 **2019/1844:** Erection of single-storey ground floor rear extension and excavation basement including the installation of front and rear lightwell and associated elevational alterations. **Decision: Refused 18-09-2019 Delegated. Refused on the grounds that the ground floor rear extension was overly large and unsympathetic to the host dwellinghouse. Furthermore it would result in a loss of light and outlook as well as an increased sense of enclosure for the neighbouring dwellinghouse.**
- 2.9 **2019/2189:** Proposed installation of windows in western elevation at ground, first and second floor levels. **Decision: Granted 08-08-2019 Delegated**
- 2.10 **2019/3890:** Demolition of existing single storey rear extension and erection of a part 6m, part 10.5m deep single storey rear extension (wraparound extension), excavation of a basement floor including a front and rear lightwell and modest external alterations. **Decision: Refused 17-12-2019 Delegated. The reason for refusal was due to the ground floor rear extension being overly large at the boundary resulting in a loss of light and outlook as well as an increased sense of enclosure for the neighbouring dwellinghouse.**
- 2.11 **2020/0409:** Erection of single-storey rear extension at ground; excavation of full depth basement with associated front and rear lightwells and associated works. **Decision: Refused 31-03-2020 Delegated. Refused on the grounds that the ground floor rear extension was overly large at the boundary resulting in a loss of light and outlook as well as an increased sense of enclosure for the neighbouring dwellinghouse.**
- 2.12 **2021/0544:** Construction of a single storey rear extension at ground floor level and alterations to the existing rear and infill extensions together with excavation of full depth basement with associated front and rear light wells and associated works. **Decision: Granted 03-06-2021 Delegated.**
- 2.13 **2021/2110:** Construction of a single-storey rear extension at ground floor level and the construction of a two-storey infill extension together with the construction of a rear roof extension, the installation of windows in the side elevation, excavation of a full-depth basement with associated front and rear lightwells and associated works. **Decision: Refused 28-09-2021 Delegated. Refused on the grounds that the rear roof extension was overly large and unsympathetic to the host dwellinghouse. Furthermore, the size of the roof extension and of the ground floor rear extension would result in a loss of light and outlook as well as an**

Planning Sub-Committee – 11/01/2024

increased sense of enclosure for the neighbouring dwellinghouse. Finally the proposed side windows were considered to result in an undue loss of privacy for the neighbouring dwellinghouse.

- 2.14 **2021/3213:** Demolition of the existing building (and associated structures) and construction of a replica replacement building, including the construction of a single-storey rear extension at ground floor level; the construction of a two-storey infill extension together with the construction of a rear roof extension; the installation of windows in the side elevation; excavation of a full-depth basement with associated front and rear lightwells and reconstruction works to the front elevation. **Decision: Refused 26-06-2023 Delegated. Refused on the grounds that the rear roof extension was overly large and unsympathetic to the host dwellinghouse. Furthermore, the demolition and reconstruction of the house would result in a loss of original fabric and detailed design, would result in a unsympathetic and uncharacteristic form of development which would harm the character and appearance of the site, adjoining terrace and the surrounding wider streetscene. Finally concerns were raised relating to the sustainability of such works.**
- 2.15 **2022/2177:** Prior notification of proposed demolition of 42 Bergholt Crescent, Hackney, London, N16 5JE. **Decision: Refused 04-10-2022 Delegated. The proposed development, is considered contrary to the limitations set out in B.1 (A) of Class B of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**
- 2.16 **2023/2395:** Prior notification of proposed demolition of 42 Bergholt Crescent, Hackney, London, N16 5JE. **Decision: Refused 03-11-2023 Delegated. The proposed development, is considered contrary to the limitations set out in B.1 (A) of Class B of Part 11 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**
- 2.17 *Enforcement History*
- 2.18 **2018/0551/ENF:** Change of use to a House in Multiple Occupation. **Outcome: Case closed - No breach.**
- 2.19 **2020/0167/ENF:** Construction of rear extension in excess of previously consented scheme or permitted development limits. **Outcome: Case closed - breach removed.**

3. CONSULTATIONS

- 3.1 Date Statutory Consultation Period Started: 23-05-2023
- 3.2 Date Statutory Consultation Period Restarted: 15-12-2023
- 3.3 Date Statutory Consultation Period Ends: 08-01-2024
- 3.4 Site Notice: No

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3.5 Press Advert: No

Neighbours

3.6 Letters of consultation have been sent to 51 adjoining owners/occupiers. At the time of writing the report, objections in the form of ten written letters of objection had been received. These representations are summarised below:

- The proposed extensions are out of scale and disproportionate resulting in harm to the character of the dwellinghouse, the rest of the terrace and the wider neighbourhood.
- The end of terrace properties are more visually prominent and have a unique design which adds to the character of the streetscape, the proposal would damage the coherence established by these elements.
- The single storey rear extension is larger than anything currently present on the street and would set a negative precedent.
- The proposal would set a negative precedent for the surrounding area.
- Loss of light from the ground floor extension on neighbouring amenity spaces.
- It appears that the roof of the flat roof ground floor extension will be accessible and used as an amenity space resulting in a loss of neighbouring privacy.
- Light pollution from the windows and skylights.
- General loss of light and outlook
- Loss of privacy
- Noise and traffic impacts
- The proposed height of the ground floor extension is misleading in reality it will be 3.22 metres rather than the 2.8 shown on the plans which is taken from the raised floor structure resulting in a loss of light and outlook for neighbouring dwellings.
- The proposed roof extension would create a sense of enclosure and detract from the character of the area.
- May result in an impact on neighbouring trees
- Harm to biodiversity by removing shrubs and bushes in the rear garden
- The proposed first floor infill extension would be a significant increase in massing and would be prominently visible from the surrounding area.
- The sukkah roofs in the rear ground floor extension and roof extension are larger than anything currently present on the street and would result in significant amounts of light pollution.
- Concern about drainage issues from the size of the proposed basement, in the event of approval drainage conditions recommended on previous applications should be included for this case.
- Loss of front garden area results in lack of space for waste bins
- The design and access statement makes reference to the demolition of the existing building which would be extremely harmful to the character of the area. (Officers note: The covering letter was revised to remove reference to demolition as this does not form part of the application.)
- Property is in a state of neglect because of deliberate actions of the landowner which is not mentioned or shown in the plans. (Officers note: The property is currently in a state of disrepair, although the proposed works seek to remedy this issue.)

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- Lack of information about water or sewage (Officers note: This is not a material planning consideration)
- Such a large and deep basement may create significant structural issues. (Officers note: Structural issues are not a material consideration of planning.)
- Concern raised about subsistence of neighbouring dwellings and gardens from the basement and the massing from the additional extensions. (Officers note: Structural issues are not a material consideration of planning.)
- The application includes elements that formed part of the reason for refusal under the previous application. (Officer note: The proposal will be assessed in accordance with the requirements of the adopted Development Plan)
- The proposal would harm the appearance and uniformity of the area.
- Why is such a large extension required for a family dwellinghouse and no new bedrooms are proposed. (Officers note: The application will be assessed in accordance with the adopted Development Plan)
- Concern that the significant enlargement may result in the use of the building as a school, community centre or place of worship. It may also be amalgamated with the schools on Amhurst Road. This will exacerbate existing noise disturbance from the schools into a quiet residential area. (Officers note: The submitted details indicate the application site will be retained as a single family dwellinghouse)
- In application 2021/3213 this room has been described as a function room and has simply been renamed to play room implying that a commercial or semi-public use is intended that could cause noise disturbance. (Officers note: This comment is conjecture. The submitted details will be assessed in accordance with the Development Plan, having regard to relevant material planning considerations)
- The application may also be converted into rented accommodation which would have a wider impact upon the character of the area. (Officers note: This comment is conjecture. The submitted details will be assessed in accordance with the Development Plan, having regard to relevant material planning considerations)
- The extension would be built on an access path which does not belong to the site. (Officers note: The floor plans show that no part of any of the extensions would be built over the side passageway; however a side door would open onto this space.)
- Risk of increased subdivision due to the large increase in internal floor area. (Officer note: This comment is conjecture. The submitted details will be assessed in accordance with the Development Plan, having regard to relevant material planning considerations)
- The large amount of applications submitted which are not followed through leading to more submission is a waste of time for residents. (Officer note. This is not a material planning consideration. There are no limits on the number of applications that can be made by an applicant)
- There are no basement or ground floor plans (Officers note: These have been submitted and published online.)
- Form says that the work has not commenced however stripping out of the interior has already begun. (Officer note: Works to the interior of the dwellinghouse do not require planning permission.)

3.7 One representation was also received which raised the following comments:

- All windows on the southwest elevation should be non-opening and opaque to ensure that impacts on neighbouring privacy and noise are limited.
- The roofs of rear extensions should not be used as roof terraces

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- The windows on the rear elevation of the house that overlook neighbouring dwellinghouse should be opaque.

(Officer note: The submitted plans show all side facing windows are fixed shut and opaque glazed. A condition has been attached ensuring the roof of the ground floor extension shall not be used as a terrace).

3.8 **Statutory / Local Group Consultees**

3.9 **Drainage:**

- 3.10 Raised no objections subject to a condition requiring the implementation of at least one SUDs feature is included and another condition requiring a report that will outline how the basement works will avoid groundwater flooding.

4. **RELEVANT PLANNING POLICIES**

4.1 Hackney Local Plan 2033 2020 (LP33)

LP1 – Design quality and local character

LP2 – Development and Amenity

LP17 – Housing design

LP47 – Biodiversity and Sites of Importance of Nature Conservation

LP51 – Tree management and landscaping

LP53 – Water and flooding

LP54 – Overheating And Adapting To Climate Change

LP55 – Mitigating Climate Change

LP57 – Waste

LP58 – Improving The Environment - Pollution

4.2 London Plan 2021

D3 – Optimising site capacity through the design-led approach

D4 – Delivering good design

D5 – Inclusive design

D6 – Housing quality and standards

D12 – Fire safety

D14 – Noise

H9 – Ensuring the best use of stock

G1 – Green infrastructure

G5 – Urban greening

G6 – Biodiversity and access to nature

SI 1 – Improving air quality

SI 2 – Minimising greenhouse gas emissions

SI 4 – Managing heat risk

SI 5 – Water infrastructure

SI 12 – Flood risk management

SI 13 – Sustainable drainage

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- 4.3 Local Guidance
Residential Extensions and Alterations Supplementary Planning Document (2009)
- 4.4 National Planning Policies/Guidance
National Planning Policy Framework (NPPF)
Planning Practice Guidance (NPPG)
- 4.5 Legislation
Town and Country Planning Act 1990

5. **Comment**

5.1 *Application Background*

5.2 The site has been subject to numerous approved extensions previously including a lawful development certificate for a rear roof and outrigger roof extension (2018/2033), the creation of a front lightwell (2018/2054, 2021/0544) erection of a 6 metre deep full width rear extension (2021/0544), a first floor extension that infilled the side return (2019/1633), a full depth basement (2021/0544) and a lawful development certificate for the installation of windows in the side elevation (2019/2189). This application seeks to amalgamate some of these consented works, which have varied weight in the assessment of this submission, along with other associated modifications.

5.3 The main considerations relevant to this application are:

- Principle;
- Design;
- Neighbouring amenity;
- Standard of accommodation;
- Sustainability;
- Biodiversity.

5.4 Each of these considerations is discussed in turn below.

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6. Principle

- 6.1 The principle of erecting residential extensions and alterations is in accordance with planning policy at local, regional and national levels, subject to assessments of other material planning considerations.

7. Design and Conservation

- 7.1 Hackney Local Plan 2033 (LP33) Policy LP1 (Design Quality and Local Character) states the development will be permitted if it responds to local character, context, and be compatible with existing townscape. London Plan Policy D3 (Optimising site capacity through the design-led approach) requires development proposals to enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape,
- 7.2 *Single storey, ground floor, rear extension*
- 7.3 The Residential Extensions and Alterations SPD states that extensions must be subordinate to the existing building and that single-storey extensions are typically preferred. Furthermore, extensions must respect the existing solid to void ratios and must be built of sympathetic and high-quality materials.
- 7.4 The proposal will create a large, ground floor, single-storey, rear extension of approximately 6 metres in depth and will have width matching that of the existing dwellinghouse. Officers note that there are already several examples of large extensions within the immediate area including within the terrace the site forms a part of. This includes 34 Bergholt Crescent where permission was granted for a six metre deep extension under application 2008/1963. Another large extension can be seen at 36 Bergholt Crescent. Although this extension does not appear to benefit from planning permission, satellite imagery shows that it has been present on site since at least 2007 and therefore benefits from being lawful via the passage of time. Regardless of circumstance, the presence of these extensions demonstrates that the rear building line of the terrace has been extended and the character of the terrace has been altered. Furthermore, the dwellinghouse benefits from a long rear garden so the proposed extension would not extend into the rear garden by more than 50% retaining the vast majority of the rear garden. Finally and most notably, extensions of a similar depth and width have already been approved on the site under application 2021/0544.
- 7.5 The proposed extension would be substantially set down from the cills of the first floor windows above and the proposed sukkah roof would be set behind the parapet and would therefore not project above the highest point of the extension. Officers are therefore satisfied that the proposed extension would not appear as an overly dominant element on the dwellinghouse.

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- 7.6 The solid to void ratios are considered to be acceptable for an extension of this size at the ground floor level. Furthermore the materials proposed will match the existing, however in the event of approval, a condition will be attached to ensure this.
- 7.7 *Two-storey, rear infill extension*
- 7.8 The Residential Extensions and Alterations SPD states that extensions must be subordinate to the existing building and that single-storey extensions are typically preferred. Furthermore, extensions must respect the existing solid to void ratios and must be built of sympathetic and high-quality materials. Dwellings that have a rear outrigger and a side return may infill this side return as long as it does not negatively affect neighbouring amenity.
- 7.9 The proposal will construct a two storey extension that will almost completely infill the side return of the outrigger with a slight setback from the rear elevation of the existing outrigger. A similar extension has already been approved under application 2019/1633, although the fenestration pattern will now more closely match the fenestration pattern of the existing dwellinghouse and the new extension will include a slight setback from the rear elevation of the existing outrigger. These are positive alterations that are sympathetic to the character of the dwelling.
- 7.10 The proposed infill extension will be set within the existing side return, will not extend the building line at the first-floor level nor will it exceed half the width of the dwellinghouse. The extension is therefore considered to be proportionately sized in regard to the host dwelling and wider context and will not harm the character and appearance of the application site or wider surrounding context.
- 7.11 *Rear roof extension*
- 7.12 Hackney's Extension and Alterations SPD lays out the requirements of roof extensions, stating they will normally be acceptable on rear roof slopes; however, they must reflect the existing architectural character. They should be set in from the sides, eaves and ridge of the roof and they should not span from party wall to party wall. It notes that where there is an established precedent for dormers in the surrounding area, this setback can be reduced.
- 7.13 The proposed roof extension possesses a setback of 0.2 metres from the end of the outrigger and the eaves of the roof as well as a setback of 0.3 metres from the inner and outer edges of the party walls and a setback of just over a metre from the ridgeline of the roof. Whilst some of these setbacks are marginally below the recommendations within the Residential Extensions and Alterations SPD, officers note the proposed roof extension would match the dimensions of a roof extension that was approved under lawful development certificate application for 2018/2033.

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Therefore the applicant is considered to benefit from the fallback position and is considered to be acceptable.

7.14 Further to this the fenestration pattern of the roof extension would replicate the fenestration pattern of the host dwellinghouse and the materials proposed will match the existing, however in the event of approval a condition will be attached to ensure this.

7.15 *Basement and Lightwell*

7.16 The proposal will construct a basement that will lie beneath the entire footprint of the existing dwelling as well as the footprint of the proposed extensions with an associated lightwell at the front of the property. As the basement lies in its entirety beneath the dwellinghouse, it will not be visible and will therefore have no impact on the character of the dwellinghouse or the wider streetscene.

7.17 The Residential Extensions and Alterations SPD is generally opposed to the construction of a front lightwell where it is a non-traditional feature. The SPD also notes that at least 50% of the front garden should be retained. The design and scale of the traditional windows should be maintained.

7.18 The proposal would create a new lightwell in the front garden. There are already examples of lightwells in the surrounding area as seen at 13, 15 and 32 Bergholt Crescent and lightwells have already been approved on site as part of applications 2018/2054 and 2021/0544. The principle for these lightwells is therefore considered to be well established. In relation to the lightwell itself, the fenestration pattern would match the upper levels of the front elevation, maintaining the consistency of the dwellinghouse's appearance. Furthermore the lightwell would maintain at least 50% of the depth of the front garden when measured from the bay window and the proposed stair is not considered to add visual clutter given the prevalence of this feature in the area.

7.19 *New windows and door*

7.20 The proposal would introduce seven new windows into the side elevation of the existing dwellinghouse, five at the ground floor level and two at the first floor level as well as one door at the ground floor level. A lawful development certificate (2019/2189) for five windows has already been approved and therefore the principle for windows in the side elevation is considered to be established. The ground floor windows and door would not be prominently visible from the surrounding area given their location and the two first floor windows would be acceptable given their traditional appearance. The windows are considered to be acceptable however in the event of approval a condition will be attached requiring details of these side windows to ensure they are sympathetic and of a high quality.

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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 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 *Single storey, ground floor, rear extension*

- 8.3 The proposed extension would extend along the boundary with 40 Bergholt Crescent for 6 metres with an height of 2.8 metres on the boundary. The Council's Residential Extensions SPD gives guidance of 3 metres generally being appropriate, with a height that does not adversely impact on adjoining properties' amenity. The proposed extension would exceed this, however it would match the depth of the extension approved under prior approval application 2019/1402 and planning application 2021/0544. Furthermore it is noted that the neighbouring windows appear to pass the 45 degree angle test, outlined in the SPD. Officers note concern has been raised that the extension will actually have a boundary height of 3.2 metres when not taking into account the additional height in relation to the neighbours patio. Despite this suggested increased height, officers are satisfied that the neighbouring garden will continue to benefit from sufficient daylight and sunlight, given the orientation of the site (to the west) and the overall depth of the garden.

- 8.4 The western boundary of the application site borders a back passageway and beyond this the gardens of the properties along Cranwich road provide a buffer between the site and the neighbouring dwellings. Officers consider the proposed extension to have no adverse amenity impacts upon any of these dwellings.

- 8.5 No new lines of sight would be created from the ground floor rear extension; however, in the event of approval a condition will be attached ensuring that the roof of the extension is not used as a roof terrace.

- 8.6 Concern has been raised about light pollution from the proposed sukkah roof above the ground floor extension, officers note that this feature is already well established within the area with similar sukkah roofs located at 4, 17, 19 and 32 as well as numerous conservatories. Given the character of the area and the sukkah

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roof's position on the roof space of the extension, plus the proposal serving a residential use, this is considered to be acceptable.

8.7 *Two-storey, infill extension*

8.8 The proposed two-storey infill extension would not extend beyond the rear elevation of the outrigger or the side elevation of the dwellinghouse and therefore it would be entirely contained within the side return. It would also not exceed the eaves of the existing roof and the nearest dwellings that could be impacted by the two-storey rear extension are located along Cranwich Road, which are separated from the extension by a back passageway and the length of their entire rear gardens. Officers are therefore satisfied that the two-storey addition would be compliant with the 45-degree angle test and it would result in no significant loss of light, privacy or outlook to neighbouring dwellings.

8.9 The rear window of this extension will have similar lines of sight to other first floor rear windows and is therefore considered to be acceptable. In the event of approval, a condition will be attached preventing the use of the infills roof as a roof terrace.

8.10 *Rear roof extension*

8.11 The rear roof extension will be entirely contained within the existing footprint of the dwellinghouse and it would be set below the roof's ridgeline. Furthermore, the applicant has provided a sunlight daylight assessment that demonstrates that the proposal would not lead to an adverse loss of light to any neighbouring windows or outdoor amenity spaces. Officers are satisfied that the roof extension will result in no loss of light or outlook for neighbouring dwellinghouses.

8.12 The proposed windows on the rear of the roof extension will be raised relative to the existing rear windows on the first floor level. Despite this, these windows will not have any direct lines of sight into any amenity spaces that are not already overlooked from different angles. Officers are therefore satisfied that there will be no loss of neighbouring amenity.

8.13 *Basement*

8.14 The basement will be set fully below ground level, with openings to the front remaining below ground level. Due to this, it is not considered that the proposal will not have a significant impact on neighbouring amenity.

8.15 *Windows*

8.16 No part of the proposal would create any new lines of sight that do not already exist from the existing windows, the only exception to this are the proposed first

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floor windows in the side elevation. Officers note however that these windows are non opening and translucent and will therefore result in no loss of neighbouring privacy. A condition will be attached in the event of approval requiring details of the obscure glazing to ensure that it is effective at preserving neighbouring amenity.

8.17 *Other concerns*

- 8.18 Concern has been raised by neighbours relating to the potential for increased noise and disturbance arising from the proposal. Given the site will remain within residential use as a dwellinghouse, officers do not anticipate noise impacts to be exacerbated beyond existing levels experienced within the surrounding context.

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 In terms of the standard of accommodation at the subject site, the effect is considered to be positive. The site will retain a reasonably sized and originated garden (more than 50% of the current size) that is usable and satisfactory for amenity purposes. The proposed extensions and alterations would significantly increase the internal floor area and provide much more internal amenity and living space. Furthermore, the new windows and lightwells would provide a sufficient amount of light for these new additions.

10. **Transport**

- 10.1 LP43 'Transport and Development' requires any significant negative impact on the operation of transport infrastructure must be satisfactorily mitigated.
- 10.2 Concern has been raised that the increased number of bedrooms will result in increased car usage on the site adding to increased parking strain within the immediate area. Officers note however that the area is located within a controlled parking zone and therefore any increased car usage will be controlled. No additional residential units are proposed as part of the application.

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11. Waste

- 11.1 LP57 (Waste) requires developments to minimise waste during both construction and should provide clear details in plans for the facilities needed for the storage and collection of waste and recycling after completion of the development..
- 11.2 The residential bins will be stored in the front garden, this is considered to be an acceptable arrangement as they will be protected and easily accessible. At least 50% of the front garden has been retained by the lightwell which is considered to be a sufficient amount of space to store the bins.

12. Drainage

- 12.1 London Plan policy SI 12 states that development proposals must comply with the flood risk assessment and management requirements over the lifetime of the development and have regard to measures proposed in flood management plans. Policy SI 13 of the London Plan states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- 12.2 LP53 'Water and Flooding' also requires that all development must reduce flood risk, both to, and from the site, over its expected lifetime. Therefore potentially vulnerable development should not be located within flood prone areas all development should decrease vulnerability to flooding through appropriate siting, design, and on-, and off-site mitigation. Item E also requires that development which includes the creation or extension of basements must demonstrate that they will not increase the potential for groundwater flooding to itself or to the surrounding area.
- 12.3 The site is shown to have a 'low' risk of surface water flooding as stated on the 'Long Term Flood Risk Map for England' and the proposal would increase the developed footprint of the site, whilst also creating a new basement. Therefore in order to mitigate the increased flood risk, conditions will be attached in the event of approval requiring the implementation of SUDs features and a report on the ground water flooding risk of the proposed basement works.
- 12.4 Subject to the above conditions, the proposal is deemed acceptable with regard to drainage and flooding impacts.

13. Sustainability

- 13.1 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.

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13.2 Policy SI 4 of the London Plan and LP54 of LP33 requires all development to regulate internal and external temperatures through orientation, design, materials and technologies which avoid overheating, in response to the Urban Heat Island Effect and addressing climate change. Policy LP55 applies to all new developments and states that these must actively seek to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability.

13.3 The proposal has outlined how it will incorporate thermally efficient external materials with low U-values to help retain heat whilst the use of energy efficient appliances, low energy lighting fittings and low water flushing toilets would further improve the sustainability of the dwellinghouse. Finally the development would be required to comply with the building regulations which include energy efficiency standards, officers therefore consider the proposal to achieve a sufficient level of sustainability.

14. **Biodiversity**

14.1 Policy G5 of the London Plan and LP46 of Local Plan 33 requires that all development should enhance the network of green infrastructure and seek to improve access to open space. The proposal will not alter the existing green infrastructure of the site.

14.2 Policy G6 of the London Plan states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. Policy LP47 of LP33 reinforces this policy, stating that all development should protect and where possible enhance biodiversity leading to a net gain. 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.

14.3 The proposal will retain part of the front wall along with the associated urban greenery thereby maintaining a level of urban greenery within the area. Officers note concerns have been raised about the loss of shrubs in the rear garden however given that these could be removed without planning permission they are not considered to be a relevant consideration for biodiversity.

15. **Trees**

15.1 LP51 (Tree Management and Landscaping) states that proposals resulting in the removal of protected trees (trees under a Tree Preservation Order (TPO) and those within Conservation Areas) or having a detrimental impact on the health and

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amenity of such trees will be refused except where overriding ecological benefits and/or wider planning benefits are demonstrated.

- 15.2 Concern has been raised about impact on trees and scrubs on the site and the nearby. It has been confirmed there are no trees or shrubs on site which will be impacted by the development and there are no protected trees surrounding the site. The proposed works take up space that was predominantly either hard paved or developed on. therefore any impact is considered to be acceptable.

16. **Conclusion**

- 16.1 The application represents an amalgamation of different permissions which have already received approval with slight variations to the design of some of these additions. These previous approvals together with the context of the surrounding area have material weight when deciding this application. Officers therefore consider the design of the proposal to be acceptable given that there are numerous examples of large extensions nearby. Furthermore, it is not considered that the proposal would result in any significant impact on neighbouring amenity. Finally the proposal would enhance the existing standard of accommodation and therefore officers consider the application to be acceptable.

17. **RECOMMENDATIONS**

Recommendation A

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

17.2 **Commencement within three years**

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

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

17.3 **Development in accordance with plans**

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

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

17.4 **Materials to match existing**

All new external facing and roofing materials in respect of all the works hereby approved (and any other incidental works carried out in this connection) shall match those of the existing building in respect of materials used, detailed execution

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and finished appearance.

REASON: To ensure that the proposed extensions are sympathetic to the host dwellinghouses.

17.5 **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.

17.6 **Materials to match existing**

All new external facing and roofing materials in respect of all the works hereby approved (and any other incidental works carried out in this connection) shall match those of the existing building in respect of materials used, detailed execution and finished appearance.

REASON: To ensure that the proposed extensions are sympathetic to the host dwellinghouses.

17.7 **Window details**

Prior to the commencement of the relevant part of the development, detailed drawings/full particulars of the replacement windows, including sections at 1:5 scale, shall be submitted to, and approved by, the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be maintained as such thereafter.

REASON: In order to preserve the character and amenity of the surrounding area.

17.8 **Flat roofs**

The roof of the extensions hereby approved shall not be used as a terrace, balcony or similar amenity area.

REASON: In the interests of neighbours amenity.

17.9 **Obscure glazing**

Prior to the commencement of the relevant part of the works, details of the obscure glazing to be used on the side windows shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be maintained as such thereafter.

REASON: In the interests of neighbours amenity.

17.10 **SUDs**

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

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planter box, living roof (substrate depth of 80-150mm excluding the vegetative mat), permeable paving etc.) shall be submitted to, and approved by the LPA. If soakaways i.e. plastic modules and soakaway rings are used, an infiltration test must be carried out to ensure that the capacity of the soil is suitable for infiltration. It must be demonstrated that there will be no increase in surface water flow being discharged offsite and an overall reduction in peak flow rate and volume. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be maintained as such thereafter.

REASON: To ensure that the proposal does not contribute to surface water flooding in the local area.

17.11 **Groundwater flooding**

No development shall commence, other than works of demolition, until a report (including intrusive investigation/trial pit and monitoring where necessary) demonstrating that the basement development and lightwell will not increase the potential for groundwater flooding to itself or to the surrounding area during and post-construction has been submitted to the Local Planning Authority for approval. Where groundwater is identified as a potential risk, details of appropriate controls including flood resilience and/or resistance measures shall be submitted to the LPA for approval and the approved measures incorporated before the basement is occupied. The basement shall be constructed and completed in accordance with the approved plans in line with BS 8102:2022 Protection of below ground structures against water ingress - code of practice.

REASON: To ensure that the proposal does not contribute to groundwater flooding in the local area.

18. **INFORMATIVES**

The following informatives should be added:

SI.1 Building Control

You are strongly advised to contact the relevant building control body at an early stage given the extent of the works hereby approved. It is recommended that you engage the services of the Council's Building Control Service, who can be contacted on telephone number 020 8356 8024 or via email at buildingcontrol@hackney.gov.uk

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

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Site Photographs

View of application site (front) from Bergholt Crescent



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View of site (rear)



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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>Hackney Service Centre, 1 Hillman Street London E8 1DY</p>

10 May 2023

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow rectangular background.

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Dear Sir or Madam,

42 Bergholt Crescent, Hackney, London, N16 5JE
Planning Portal Reference: PP-12149234

On behalf of our client, Mr Rosner ('the Applicant'), I write to submit online via the Planning Portal (reference: PP-10343594), a planning application for the refurbishment and extension of existing building at 42 Bergholt Crescent, Hackney ('the Site').

To support this application please find enclosed the following documents:

- Completed Application Form;
- Completed CIL Additional Questions Form;
- Planning Note (this letter); and
- Daylight and Sunlight Assessment, prepared by T16 Design.

The following drawings, prepared by Oaten Architects, are also submitted to support this application:

- Location Plan – drawing no. 21.1249 / 001;
- Existing Basement Floor Plans – drawing no. 21.1249 / 002;
- Existing Ground Floor Plans – drawing no. 21.1249 / 003;
- Existing First Floor Plan – drawing no. 21.1249 / 004;
- Existing Second Floor Plan – drawing no. 21.1249 / 005;
- Existing Roof Plan – drawing no. 21.1249 / 006;
- Existing Front and Rear Elevation – drawing no. 21.1249 / 007;
- Existing South West Elevation – drawing no. 21.1249 / 008;
- Existing North East Elevation – drawing no. 21.1249 / 010;
- Existing Section A-A – drawing no. 21.1249 / 0011;
- Proposed Basement Floor Plans – drawing no. 21.1249 / 012;
- Proposed Ground Floor Plans – drawing no. 21.1249 / 013;
- Proposed First Floor Plan – drawing no. 21.1249 / 014;
- Proposed Second Floor Plan – drawing no. 21.1249 / 015;
- Proposed Roof Plan – drawing no. 21.1249 / 016;
- Proposed Front and Rear Elevation – drawing no. 21.1249 / 017;
- Proposed South West Elevation – drawing no. 21.1249 / 018;
- Proposed North East Elevation – drawing no. 21.1249 / 019; and
- Proposed Section A-A – drawing no. 21.1249 / 0020.

The planning application fee of £206 (plus £64 Planning Portal fee) has been paid via the Planning Portal.

The Site

The site is located in the London Borough of Hackney ('LBH') and consists of a three storey end of terrace dwelling adjoining similar terraced dwellings. The application site is located on the north side of Bergholt



Road close to its junction with Cranwich Road. The surrounding area is predominantly residential in character.

The site has a PTAL rating of 3, meaning it has 'good' overall transport connectivity. The site is approximately 290m (3 minute walk) from Stamford Hill station, which provides services along the Overground Line.

There are no trees subject to Tree Preservation Orders within or adjacent to the site.

There are no listed buildings within or adjacent to the site and the site is not within a Conservation Area.

The site falls within Flood Zone 1, where flood risk is lowest.

Planning History

A desk-top search of LBH's public access has identified a number of planning applications relevant to the site, the details of which are below.

Reference	Description of Development	Decision
2021/3213	Demolition of the existing building (and associated structures) and construction of a replica replacement building, including the construction of a single-storey rear extension at ground floor level; the construction of a two-storey infill extension together with the construction of a rear roof extension; the installation of windows in the side elevation; excavation of a full-depth basement with associated front and rear lightwells and reconstruction works to the front elevation.	Awaiting determination.
2022/2177	Prior notification of proposed demolition of 42 Bergholt Crescent, Hackney, London, N16 5JE.	Refused 04/10/2022
2021/2110	Construction of a single-storey rear extension at ground floor level and the construction of a two-storey infill extension together with the construction of a rear roof extension, the installation of windows in the side elevation, excavation of a full-depth basement with associated front and rear lightwells and associated works.	Refused 28/09/2021
2021/0544	Alterations including erection of a single-storey rear extension at ground floor level, and a basement extension (with front and rear lightwells and associated works).	Granted - Extra Conditions 03-06-2021
2020/0409	Erection of single storey rear extension at ground; excavation of full depth basement with associated front and rear light wells and associated works.	Refused 31/03/2020
2019/3890	Demolition of existing single storey rear extension and erection of a part 6m, part 10.5m deep single storey rear extension (wraparound extension), excavation of a basement floor including a front and rear lightwell and modest external alterations.	Refused 17/12/2019
2019/2189	Proposed installation of windows in western elevation at ground, first and second floor levels.	Granted - Standard Conditions 08-08-2019
2019/1844	Erection of single-storey ground floor rear extension and excavation basement including the installation of front and rear lightwell and associated elevational alterations.	Refused 18/09/2019
2019/1633	Erection of a first floor rear extension.	Granted - Extra Conditions 01/07/2019

2019/1402	Prior Approval for a Larger Homes Extension for the erection of single storey ground floor rear extension measuring up to 6.0m deep, 2.8m eaves height and 2.8m maximum height.	Grant 21/05/2019
2019/1338	Prior Approval for a Larger Homes Extension for the erection of single storey ground floor rear extension measuring up to 6.0m deep, 3.5m eaves height and 3.5m maximum height.	Approval Not Required 17/05/2019
2018/2054	Erection of a single storey rear extension, plus excavation of the existing basement including the provision of a front lightwell and associated alterations to the front elevation.	Grant 02/08/2018
2018/2033	Proposed erection of a rear roof extension.	Grant 23-07-2018
2018/2083	Prior Approval for a Larger Homes Extension for the erection of single storey ground floor rear extension measuring up to 6.0m deep, 4.3m wide and 3.0m high.	Refused 17-07-2018

The site benefits from a number of recent planning permissions, including:

- Single storey rear extensions at ground floor level (ref: 2021/0544 & 2019/1402)
- Basement extension with front and rear lightwells (ref: 2021/0544)
- Installation of new windows along western elevation (ref: 2019/2189)
- First floor rear extension (ref: 2019/1633)
- Rear roof extension (ref: 2018/2033)

The most recent refused planning application (ref. 2021/2110) was refused on the following grounds:

- The proposed development was considered “*an incongruous and unsympathetic addition*” to the site and surroundings due to inappropriate siting, massing and design;
- The size and positioning of the proposal was considered to result in an “*increased sense of enclosure, loss of light and outlook from neighbouring dwellings*”
- The introduction of new windows was considered to result in a loss of privacy for neighbouring dwellings

As discussed in the assessment section below, the proposal presented within this application has rectified these issues and should now be considered acceptable.

PROPOSAL

The proposed development comprises the retention of the existing building.

The proposed works relating to the new dwelling (in comparison to the existing building) comprises:

- Retention of the existing building following contention associated demolishing the existing building under application ref. 2021/3213;
- A single-storey ground floor extension (6m long by 2.8m high), as previously approved under application ref. 2021/0544;
- Removal of the two-storey first and second floor rear infill extension, previously resisted under ref. 2021/3213;
- Rear roof extension set back at the side to articulate the roof, similar to extent previously approved under application ref. 2018/2033;
- Basement extension with front and rear lightwell, as previously approved under application ref. 2021/0544;

- Installation of new windows along western elevation, as previously approved under application ref. 2019/2189;
- Amended internal layout; and
- Alterations to the proportions of the existing front windows and entrance door.

This application has amended the most recent planning application (ref. 2021/2110) to incorporate the following:

- A reduction in the height of the single-storey ground floor extension to 2.8m;
- A 0.2m set back from the party wall and roof ridgeline for the rear roof extension;
- An alternative design for the roof extension, including set back to side elevation; and
- All new side-facing windows to be made non-openable and translucent.

The total GIA of the dwelling house will be increased from 222 m² to 371 m².

PLANNING POLICY CONTEXT

For the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004, the Development Plan for the site comprises the following:

- The Hackney Local Plan 2033 (July 2020); and
- The New London Plan 2021.

Material considerations include; Hackney Supplementary Planning Document (SPD) – Residential Extensions and Alterations (2009), The National Planning Policy Framework (2019), Planning Practice Guidance (PPG) and any supplementary planning guidance and documents.

ASSESSMENT

Principle of Development

The Officer's Report relating to application ref. 2021/2110 considers *"the principle of erecting residential extensions and alterations in accordance with planning policy at local, regional and national levels, subject to assessments of other material planning considerations"*.

LBH's Residential Extensions and Alterations SPD states that extensions to existing houses can generally be accommodated at the rear provided they are designed to respect the character and size of the original house. This SPD was produced in response to significant pressure on the existing housing stock in this area, due to the high demand for large family housing in the area. This forms the principal motivation for the proposed works at no. 42 Bergholt Crescent to provide larger family housing in the area.

The main issues relating to the previous application (ref. 2021/2110) related to design and amenity considerations, which will now be discussed in turn.

Design

LBH's Residential Extensions and Alterations SPD states that extensions to existing houses can generally be accommodated at the rear provided they are designed to respect the character and size of the original house. The architects have sympathetically and carefully designed the proposed new dwelling to ensure that the visual appearance of the dwelling is in-keeping with the street frontage. Existing details and materials will be matched to provide a fitting and attractive family home, and should therefore be considered acceptable in design terms. The Officer's Report relating to the previous application (reference. 2021/2110) considers the following to be acceptable in design terms, and they subsequently remain unchanged:

- Single-storey, ground floor rear extension;

- Two-storey first and second floor rear infill extension;
- Basement extension with front and rear lightwell;
- New windows.

Single-storey, ground floor rear extension

The Officer's Report relating to the previous application (reference. 2021/2110) notes that "*extensions of a similar depth and width have already been approved on the site notably under application 2021/0544*". This confirms that the proposed extension has previously been considered acceptable in principle.

The design of the ground floor extension, which incorporates materials that match the existing building, remains unchanged from the previous application (reference 2021/2110). The Officer's Report relating to this application considered the materials and solid to void ratios "*acceptable for an extension of this type.*"

First floor rear infill extension

A similar first floor, infill extension was approved under application 2019/1633, but the design changes incorporated as part of application ref. 2021/2110 were viewed positively in the Officer's Report. In particular, the report considered the changes to the fenestration patterns "*to be a positive alteration that is sympathetic to the character of the dwelling.*" Overall, they concluded that "*as the proposed infill extension will be set within the existing side return it will not extend the building line at the first-floor level nor will it exceed half the width of the dwellinghouse [...] [it] is therefore considered proportionately sized in regard to the host dwelling and wider context.*" The proposed materials were also considered acceptable.

As a result, the proposals remain unchanged from the previous application (ref. 2021/2110) and should continue to be considered acceptable in design terms.

Rear Roof Extension

The Officer's Report relating to application ref. 2021/2110 raised concerns over the design of the rear roof extension, particularly in relation to its size and scale failing to reflect the existing architectural character of the dwellinghouse. It is noted that although the proposed roof extension possessed a setback from the outrigger, it did not possess "*any setback from the party walls nor would it possess any setback from the ridgeline of the roof*".

As outlined above, the design of the rear roof extension has been altered in response to these comments to ensure that it possesses a setback of 0.2 metres from the party walls and roof ridgeline. This ensures that the development is in-keeping with the architectural character of the existing dwelling and surrounding terrace, and should now be considered acceptable in design terms.

Basement extension

As the basement is fully underneath the building, the Officer's Report relating to application ref. 2021/2110 considers it acceptable in principle. Furthermore, the incorporation of a front and rear lightwell is considered to be in line with the guidance of the SPD as 50% of both the front and rear gardens will be retained.

Installation of new windows

The proposal to introduce six new windows into the side elevation were approved under a lawful development certificate (ref. 2019/2189) and should therefore continue to be considered acceptable in design terms.

As identified above, the replacement proposals predominately replicate the existing dwelling and adjoining properties in order to protect the existing character of the terrace. The only minor amendment to the front façade is a revised front bay window and door design to facilitate level access into the dwelling. This is proposed to

enable improved access arrangements to elderly and infirm relatives who intend to live with the Applicant at the property.

Overall, the design issues relating to application ref. 2021/2110, as identified within the Officer's Report, have been rectified and the proposals should now be considered acceptable in terms of design.

Residential Amenity

The Hackney Local Plan Policy LP2 states that all new development must be appropriate to their location and should be designed to ensure there are no significant adverse impacts on the amenity of occupiers and neighbours.

The Officer's Report relating to application ref. 2021/2110 considers the following to be acceptable in terms of residential amenity, and they subsequently remain unchanged:

- First floor rear infill extension; and
- Basement extension with front and rear lightwell.

Single-storey, ground floor rear extension

With regards to the single-storey ground floor rear extension, concerns were raised in the Officer's Report (application ref. 2021/2110) over its "overly excessive" massing and the impact on a loss of light and outlook to 40 Bergholt Crescent. The report notes that a full-width ground floor rear extension with a height of 2.8m was agreed under the previously approved application 2021/0544. The proposed ground floor extension has therefore been reduced to match this agreed height to ensure it is not considered overbearing.

Furthermore, a Daylight and Sunlight Assessment has been prepared and submitted to support this application. It demonstrates that the proposals do not have significant adverse impacts on neighbouring properties with regard to loss of daylight / sunlight and that the proposals comply with BRE standards. Therefore, the ground floor extension should now be considered acceptable in terms of neighbouring residential amenity.

First floor rear infill extension

The Officer's Report relating to the previous application (ref. 2021/2110) was "satisfied" that the rear infill extension would "be compliant with the 45-degree angle test and it would result in no significant loss of light or outlook to neighbouring dwellings." Therefore, these proposals should continue to be considered acceptable in terms of residential amenity.

Rear Roof Extension

With regards to the rear roof extension, concerns were raised in the Officer's Report (application ref. 2021/2110) over its massing and the impact on a loss of light and outlook to 40 Bergholt Crescent. As mentioned previously, a Daylight and Sunlight Assessment has been prepared and submitted to support this application. It demonstrates that the proposals do not have significant adverse impacts on neighbouring properties with regard to loss of daylight / sunlight and that the proposals comply with BRE standards. Therefore, the rear roof should now be considered acceptable in terms of neighbouring residential amenity.

Basement extension

As the basement is fully below ground level, the Officer's Report relating to application ref. 2021/2110 states "it is not considered the proposal will have a significant impact on adjoining residential amenity". Therefore the proposals relating to the extended basement should continue to be considered acceptable in terms of residential amenity.

New windows

The Officer's Report relating to the previous application (reference. 2021/2110) raised concerns over the impact of the new windows on neighbouring privacy. It is suggested that new windows on the side elevation should be made non-openable and translucent like those approved under lawful development certificate 2019/2189. These suggestions have been incorporated into the new proposals to ensure they can be considered acceptable in terms of residential amenity.

Standard of Accommodation

The Officer's Report relating to application ref. 2021/2110 also notes that the effect of the works on the standard of accommodation would be positive, with a "*usable and satisfactory*" sized garden, increased internal floor area and "*a sufficient amount of light additions*". The proposed works will continue to ensure a positive standard of accommodation.

Conclusion

The proposed works have been carefully redesigned to ensure they will not harm the character or appearance of the area, nor negatively impact neighbouring residential amenity. The extension is therefore in accordance with the Development Plan and Housing SPD and should now be considered acceptable.

I trust the above and enclosed provides sufficient information to enable you to promptly validate the application and determine it in due course. Please do not hesitate to contact me if you wish to discuss any of these matters further.

Yours faithfully

A handwritten signature in black ink that reads "C. Brady". The signature is written in a cursive, slightly slanted style.

Chris Brady
Savills Planning

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42 Bergholt Crescent, N16

Daylight and Sunlight Assessment for Planning

Job No: 4160
Issued: January, 2024
Issue: 1

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Document Control


Originator

Ollie Westover

Date

03.01.24

Signature



Checker

Bernice Waterman

Date

03.01.24

Signature



1.0 Introduction

1.1 This daylight and sunlight assessment has been prepared to support a planning application for the proposed redevelopment of the site at 42 Bergholt Crescent, London N16.

1.2 The report assesses the proposals in respect of daylight, sunlight and overshadowing matters, having regard to industry standard guidance. The report concludes that the proposal is acceptable and in accordance with planning policy requirements in relation to daylight and sunlight.

1.3 There is no existing specific National Planning Policy relating to the prospective impacts of developments on daylight and sunlight on their surrounding environment.

1.4 However, the BRE Report 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' is the established National guidance to aid the developer to prevent and/or minimise the impact of a new development on the availability of daylight and sunlight in the environs of the site. It has been developed in conjunction with daylight and sunlight recommendations in BS 8206: Part 2: 'Lighting for Buildings - Code of Practice for Daylighting'.

1.5 This reference document is accepted as the authoritative work in the field on daylight, sunlight and overshadowing and is specifically referred to in many Local Authorities' planning policy guidance for daylighting. The methodology therein has been used in numerous lighting analyses and the standards of permissible reduction in light are accepted as the industry standards.

2.0 Project Summary



Site Location as Existing



- 2.1 The proposal site is at 42 Bergholt Crescent, N16 and is currently occupied by a 3 storey (plus basement end-of-terrace dwelling.
- 2.2 The proposal is for the reconstruction of the dwelling, which is in a poor state of structural repair, with the inclusion of rear extensions and an extension at roof level.
- 2.3 The impacts of the scheme on all residential neighbours potentially affected by the scheme have been considered.
- 2.4 Further details on the location of neighbours and their windows are given in Section 5.0.

3.0 Methodology

3.1 For this analysis, we have undertaken the most common calculations for the change in daylight and sunlight to existing buildings, as recommended in BRE Digest 209. These are:

- **Vertical Sky Component (VSC) for daylight impacts**
- **Annual Probable Sunlight Hours and Winter Probable Sunlight Hours (WPSH) (APSH) for sunlight**

3.2 The VSC method measures the general amount of light available on the outside plane of the window as a ratio (%) of the amount of total unobstructed sky viewable following introduction of visible barriers such as buildings. The maximum value is just under 40% for a completely unobstructed vertical wall.

3.3 The VSC is calculated using computer simulation under a CIE overcast sky. This works by simulating the amount of visible sky from the centre point of each window. It is not affected by orientation and so all potentially affected windows are assessed.

3.4 Annual Probable Sunlight Hours (APSH) and Winter Probable Sun light Hours (WPSH) are a measure of the amount of potential direct sunlight that is available to a given surface. APSH covers sunlight over the whole year and WPSH from September 21st to March 21st. The number of total available hours is calculated from a data file in the software, built up over a number of years of actual weather data records.

3.5 Only windows which face within 90° of due south need be assessed for sunlight. In this instance, no windows face within this orientation and so no calculations for sunlight impacts to windows are required.

3.6 APSH can also be used to assess the impact on external spaces such as gardens. This is looked at in Section 8.

4.0 Modelling & Data Sources

4.1 The first stage of the analysis is to create the analysis model of the existing site condition and the proposal. This allows us to analyse the impact of the proposal when compared to the existing condition.

4.2 2D drawings have been provided by the design team. These drawings are used to construct a 3D analysis model which is exported into the specialist daylight software. Calculations are then run, for both existing and proposed scenarios.

4.3 Sufficient detail is added to the model for the analysis. In accordance with BRE recommendations, trees and foliage have been omitted from the calculations.

4.4 Information on the properties has been provided to us by the design team in the form of drawings and models giving the site as existing and proposed and photographs of the site and surroundings.

4.5 Web-based mapping sources and planning records for neighbouring buildings have also been used.

5.0 Window Schedules

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40 Bergholt Crescent



70-76 Cranwich Road

6.0 BRE Guidance Targets

6.1 The reference document for this analysis, BRE Digest 209, gives the methodology for undertaking the calculations. It also provides benchmark figures for the acceptable reduction in the daylight on existing properties which might be affected by development.

6.2 Specifically, the guidance gives figures for the VSC and APSH, as a percentage reduction that is "permissible" for the effect on existing windows.

6.3 It is worth noting the following statement in the Guidance introduction:

- "The guide is intended for building designers and their clients, consultants and planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer.
- Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."

6.4 The relevant BRE recommendations for daylight and sunlight are:

- The Vertical Sky Component measured at the centre of a window should be no less than 27, or if reduced to below this, no less than 0.8 times the former value.
- The window should receive at least 25% of available annual sunlight hours and more than 5% during the winter months (September 21st to March 21st), or, where this is not the case, 80% of its former value.

7.0 Daylight Impact Results

7.1 The Vertical Sky Component has been calculated for each of the 20 assessed windows for both the existing and proposed conditions.

7.2 As can be seen in the results below, all windows retain 80% of their current values.

7.3 The scheme is therefore compliant with BRE recommendations in relation to daylight impacts.

7.4 None of the assessed windows face within this 90° of south and so no calculations for sunlight impacts to windows are required.

7.0 Daylight Impact Results

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Vertical Sky Component				
Window	Existing VSC	Proposed VSC	% Retained	Meets BRE Guidance?
1	33.051	28.417	85.98%	Yes
2	36.520	36.112	98.88%	Yes
3	36.347	31.408	86.41%	Yes
4	33.050	31.788	96.18%	Yes
5	30.947	29.751	96.14%	Yes
6	36.499	35.883	98.31%	Yes
7	33.227	31.769	95.61%	Yes
8	36.385	35.681	98.07%	Yes
9	37.777	37.310	98.76%	Yes
10	34.897	34.160	97.89%	Yes
11	35.415	34.970	98.74%	Yes
12	23.718	23.015	97.04%	Yes
13	34.664	33.786	97.47%	Yes
14	35.875	35.367	98.59%	Yes
15	34.803	33.950	97.55%	Yes
16	36.249	35.825	98.83%	Yes
17	26.733	25.843	96.67%	Yes
18	36.405	35.994	98.87%	Yes
19	33.549	32.472	96.79%	Yes
20	36.812	36.515	99.20%	Yes



8.0 Sunlight to Neighbouring Gardens

- 8.1 Residential gardens are generally assessed using the sunlight hours test, but only on March 21st. The guidance describes a well-lit space as being one which receives at least 2 hours of direct sunlight on this date over 50% of its area.
- 8.2 BRE guidance also uses the "80%" rule for this test, whereby the effects are considered acceptable if the remaining sunlight is in excess of 80% of the existing level. This clause applies if the space is reduced to less than 50% of the area well sunlit.
- 8.3 The gardens of the nearest neighbouring dwellings to the site, as identified to the left, were assessed using this method.
- 8.4 As can be seen, the neighbouring gardens retain in excess of 80% of current sunlight levels and so the scheme is compliant with BRE recommendations.



Site Location

Amenity Sunlight Hours				
Garden	Existing Area Receiving 2 Hours	Proposed Area Receiving 2 Hours	% Retained	Meets BRE Guidance?
G1	66.05%	57.44%	86.98%	Yes
G2	63.91%	63.91%	100.00%	Yes
G3	62.87%	62.86%	99.99%	Yes
G4	63.69%	63.69%	99.99%	Yes
G5	70.66%	70.52%	99.80%	Yes



9.0 Conclusions

9.1 Using industry standard methodology, we have made numerical analyses to ascertain the effects of the proposal at 42 Bergholt Crescent and the levels of change in daylight and sunlight for the windows and gardens of the neighbouring properties.

9.2 The main criteria used in this analysis to show compliance are the Vertical Sky Component for daylight impacts and Annual and Winter Probable Sunlight Hours for sunlight impacts.

9.3 As has been shown, the effect on VSC is within the 80% guidance value in all cases.

9.4 There will therefore be no adverse impact on neighbouring residents in terms of daylight.

9.5 In terms of sunlight, all assessed windows face outside of 90° of due south and so no impacts calculations are required for sunlight.

9.6 The neighbouring gardens retain in excess of 80% of area receiving 2 hours or more of sunlight on March 21st.

9.7 The scheme is therefore compliant with BRE guidance in relation to sunlight impacts.

9.8 From a planning perspective therefore, it is the conclusion of this report that the proposed development is entirely acceptable for planning, in daylight and sunlight terms.



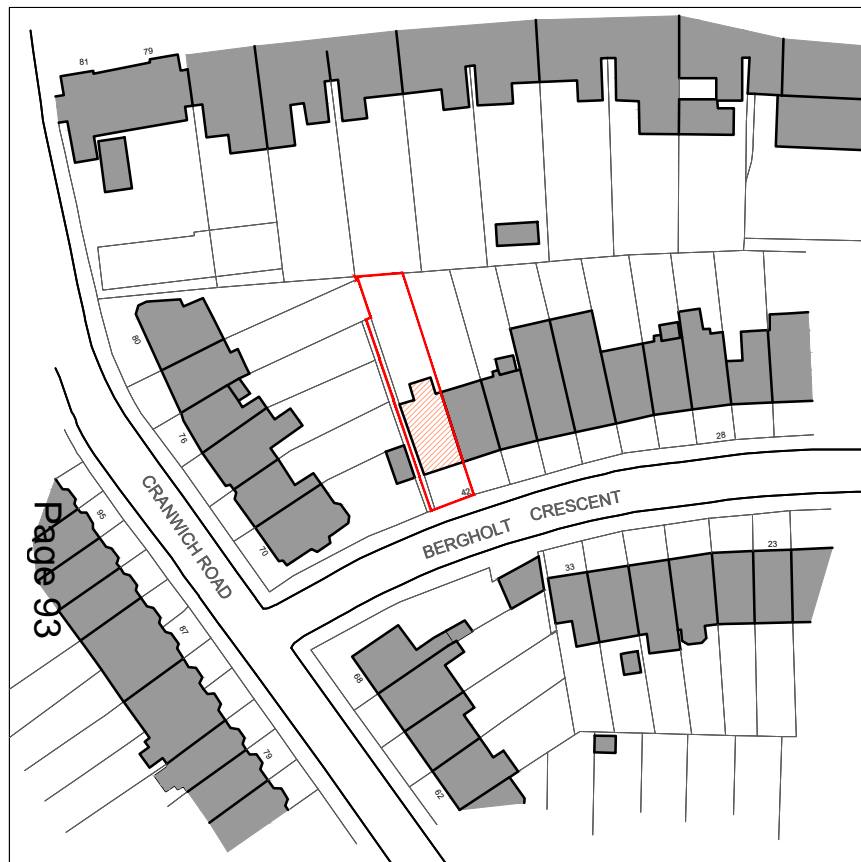
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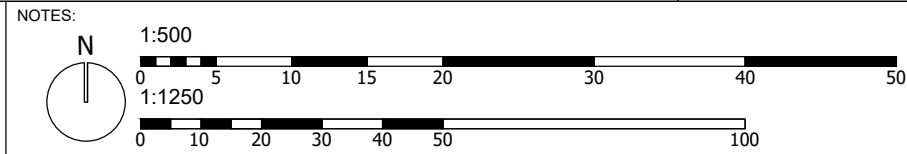


Location Plan
Scale 1:1250



Block Plan
Scale 1:500

GENERAL NOTES:
USE FIGURED DIMENSIONS ONLY.
DO NOT SCALE OFF DRAWINGS.
ALL DIMENSIONS ARE TO BE CHECKED ON SITE.
INCONSISTENCIES ARE TO BE REPORTED TO
OATEN ARCHITECTS IMMEDIATELY.



REV.: DATE: DESCRIPTION:
 A 01/08/23 Adjusted boundary line. Rear roof extension offset 300mm on either sides.
 B 31/08/23 Amended front B-GF external staircase following planning officer's comment.
 C 22/09/23 Red line boundary amended
 D 14/11/23 Added existing front 4 steps to GF following planning officer's comment.

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PROJECT:
**42 Bergholt Crescent, London,
 N16 5JE**

STAGE:
 Planning

CLIENT:

SCALE:
 Varies @ A3

DRAWN BY - DATE:
 CY- Mar 2023

CHECKED BY:
 RO

DRAWING TITLE:
Location and Block Plans

DRAWING NO: **21.1249 / 001**

REV NO: **D**

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Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2139	Flat B, 34 Alexandra Grove, N4 2LF	Full Planning Permission	Erection of first floor extension to existing first floor and new terrace with balustrade	Micheal Garvey	Brownwood	Delegated	Granted - Extra Conditions	27-11-2023
2023/1980	51 Digby Crescent, N4 2HS	Householder Planning	Erection of a single storey rear extension at ground floor level	Catherine Nichol	Brownwood	Delegated	Refuse	12-12-2023
2023/2528	13 Firsby Road, N16 6PX	Certificate of Lawful Development	Lawful Development Certificate (Existing) for the use of the property as 3x self-contained flats (Use Class C3)	Thomas Russell	Cazenove	Delegated	Grant	13-12-2023
2023/2490	74 Filey Avenue, N16 6JJ	Discharge of Condition	Submission of details pursuant to condition, 4 (Flood) of planning permission 2023/1079 dated 19/07/2023	Micheal Garvey	Cazenove	Delegated	Grant	05-12-2023
2023/2482	93 Kyverdale Road, N16 6PP	Discharge of Condition	Submission of details pursuant to Conditions 4 (sustainable drainage) and 5 (flood resilient measures) attached to planning permission 2022/2134 dated 31/10/2022	Thomas Russell	Cazenove	Delegated	Grant	05-12-2023
2023/2432	120 Osbaldeston Road, N16 6NJ	Full Planning Permission	Construction of a rear extension over basement and ground floor levels with front and rear lightwells with external staircase and rear dormer roof extension.	Laurence Ackrill	Cazenove	Delegated	Grant	11-12-2023
2023/2258	4 and 6 Rossington Street, E5 8SP	Full Planning Permission	Erection of single storey roof extension to provide an additional storey to nos. 4 and 6	Danny Huber	Cazenove	Delegated	Granted - Standard Conditions	05-12-2023
2023/2215	62 Durlston Road, E5 8RR	Householder Planning	Erection of a single storey ground floor side infill extension	Danny Huber	Cazenove	Delegated	Granted - Standard Conditions	04-12-2023
2023/2201	Basement Flat, 113 Osbaldeston Road, N16 6NP	Full Planning Permission	Installation of new window to side elevation.	Livi Whyte	Cazenove	Delegated	Granted - Standard Conditions	06-12-2023
2023/2156	8 Braydon Road, N16 6QB	Certificate of Lawful Development	Proposed works: Erection of a rear dormer extension; and roof extension over the existing outrigger.	Jessica Neeve	Cazenove	Delegated	Grant	27-11-2023
2023/1807	50 Chardmore Road, N16 6JH	Householder Planning	Erection of a single storey ground floor rear extension and rear dormer roof extension	Danny Huber	Cazenove	Delegated	Granted - Standard Conditions	05-12-2023
2023/1773	23-25 Lampard Grove, N16 6XA	Full Planning Permission	Erection of single-storey rear extension to No. 23 and No.25	Matthew Hollins	Cazenove	Delegated	Granted - Standard Conditions	14-12-2023
2023/1771	23 Lampard Grove, N16 6XA	Full Planning Permission	Erection of part one, part two-storey rear extension to No. 23 and No. 25	Matthew Hollins	Cazenove	Delegated	Granted - Standard Conditions	14-12-2023
2023/2507	74 Winston Road, N16 9LT	Householder Planning	Erection of a single-storey side infill extension	Thomas Russell	Clissold	Delegated	Granted - Extra Conditions	05-12-2023
2023/2436	Flat A, 25 Burma Road, N16 9BH	Discharge of Condition	Submission of details pursuant to Condition 3 (design) attached to planning permission ref 2023/1375 dated 30-08-2023.	Jessica Neeve	Clissold	Delegated	Grant	28-11-2023
2023/2357	66 Clissold Crescent, N16 9AT	Householder Planning	Erection of single-storey rear extension to replace existing	Thomas Russell	Clissold	Delegated	Granted - Extra Conditions	04-12-2023
2023/2231	Flat B, 43 Nevill Road, N16 8SW	Full Planning Permission	Formation of a mansard roof extension together with the raising of the outrigger roof and alterations to the fenestration on the rear elevation.	James Clark	Clissold	Delegated	Grant	11-12-2023
2023/2025	Flat 21, Gujarat House, 145 Stoke Newington Church Street, N16 0UG	Works to Tree with Preservation Order	Prunus Yedoensis planted at the right rear corner of 21 Gujarat House. Tree is 1.5 m from the rear boundary wall of 28 Woodlea Road. Reason: To prevent excessive growth of tree because of close proximity to boundary wall. Works: 20 % (2 Metre) crown reduction and thinning to previous pruning points.	Leif Mortensen	Clissold	Delegated	Grant	28-11-2023
2023/1992	Taverner House Stoke Newington Church Street, N16 9JD	Discharge of Condition	Submission of details pursuant to condition 20 (CHP) attached to planning permission ref 2019/2116 dated 08/02/2021.	James Bellis	Clissold	Delegated	Grant	14-12-2023
2023/2553	102 Colvestone Crescent, E8 2LJ	Full Planning Permission	Retrospective application for the installation of 1No. new gas riser and 2No. new gas meter boxes to the front elevation.	Erin Glancy	Dalston	Delegated	Grant	12-12-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2376	34 Colvestone Crescent, E8 2LH	Discharge of Condition	Submission of details pursuant to condition 3 (Details) of planning permission 2023/0894 dated 9 June 2023.	Jessica Neeve	Dalston	Delegated	Grant	04-12-2023
2023/2373	41 Cecilia Road, E8 2ER	Householder Planning	Construction of a three storey rear extension and part basement excavation with rear lightwell. Replacement of existing timber windows to double glazed sliding sash timber windows at front and rear elevations.	Laurence Ackrill	Dalston	Delegated	Grant	05-12-2023
2023/2366	41 Cecilia Road, E8 2ER	Householder Planning	Construction of a rear dormer roof extension following the demolition of an existing rear dormer with installation of two velux rooflights to front roof slope.	Laurence Ackrill	Dalston	Delegated	Grant	30-11-2023
2023/1536	20 John Campbell Road, N16 8JZ	Householder Planning	Erection of infill extension and installation of bi-folding door to rear elevation	Livi Whyte	Dalston	Delegated	Granted - Standard Conditions	08-12-2023
2023/1382	33 Parkholme Road, E8 3AG	Householder Planning	Erection of a single storey ground floor rear infill extension, elevational and landscaping alterations comprising new door and window to front, replacement of rear ground floor windows and doors, installation of 2 x rooflights to front roof slope	Danny Huber	Dalston	Delegated	Granted - Standard Conditions	07-12-2023
2023/2485	55 Lawford Road, N1 5BJ	Discharge of Condition	Submission of details pursuant to Condition 4 (drainage) attached to planning permission 2022/2506 dated 19/12/2022	Thomas Russell	De Beauvoir	Delegated	Grant	05-12-2023
2023/2477	Rear Of 30-36 Stamford Road, N1 4JL	Discharge of Condition	Discharge of condition 13 (sound insulation) pursuant to application Ref.2020/0184 granted 29/05/2020 for the erection of a part single, part three- and part four-storey building for the provision of a motorbike repair shop and showroom (Sui Generis) at ground floor level with 7 residential flats (Use Class C3) above. Demolition of existing building on site.	Erin Glancy	De Beauvoir	Delegated	Grant	12-12-2023
2023/2465	Rear of 30-36 Stamford Road, N1 4JL	Discharge of Condition	Discharge of condition 16 (green/ brown roof) to planning permission 2020/0184 granted 29/05/2020 for the erection of a part single-, part three- and part four-storey building for the provision of a motorbike repair shop and showroom (Sui Generis) at ground floor level with 7 residential flats (Use Class C3) above. Demolition of existing building on site.	Erin Glancy	De Beauvoir	Delegated	Grant	13-12-2023
2023/2458	Rear Of 30-36 Stamford Road, N1 4JL	Discharge of Condition	Discharge of condition 3 (external surfaces materials) attached to planning permission 2020/0184 granted 29/05/2020 for the erection of a part single, part three and part four-storey building for the provision of a motorbike repair shop and showroom (Sui Generis) at ground floor level with 7 residential flats (Use Class C3) above. Demolition of existing building on site.	Erin Glancy	De Beauvoir	Delegated	Grant	12-12-2023
2023/2457	Rear Of 30-36 Stamford Road, N1 4JL	Discharge of Condition	Discharge of condition 4 (detailed drawings) attached to planning permission 2020/0184 granted 29/05/2020 for the erection of a part single-, part three- and part four-storey building for the provision of a motorbike repair shop and showroom (Sui Generis) at ground floor level with 7 residential flats (Use Class C3) above. Demolition of existing building on site.	Erin Glancy	De Beauvoir	Delegated	Grant	13-12-2023
2023/2455	Department For Work And Pensions, Playle House, 6 - 22 Tottenham Road, N1 4BZ	Full Planning Permission	External alterations including the installation of new bin store, AC plant equipment, vent grilles to fenestration and general plant equipment to the roof	Laurence Ackrill	De Beauvoir	Delegated	Grant	12-12-2023
2023/2442	66 Ufton Road, N1 4HH	Full Planning Permission	Conversion of two flats to form a single dwelling.	Catherine Nichol	De Beauvoir	Delegated	Granted - Standard Conditions	12-12-2023
2023/2406	117 Culford Road, N1 4HT	Householder Planning	Demolition of existing rear infill addition and erection of replacement rear infill extension, together with associated alterations to the lower ground floor rear facade	James Clark	De Beauvoir	Delegated	Grant	12-12-2023
2023/2351	88 Culford Road, N1 4HN	Householder Planning	Construction of a mansard roof extension.	James Clark	De Beauvoir	Delegated	Refuse	01-12-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1912	3, Buckingham Mews Buckingham Road, N1 4DU	Certificate of Lawful Development	Replacement of existing bitumen felt roof with glass reinforced polyester (GRP) roof	Matthew Hollins	De Beauvoir	Delegated	Grant	27-11-2023
2023/0876	First Floor And Second Floor Flat, 44 Mortimer Road, N1 5AP	Full Planning Permission	Installation of new fence to existing brick wall	Livi Whyte	De Beauvoir	Delegated	Refuse	12-12-2023
2023/0606	1 Ufton Road, N1 5BY	Full Planning Permission	Replacement of single glazed timber windows with double glazed timber units on the front and rear elevations. Replacement of front entrance door with new timber 4-panels door, and replacement of any rear glass panels doors with new timber glass panels doors.	Livi Whyte	De Beauvoir	Delegated	Granted - Standard Conditions	23-11-2023
2022/1498	Flat 1, Dorset Court Hertford Road, N1 4SD	Full Planning Permission	rear extension	Jessica Neeve	De Beauvoir	Delegated	Refuse	07-12-2023
2020/3518	10 Englefield Road, N1 4LN	Householder Planning	Enclosed roof terrace, increase height of roof parapet and external works.	Micheal Garvey	De Beauvoir	Delegated	Dismissed at Appeal	12-12-2023
2023/2445	First Floor And Second Floor Flat, 32 Greenwood Road, E8 1AB	Householder Planning	Replace stair housing for roof terrace with opening roof light together with associated works.	James Clark	Hackney Central	Delegated	Grant	11-12-2023
2023/2358	207 Graham Road, E8 1PE	Householder Planning	Erection of a rear dormer window and raising of the ridgeline.	Danny Huber	Hackney Central	Delegated	Granted - Standard Conditions	05-12-2023
2023/2295	9 Navarino Grove, E8 1AJ	Householder Planning	Removal of existing first floor windows and replace with sash windows, removal of other metal windows and door and replace with metal windows and metal door	Micheal Garvey	Hackney Central	Delegated	Granted - Extra Conditions	13-12-2023
2023/2259	Flat A, 61 Greenwood Road, E8 1NT	Discharge of Condition	Submission of details pursuant to conditions 3 (materials) and 4 (SUDS) attached to planning permission ref APP/U5360/W/22/3313698 dated 11/07/2023	Danny Huber	Hackney Central	Delegated	Refuse	30-11-2023
2023/1982	51 Navarino Road, E8 1AG	Householder Planning	First floor side extension to provide bathroom	Jessica Neeve	Hackney Central	Delegated	Granted - Extra Conditions	01-12-2023
2023/1937	The Wishing Well, 418 Mare Street, E8 1HP	Listed Building Consent	Listed building consent for the replacement of existing UPVC double-glazed French doors to the front elevation with a timber double-glazed French door and sash window. (In association with full planning permission 2023/1758)	James Clark	Hackney Central	Delegated	Grant	07-12-2023
2023/1758	The Wishing Well, 418 Mare Street, E8 1HP	Full Planning Permission	Planning permission for the replacement of existing UPVC double-glazed French doors to the front elevation with a timber double-glazed French door and sash window. (In association with listed building consent 2023/1937)	James Clark	Hackney Central	Delegated	Grant	07-12-2023
2023/2344	12 Narford Road, E5 8RD	Discharge of Condition	Submission of details pursuant to condition 3 (Details- Door and panelling profile) attached to planning permission 2023/1400 dated 15/08/2023	Micheal Garvey	Hackney Downs	Delegated	Grant	01-12-2023
2023/2286	1 Norcott Road, N16 7BJ	Householder Planning	Erection of a full width rear roof dormer extension and a roof extension above the outrigger	Danny Huber	Hackney Downs	Delegated	Refuse	30-11-2023
2023/2090	22-24 Powell Road, E5 8DJ	Discharge of Condition	Submission of details pursuant to conditions 25 & 26 (Green Roof) and 29 (External Lighting) attached to planning permission 2017/1720 dated 22/02/2019.	Alix Hauser	Hackney Downs	Delegated	Grant	04-12-2023
2023/1244	Flat B, 183 Brooke Road, E5 8AB	Householder Planning	Retrospective planning for a bike store erected in the front garden.	Jonathan Bainbridge	Hackney Downs	Delegated	Grant	14-12-2023
2023/2353	32 Terrace Road, E9 7ES	Householder Planning	Construction of a rear dormer roof extension and insertion of 2no. front conservation-style rooflights. Installation of cooling outdoor unit with acoustic enclosure to ground floor courtyard.	Laurence Ackrill	Hackney Wick	Delegated	Grant	01-12-2023
2023/2308	Unit 11 Trafalgar Mews, E9 5JG	Certificate of Lawful Development	Existing use as self contained dwelling(C3)	Catherine Nichol	Hackney Wick	Delegated	Grant	12-12-2023
2023/2493	Kings Wharf, 301 Kingsland Road, E8 4DS	Non-Material Amendment	Non material amendment to planning permission ref 2021/2174 dated 19/03/2022 comprising amendments to the colour of the cladding	Danny Huber	Haggerston	Delegated	Grant	06-12-2023

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2023/2434	The Laburnum Boat Club, Laburnum Boat Club Laburnum Street, E2 8BH	Full Planning Permission	Single storey side extension to south elevation, replace existing ply panels/door to north elevation with a fully glazed frame and alterations to north elevation	Micheal Garvey	Haggerston	Delegated	Granted - Extra Conditions	13-12-2023
2023/1217	Nichols Court, 10 Cremer Street, E2 8HR	Full Planning Permission	Installation of 1m high hand rail to main roof level.	Micheal Garvey	Haggerston	Delegated	Refuse	23-11-2023
2022/2940	City Of London Academy Shoreditch Park Secondary School, Adjacent, 9 Audrey Street, E2 8QH	Discharge of Condition	Submission of details pursuant to condition 1 (Landscaping proposal following temporary permission) of planning permission ref 2016/2600 dated 30/01/2017	Louise Prew	Haggerston	Delegated	Grant	30-11-2023
2023/2076	14a Clarence Road, E5 8HB	Certificate of Lawful Development	Existing use of the premises as a self-contained dwelling (use class C3).	Jonathan Bainbridge	Homerton	Delegated	Grant	29-11-2023
2020/3200	Armourtex, 12 - 16 Rowe Lane, E9 6EL	Discharge of Condition	Submission of details pursuant to condition 12 (Cycle Parking) attached to planning permission 2016/3868 granted 01/08/2019	Louise Prew	Homerton	Delegated	Refuse	14-12-2023
2023/2574	Iceland Foods Ltd, 209 Hoxton Street, N1 5LG	Non-Material Amendment	Non-material amendment to planning permission 2020/4110 dated 30/11/2021 to insert ventilation grilles to the front (east) elevation and side (south) elevation of the supermarket.	James Bellis	Hoxton East and Shoreditch	Delegated	Granted - Extra Conditions	30-11-2023
2023/2572	Flat A, 41 Coronet Street, N1 6HD	Discharge of Condition	Submission of details pursuant to 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	Grant	12-12-2023
2023/2557	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	Grant	01-12-2023
2023/2441	Second Floor, 67 - 70 Charlotte Road, EC2A 3PE	Prior Notification - Commercial	Prior Approval (Class G) for change of use of second floor from commercial, business and service use (Class E) to 1 self-contained residential unit (Class C3).	Laurence Ackrill	Hoxton East and Shoreditch	Delegated	Grant	04-12-2023
2023/2370	Hackney Community College Falkirk Street, N1 6HQ	Certificate of Lawful Development	Existing use of the premises as an educational institution (use class F1).	Catherine Nichol	Hoxton East and Shoreditch	Delegated	Grant	05-12-2023
2023/2361	104-108 Curtain Road, EC2A 3AH	Advertisement Consent	Retention of externally illuminated fascia sign and retention of two internally illuminated projecting hanging signs at fascia level	Micheal Garvey	Hoxton East and Shoreditch	Delegated	Refuse	13-12-2023
2023/2337	341-345 Old Street, EC1V 9LL	Discharge of Condition	Submission of details pursuant to condition 4 (soundproofing) attached to permission 2022/2127 granted 19/05/2023 for the Prior approval for a change of use of the second and third floors from commercial (use class E) to six self-contained residential units (use class C3).	Erin Glancy	Hoxton East and Shoreditch	Delegated	Grant	29-11-2023
2023/2333	209 Hoxton Street, N1 5LG	Advertisement Consent	The installation of 3no. internally illuminated fascia signs and 1no. internally illuminated projecting sign	Laurence Ackrill	Hoxton East and Shoreditch	Delegated	Refuse	29-11-2023
2023/2321	209 Hoxton Street, N1 5LG	Full Planning Permission	The installation of cladding to shop front fascia	Laurence Ackrill	Hoxton East and Shoreditch	Delegated	Refuse	29-11-2023
2023/2294	Sinthu News, 271 Kingsland Road, E2 8AS	Full Planning Permission	Alterations to the shopfront including alteration in the location of the existing entrance door; installation of new door to serve upper floors; installation of retractable awning	Thomas Russell	Hoxton East and Shoreditch	Delegated	Granted - Extra Conditions	04-12-2023
2023/2243	Firezza, 16 Hoxton Square, N1 6NT	Full Planning Permission	Installation of two external A/C condenser units at roof level (linked to listed building consent Ref.2023/2242).	Erin Glancy	Hoxton East and Shoreditch	Delegated	Grant	24-11-2023
2023/2013	1 Principal Place, London EC2A 2BA	Full Planning Permission	Proposed works: Temporary installation of sculptures for a temporary period between 06 October 2023 to 20 October 2023.	Jessica Neeve	Hoxton East and Shoreditch	Delegated	Granted - Extra Conditions	07-12-2023
2023/1619	84-86 Great Eastern Street And , 1-3 Rivington Street Rivington Street, London , EC2A 3JL	Discharge of Condition	Submission of details pursuant to condition 34 only (Signage in and out) attached to planning permission 2018/4549 dated 29/03/2019	Louise Prew	Hoxton East and Shoreditch	Delegated	Grant	23-11-2023
2022/1548	Land Former 225 City Road, Hackney,	Discharge of Condition	Submission of details pursuant to condition 22 (Hard and Soft Landscaping) attached to planning permission 2016/1814	Nick Bovaird	Hoxton West	Delegated	Grant	14-12-2023
2023/2328	11 Edwins Mead, E9 5PY	Householder Planning	Installation of air source heat pump.	James Clark	Kings Park	Delegated	Refuse	27-11-2023
2023/2189	181 Homerton High Street, E9 6BB	Certificate of Lawful Development	Proposed erection of rear roof extensions and front rooflights	Jessica Neeve	Kings Park	Delegated	Grant	24-11-2023

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2023/2074	33 Meeson Street, E5 0EA	Discharge of Condition	Submission of details pursuant to Condition 3 (SUDS) of planning permission 2023/1561 dated 01/09/2023	Matthew Hollins	Kings Park	Delegated	Grant	13-12-2023
2023/1585	107 Clifden Road, E5 0LW	Householder Planning	Proposed works: Mansard roof extension.	Jessica Neeve	Kings Park	Delegated	Granted - Extra Conditions	30-11-2023
2023/2512	116 Mildenhall Road, E5 0RZ	Householder Planning	Erection of a side infill extension	Thomas Russell	Lea Bridge	Delegated	Granted - Extra Conditions	13-12-2023
2023/2511	116 Mildenhall Road, E5 0RZ	Certificate of Lawful Development	Lawful Development Certificate (Proposed) for the erection of a rear dormer; erection of an outrigger dormer; installation of 3x front rooflights	Thomas Russell	Lea Bridge	Delegated	Grant	13-12-2023
2023/2440	107 Mayola Road, E5 0RG	Discharge of Condition	Submission of details pursuant to condition 3 (replacement windows) attached to planning permission 2022/1099 dated 04-07-2022.	James Clark	Lea Bridge	Delegated	Grant	14-12-2023
2023/2408	179 Chatsworth Road, E5 0LA	Removal/Variation of Condition(s)	Variation of condition 1 (Approved Plans) attached to planning permission 2021/3396 regarding alterations to the first floor parapet including corbel and changes to side and rear fenestration detail	Laurence Ackrill	Lea Bridge	Delegated	Refuse	07-12-2023
2023/2402	10 Thornby Road, E5 9QL	Certificate of Lawful Development	Proposed erection of rear roof extension over the existing outrigger and installation of three front roof lights	Jonathan Bainbridge	Lea Bridge	Delegated	Grant	06-12-2023
2023/2391	Flat B, 8 Rushmore Road, E5 0ET	Full Planning Permission	Construction of a rear roof dormer extension and insertion of rooflights to the front roof slope.	Laurence Ackrill	Lea Bridge	Delegated	Grant	01-12-2023
2023/2334	Land to the rear of 110-120 Lower Clapton Road, E5 0QR	Discharge of Condition	Submission of details pursuant to condition 4 (Demolition & Construction Management Plan) attached to planning permission 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	13-12-2023
2023/2267	33 Mildenhall Road, E5 0RT	Householder Planning	Proposed works: Erection of a single storey rear extension; the creation of front lightwell; and bay window.	Jessica Neeve	Lea Bridge	Delegated	Granted - Extra Conditions	05-12-2023
2023/2266	33 Mildenhall Road, E5 0RT	Certificate of Lawful Development	Proposed works: Rear roof extension; and the installation of three rooflights on the front roof slope.	Jessica Neeve	Lea Bridge	Delegated	Grant	24-11-2023
2023/2264	Flat 2, 80 Dunlace Road, E5 0ND	Full Planning Permission	Erection of a hidden mansard roof extension.	James Clark	Lea Bridge	Delegated	Grant	23-11-2023
2023/2168	21 Newick Road, E5 0RP	Householder Planning	Demolition and rebuilding of existing infill extension together with the construction of a single storey, ground floor, rear extension.	James Clark	Lea Bridge	Delegated	Grant	11-12-2023
2023/2131	Pivaz, 34 Chatsworth Road, E5 0LP	Full Planning Permission	Installation of full height extract duct (retrospective)	Livi Whyte	Lea Bridge	Delegated	Refuse	14-12-2023
2023/1555	10 Newick Road, E5 0RR	Discharge of Condition	Submission of details pursuant to condition, 4 (Suds) of planning permission 2022/1525 dated 15/08/2022	Micheal Garvey	Lea Bridge	Delegated	Grant	04-12-2023
2023/2447	27 Gunton Road, E5 9JT	Certificate of Lawful Development	Proposed works: Erection of a rear dormer roof extension; and the addition of a rear single-storey ground floor extension.	Jessica Neeve	Lea Bridge	Delegated	Grant	13-12-2023
2023/2478	2a Gayhurst Road, E8 3EH	Certificate of Lawful Development	Erection of ground floor rear infill extension	Matthew Hollins	London Fields	Delegated	Refuse	12-12-2023
2023/2468	50 Martello Street, E8 3QP	Certificate of Lawful Development	Existing use of the premises as a self-contained dwelling (use class C3).	Danny Huber	London Fields	Delegated	Refuse	12-12-2023
2023/2355	50 Lamb Lane, E8 3PJ	Discharge of Condition	Submission of details pursuant to condition Condition 4 (window and boundary details), Condition 9 (screening details), Condition 12 (waste store), Condition 18 (window design), Condition 23 (swift boxes) and Condition 25 (biodiverse roof) attached to planning permission ref 2018/4713 dated 18/10/2019.	Catherine Nichol	London Fields	Delegated	Grant	30-11-2023
2023/2274	O/S No. 257a Mare Street, E8 3NU	Advertisement Consent	Proposed Free-Standing Advertising CIP unit featuring double sided internally illuminated digital display measuring 1635mm (H) x 924mm (W).	Jonathan Bainbridge	London Fields	Delegated	Refuse	23-11-2023
2023/2124	Duval House, 1 - 2 Glebe Road, E8 4BD	Full Planning Permission	Replacement of existing timber windows with aluminium windows to part south, east and west elevation	Micheal Garvey	London Fields	Delegated	Granted - Extra Conditions	06-12-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1897	2 - 16 Bayford Street, E8 3SE	Discharge of Condition	Submission of details pursuant to condition 13 (Contaminated Land Verification Report) of planning permission 2018/2948 dated 8 June 2020	Nick Bovaird	London Fields	Delegated	Grant	13-12-2023
2023/1418	50 Lamb Lane, E8 3PJ	Removal/Variation of Condition(s)	Variation of Condition 2 (Approved drawings), of planning application 2018/4713, dated 18/10/2019. Effect of variation to amend the fenestration to comply with current fire standards.	Catherine Nichol	London Fields	Delegated	Granted - Extra Conditions	13-12-2023
2023/1389	Northside Studios, 16 - 29 Andrews Road, E8 4QF	Discharge of Condition	Submission of details pursuant to Condition 10 (Cycle Parking) of planning permission 2020/1082 dated 23/12/2020	Thomas Russell	London Fields	Delegated	Grant	28-11-2023
2023/0722	1F, 373 Mentmore Terrace, E8 3DQ	Full Planning Permission	Retrospective application for the installation of an extract duct and louvre to front elevation in association with the existing restaurant use (Class E)	Matthew Hollins	London Fields	Delegated	Refuse	11-12-2023
2022/0017	The Laundry 2-18 Warburton Road Hackney London E8 3FN	Discharge of Condition	Submission of details pursuant to condition 22 (Emission Rates) attached to planning permission 2018/4172 dated 03/12/2019.	Nick Bovaird	London Fields	Delegated	Grant	30-11-2023
2023/2375	Flat 211, Olympic House, 12 Somerford Grove, N16 7TY	Certificate of Lawful Development	Existing use of the premises as a self-contained flat (use class C3).	Jonathan Bainbridge	Shacklewell	Delegated	Grant	29-11-2023
2023/2374	Flat 208, Olympic House, 12 Somerford Grove, N16 7TY	Certificate of Lawful Development	Existing use of the premises as a self-contained flat (use class C3).	Jonathan Bainbridge	Shacklewell	Delegated	Grant	29-11-2023
2023/2369	Flat 209, Olympic House, 12 Somerford Grove, N16 7TY	Certificate of Lawful Development	Existing use of the premises as a self-contained flat (use class C3).	Jonathan Bainbridge	Shacklewell	Delegated	Grant	29-11-2023
2023/2356	37 Palatine Road, N16 8SY	Certificate of Lawful Development	Existing use of the premises as a HMO (use class C4).	Jonathan Bainbridge	Shacklewell	Delegated	Grant	13-12-2023
2023/2339	Flat 207, Olympic House, 12 Somerford Grove, N16 7TY	Certificate of Lawful Development	Existing use of the premises as a self-contained flat (use class C3).	Jonathan Bainbridge	Shacklewell	Delegated	Grant	28-11-2023
2023/2338	Flat 206, Olympic House, 12 Somerford Grove, N16 7TY	Certificate of Lawful Development	Existing use of the premises as a self-contained dwelling (use class C3).	Jonathan Bainbridge	Shacklewell	Delegated	Grant	29-11-2023
2023/2335	Flat 204, Olympic House, 12 Somerford Grove, N16 7TY	Certificate of Lawful Development	Existing use of the premises as a self-contained dwelling (use class C3).	Jonathan Bainbridge	Shacklewell	Delegated	Grant	28-11-2023
2023/2303	Flat 205, Olympic House, 12 Somerford Grove, N16 7TY	Certificate of Lawful Development	Existing use of the premises as a self-contained dwelling (use class C3).	Jonathan Bainbridge	Shacklewell	Delegated	Grant	27-11-2023
2023/2300	Flat 203, Olympic House, 12 Somerford Grove, N16 7TY	Certificate of Lawful Development	Existing use of the premises as a self-contained dwelling (use class C3).	Jonathan Bainbridge	Shacklewell	Delegated	Grant	27-11-2023
2023/2297	Flat 202, Olympic House, 12 Somerford Grove, N16 7TY	Certificate of Lawful Development	Existing use of the premises as a self-contained dwelling (use class C3).	Jonathan Bainbridge	Shacklewell	Delegated	Grant	27-11-2023
2023/2292	Flat 201, Olympic House, 12 Somerford Grove, N16 7TY	Certificate of Lawful Development	Existing use of the premises as a self-contained dwelling (use class C3).	Jonathan Bainbridge	Shacklewell	Delegated	Grant	27-11-2023
2023/1544	Dalston Garage, 91 Barretts Grove, N16 8AP	Discharge of Condition	Submission of details pursuant to condition 24 (Written Scheme of Investigation - Stages 1 & 2) attached to planning permission 2020/3893 dated 16/03/2023.	Alix Hauser	Shacklewell	Delegated	Grant	23-11-2023
2022/0993	79 Palatine Road, N16 8SY	Full Planning Permission	Construction of a single storey outbuilding / garden studio.	Jessica Neeve	Shacklewell	Delegated	Granted - Extra Conditions	12-12-2023
2023/2446	8 Northfield Road, N16 5RN	Prior Notification - Larger Home Extension	Prior Approval for a Larger Homes Extension for the erection of single storey ground floor rear extension measuring up to 6.0m deep, 3.0m eaves height, and 3.0m maximum height.	Jonathan Bainbridge	Springfield	Delegated	Grant	29-11-2023
2023/2409	9 Maple Close, N16 6DF	Certificate of Lawful Development	Erection of single-storey rear extension	Matthew Hollins	Springfield	Delegated	Grant	08-12-2023
2023/2387	37 Spring Hill, E5 9BL	Full Planning Permission	Erection of part ground floor rear extension at No.37 and a joint first-floor rear extension at no.35 and 37	Micheal Garvey	Springfield	Delegated	Refuse	07-12-2023
2023/2431	22 Heathland Road, N16 5NH	Full Planning Permission	Erection of a front dormer roof extension	Danny Huber	Stamford Hill West	Delegated	Refuse	12-12-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2383	92 Queen Elizabeths Walk, N16 5UQ	Full Planning Permission	Basement extension with excavation of front and rear lightwells together with the erection of rear ground floor infill extension, first floor rear extension and a rear roof extension as well as the installation of rooflights in the front roofslope.	James Clark	Stamford Hill West	Delegated	Grant	07-12-2023
2023/2320	34 Fairholt Road, N16 5HW	Full Planning Permission	Demolition of existing rear/side extension, the erection of a ground floor and part first floor rear extension and the enlargement of the existing roof dormer.	Micheal Garvey	Stamford Hill West	Delegated	Granted - Extra Conditions	28-11-2023
2023/2420	86 Leswin Road, N16 7ND	Certificate of Lawful Development	Erection of rear dormer roof extension and erection of a roof extension above 2-storey rear outrigger	Micheal Garvey	Stoke Newington	Delegated	Grant	11-12-2023
2023/2388	33 Evering Road, N16 7PX	Householder Planning	Erection of a mansard-style roof extension	Danny Huber	Stoke Newington	Delegated	Granted - Standard Conditions	07-12-2023
2023/2306	39 Bouverie Road, N16 0AH	Discharge of Condition	Submission of details pursuant to condition 4 (SuDs) attached to planning permission Ref.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	Delegated	Grant	28-11-2023
2023/2246	96 Yoakley Road, N16 0BB	Householder Planning	Demolition of existing part one-part two storey extension; erection of part-one, part-two storey extension; erection of dormer extension.	Matthew Hollins	Stoke Newington	Delegated	Granted - Standard Conditions	29-11-2023
2023/2177	116 Oldfield Road, N16 0RJ	Householder Planning	Erection of a ground floor, single-storey, rear side infill extension.	Jonathan Bainbridge	Stoke Newington	Delegated	Grant	24-11-2023
2023/2128	5 Harcombe Road, N16 0RX	Householder Planning	Proposed works: Erection of single-storey side rear extension at ground floor.	Jessica Neeve	Stoke Newington	Delegated	Granted - Extra Conditions	23-11-2023
2023/1448	Flat A, 48 Lordship Road, N16 0QT	Full Planning Permission	Erection of garden room	Livi Whyte	Stoke Newington	Delegated	Granted - Standard Conditions	11-12-2023
2023/2283	24 Christchurch Square, E9 7HU	Full Planning Permission	Alterations to front and rear fenestration; erection of a single storey ground floor rear extension and installation of front boundary treatment.	Livi Whyte	Victoria	Delegated	Granted - Standard Conditions	24-11-2023
2023/2281	47 Balcome Street, E9 7AY	Certificate of Lawful Development	Proposed erection of rear roof extension over the existing outrigger.	Jonathan Bainbridge	Victoria	Delegated	Grant	11-12-2023
2023/2273	Pavement adjacent to 102 to 110 Mare Street, E8 3SJ	Advertisement Consent	Advertisement Consent for the installation of free standing double sided advertising unit on the pavement.	Erin Glancy	Victoria	Delegated	Refuse	08-12-2023
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	23-11-2023
2023/2130	8 & 10 Earlston Grove, E9 7NE	Full Planning Permission	Construction of additional storey to Nos. 8 & 10	Laurence Ackrill	Victoria	Delegated	Grant	04-12-2023
2023/2098	1 King Edwards Road, E9 7SF	Removal/Variation of Condition(s)	Variation of condition 2 (approved plans) attached to planning permission ref 2018/3244 dated 03/03/2020 for the demolition of existing single-storey office building and erection of a 4-storey building to provide 3 flats (Class C3); with associated terraces and provision of office (Class B1) floorspace at ground floor level. The variation is to amend to change the finish, from a partially glazed, partially solid panelled curtain wall to a brick wall with windows to match the rest of the finishes to the exterior of the building at the rear.	Jonathan Bainbridge	Victoria	Delegated	Grant	11-12-2023
2023/2001	78 Lauriston Road, E9 7HA	Discharge of Condition	Discharge of conditions 3 (materials), 6 & 7 (SUDs) attached to planning permission ref. 2022/2072.	Jessica Neeve	Victoria	Delegated	Grant	30-11-2023
2023/2514	2a Woodberry Grove, N4 1SN	Discharge of Condition	Resubmission of details pursuant to condition 36 (Bird and Bat boxes) for Block B and D Phase 2 only attached to planning application 2013/3223 dated 20th August 2014, and subsequently updated by application 2017/5001 dated 01 November 2018.	Louise Prew	Woodberry Down	Delegated	Grant	30-11-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2396	47 Cranwich Road, N16 5HZ	Prior Notification - Larger Home Extension	Proposed works: Erection of a 6m deep rear ground floor extension.	Jessica Neeve	Woodberry Down	Delegated	Refuse	30-11-2023
2023/2394	47 Cranwich Road, N16 5HZ	Prior Notification - Larger Home Extension	Proposed works: 6m deep ground floor rear extension.	Jessica Neeve	Woodberry Down	Delegated	Refuse	23-11-2023
2023/2069	132 Bethune Road, N16 5DS	Full Planning Permission	Excavation of basement and lightwells; erection of two-storey extension at basement and ground floor levels; erection of dormer extension; and creation of new entrance to front elevation	Matthew Hollins	Woodberry Down	Delegated	Grant	01-12-2023
2023/2044	The Skinners Academy Woodberry Grove, N4 1SY	Full Planning Permission	Erection of a two storey infill extension at first and second floor levels [reconsult due to change in development description]	Danny Huber	Woodberry Down	Delegated	Granted - Standard Conditions	04-12-2023
2022/2875	Land bounded by Seven Sisters Road to the North, Woodberry Grove to the West, and Devan Grove and Eastern Reservoir to the South, which includes buildings identified as The Happy Man Public House, 89 Woodberry Grove, 440 Seven Sisters Road, 1-25 Bayhurst House, 1-30 Chattenden, House, 1-45 Farringham Road, 1-80 Ashdale House, 1-80 Burtonwood House, Woodberry Down, N4	Non-Material Amendment	Non-material amendment to planning permission 2019/2514 dated 09/12/2020. Effect of amendment would be to (i) vary condition 2 (approved drawings) to allow the installation of 2No. air source heat pumps to the roof of building A1; (ii) amend the wording of conditions 18(v) (materials and architectural details) to allow details of screening and rooftop plant to be approved under the scope of this application and condition 41 (SPV panels) to allow details of solar photovoltaic panels to be approved under the scope of this application (allowing the relevant condition or part of condition to be dealt with as a compliance condition rather than requiring formal approval); (iii) introduce a "pillar" between two openings to the SW elevation of Block A1 facing Woodberry Grove at 7th and 8th floor levels (to accord with previously approved floor plans); and (iv) amend the wording of condition 39 (energy centre 4) to increase the trigger to 2030 (from 2026)	Louise Prew	Woodberry Down	Delegated	Granted - Extra Conditions	30-11-2023