



# PLANNING SUB- COMMITTEE

Wednesday 6 March 2024 at 6.30pm  
Council Chamber, Hackney Town Hall

Live stream link: [https://youtube.com/live/bC1ui\\_VVLL4](https://youtube.com/live/bC1ui_VVLL4)

Back up link: <https://youtube.com/live/ayyYmOj7mF0>

## **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: Tuesday 27 February**  
**2024**  
[www.hackney.gov.uk](http://www.hackney.gov.uk)

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# Planning Sub-Committee

**Wednesday 6 March 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 9 - 23)**  
  
The Planning Sub-Committee to consider and approve the minutes of their meetings held on 11 January 2024 and 6 December 2023.
- 5 2023/0362: Technico House, 4 Christopher Street, 56 & 58 Wilson Street and 1,3 & 5 Earl Street, London EC2A (Pages 25 - 89)**
- 6 2022/0995: 18 French Place, London, E1 6JB (Pages 91 - 121)**
- 7 Delegated decisions (Pages 123 - 14)**
- 8 Any Other Business the Chair Considers to be Urgent**

### Future meeting dates:

#### 2024

3 April

1 May

### Proposed:

#### 2024

3 July

6 November

31 July

20 November (pre-app)

4 September

4 December

9 October

#### 2025

15 January

2 April

5 February

7 May

5 March

## Public Attendance

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

Members of the public and representatives of the press are entitled to attend Council meetings and remain and hear discussions on matters within the public part of the meeting. They are not, however, entitled to participate in any discussions. Council meetings can also be observed via the live-stream facility, the link for which appears on the agenda front sheet of each committee meeting.

On occasions part of the meeting may be held in private and will not be open to the public. This is if an item being considered is likely to lead to the disclosure of exempt or confidential information in accordance with Schedule 12A of the Local Government Act 1972 (as amended). Reasons for exemption will be specified for each respective agenda item.

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

## Rights of Press and Public to Report on Meetings

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

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

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

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

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

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



## Advice to Members on Declaring Interests

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

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

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

### Disclosable Pecuniary Interests (DPIs)

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

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

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

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

You **must not**:

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

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

### Other Registrable Interests

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

- Relates to appointments made by the authority to any outside bodies, membership of: charities, trade unions, lobbying or campaign groups,

voluntary organisations in the borough or governorships at any educational institution within the borough.

- Relates to an interest which you have registered in that part of the Register of Interests form relating to ORIs as being an interest of you, your spouse or civil partner, or anyone living with you as if they were your spouse or civil partner; or
- Relates to an interest which should be registered in that part of the Register of Interests form relating to ORIs, but you have not yet done so.

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

### **Disclosure of Other Interests**

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

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

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

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

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

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

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

### **How the Meeting Works**

The Planning Sub-Committee will normally consider agenda items in turn. If there are a lot of people for an item, the Chair might change the order of the agenda items to consider an item earlier. At the beginning of each meeting the Chair will explain how the meeting works and what can and cannot be taken into account by Planning Sub-committee members when making decisions. The procedure followed at each meeting is set out below: The Chair welcomes attendees to the meeting and explains the procedure the meeting will follow:

- Apologies received;
- Members declare any interests in an item on the agenda;
- The Committee is to consider any proposal/questions referred to the Sub-committee by the Council's Monitoring Officer;
- Minutes of previous Planning Sub-committees are considered/approved;
- The Planning Sub-committee will consider any proposal/questions referred to the Sub-committee by the Council's monitoring officer;
- The Chair asks the Planning Officer to introduce their report/recommendation to the Planning Sub-Committee;
- The Planning Officer will also inform Planning Subcommittee members of any relevant additional information received after the report was published;
- Registered objectors are given the opportunity to speak for up to five minutes, Registered supporters and the applicant are given the opportunity to speak for up to five minutes;
- Councillors who have registered to speak to object or in support are given the opportunity to speak for up to five minutes. The registered objectors or supporters, as the case may be, will be given the opportunity to speak for a further five minutes in such circumstances to ensure equal time is given to all parties;
- Where the applicant is a Councillor they must leave the meeting after the Planning Sub-committee members have asked them any questions of clarification/discussions;

- Regarding an agenda item that have been completed so that members can consider and vote on the recommendation relating to the Councillor's planning application;
- Planning Sub-committee members can ask questions of objectors and supporters or their agents and ask Council officers for further clarification before considering a Planning Officer's recommendation,
- Where Planning; Sub-committee members have concerns regarding a planning application that cannot be addressed to their satisfaction when considering the application,
- the members can resolve to defer determining the planning application until such time as their concerns can be addressed;
- The recommendation, including any supplementary planning conditions /obligations or recommendations proposed during the consideration of an item by the Planning Sub-Committee members, is put to a vote.
- Where an equal number of votes is cast for and against a recommendation, the Chair has a casting vote;
- Delegated decisions;
- Any other business that the chair considers to be urgent.

## Decisions

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

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

## Speaking at the Meeting

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

## MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

THURSDAY 11 JANUARY 2024, 6:50PM

<b>Councillors Present:</b>	<b>Cllr Steve Race in the Chair</b>
	<b>Cllr Michael Desmond, Cllr Shaul Krautwirt (substitute), Cllr Jon Narcross and Cllr Jessica Webb (Vice-Chair).</b>
<b>Apologies:</b>	<b>Cllr Clare Joseph, Cllr Michael Levy, Cllr Clare Potter and Cllr Ali Sadek.</b>
<b>Officers in Attendance:</b>	<b>Gareth Barnett, South Area Team Leader Natalie Broughton, Assistant Director Planning and Building Control James Clark, Planner Mario Kahraman, ICT Support Officer Matt Payne, Conservation, Urban Design and Sustainability Team (CUDS) Deputy Manager Christine Stephenson, Specialist Planning Lawyer Gareth Sykes, Governance Officer John Tsang, Development Management and Enforcement Manager</b>
<b>Also in Attendance:</b>	<b>Cllr Simche Steinberger (speaking in support of agenda item 6).  Cllr Sarah Young (speaking in objection to agenda item 6).</b>
<b>Absent:</b>	<b>Cllr Richard Lufkin</b>

### 1 Apologies for Absence

- 1.1 Apologies for absence were received from Cllr Michael Levy (Cllr Shaul Krautwirt was attending in his place as a substitute), Cllr Clare Joseph, Cllr Clare Potter and Cllr Ali Sadek.
- 1.2 Cllr Richard Lufkin was recorded as absent.

### 2 Declarations of Interest

- 2.1 The Sub-Committee members declared an interest in relation to agenda item 6: 42 Bergholt Crescent; all the members knew fellow Hackney Ward Councillors Sarah Young and Simche Steinberger, who were speaking in objection and support respectively, of the application. Councillor Young was also a member of the Planning Sub-Committee but was speaking at the meeting on behalf of Woodberry Down residents.

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

3.1 None.

**4 Minutes of the Previous Meeting**

4.1 The Sub-Committee considered the minutes of their previous Planning Sub-Committee Pre-Application meeting, held on 13 November 2023.

**RESOLVED:**

The minutes of the previous Planning Sub-Committee Pre-Application meeting, held on 13 November 2023, be approved as an accurate record of those meetings' proceedings.

**5 2022/0963: Land to the rear of 64 Middleton Road, London, E8 4BS**

5.1 The application was withdrawn from the meeting agenda at the behest of the Council's Planning Service.

**6 2023/1076: 42 Bergholt Crescent, Hackney, London, N16 5JE**

6.1 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.

6.2 The designated Planning Officer introduced the application report as published. During the course of the officer's presentation reference was made to the addendum. A summary of the amendments to the application report, contained within the addendum, were as follows:

Development description to be amended as follows:

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 lightwells.

Drawing numbers:

- 21.1249/017 C to be replaced with 21.1249/017 D.

Submitted documents:

- The submitted daylight sunlight assessment has been amended to correct a minor discrepancy with the labelling of the rear gardens;
- Paragraph 3.6 - six additional comments have been submitted since the report publication date;
- Paragraph 7.13 was to be altered.

6.3 The Planning Sub-Committee noted that in a previous iteration of the rear elevation that had been published by the Planning Service showed an measurement of 2.8 metres at the height of the boundary. Some scale measurements were then subsequently taken by the Planning Service and it was discovered to be three metres. There was now a revised rear elevation. As a result of this the Planning Service decided not to re-consult because they felt that it would prejudice any planning considerations at the Planning Sub-Committee meeting. The overall height and scale of the site was unchanged, there was just a factual correction to the rear elevation.

6.4 A Mr Clyde Williams, a local resident, addressed the Sub-Committee speaking in objection to the application.

6.5 Hackney Ward Councillor Sarah Young, representing residents of Woodberry Down, addressed the Sub-Committee, speaking against the application.

6.6 Mr Shulem Posen, of Eade Planning Ltd, addressed the Sub-Committee, speaking in support of the application.

6.7 Hackney Ward Councillor, Simche Steinberger, addressed the Sub-Committee, speaking in support of the application.

6.8 During a discussion on the application the following points were noted:

- The application before the Sub-Committee was a new application incorporating elements that had previously been approved;
- In the event of approval of the application a condition would be included stating that the materials to be used would match the existing materials on site;
- The proposed roof extension would be slightly visible, and in order for it to be compliant with Hackney Council's under Special Permitted Development (SPD) policy it would be set back 0.3 metres from the partition wall. The Planning Sub-Committee noted that this should slightly reduce the roof extension's visible prominence. It was slightly higher than the originally approved permitted development application, however, it was still a setback one metre from the ridgeline. The Planning Service had concluded that the extension would not be harmful to the wider area. It was noted that similar extensions had already been approved in the area;
- Any discussions around the refurbishment of the rest of the house was not a material planning issue;



**Thursday 11 January 2024**

- Regarding scaling and massing, the Sub-Committee noted that some elements of the application would be reduced and some would be more visibly prominent. The application had changed in scale, the infill extension, for example, was slightly setback from the rear elevation of the outrigger which was changed from a previous application that had been approved. This was a later addition that was subservient to the host building which though visible from the street it would not result in a substantial alteration to the dwelling and the wider area;
- The Planning Service was supportive of basement extensions. In the case of the application before the Sub-Committee this was focussed on a front lightwell. This feature had already been approved at some other properties on Bergholt Crescent and also part of a previous approved application. The Planning Service also had to ensure a standard of accommodation wherein all rooms benefited from sufficient light and outlook. Those rooms included as part of the proposed basement were not considered by the Planning Service to be habitable and therefore did not have the same requirements and standards normally for those types of rooms. In relation to the impact on drainage the Planning Service could offset this by putting in place a standard drainage and groundwater condition. If the application was approved a
- report would have to be produced to show the impact of that aspect of the proposals;
- The issue relating to a party wall, as mentioned by one of the objectors, was part of a previous application and the wall was no longer present on site. Planning Sub-Committee members were reminded that party walls were not considered a material planning issue;
- On the matter of daylight/sunlight, an assessment report had been submitted by the applicant that demonstrated that the proposal would not lead to an adverse loss of light to any neighbouring windows or outdoor amenity spaces. Planning Officers were satisfied that the roof extension would result in no loss of light or outlook for neighbouring dwelling house;
- No new lines of sight would be created from the ground floor rear extension, however, in the event of approval a condition would be attached ensuring that the roof extension was not used as a roof terrace. Windows would be placed on the rear elevation;
- On a suggestion from the Sub-Committee that whether a green roof could be imposed by condition, the Planning Service replied that such a condition would only apply to major applications. The application under consideration was a minor condition and therefore such a condition was not applicable.

Prior to the vote Cllr Young left the Chamber.

Vote:

For: Cllr Michael Desmond, Cllr Shaul Krautwirt, Cllr Jon Narcross, Cllr Steve Race (Chair) and Cllr Jessica Webb (Vice-Chair).

Against: None.

Abstained: None

**RESOLVED:**

Planning permission was granted subject to conditions.

**7 Delegated decisions**

7.1 The Sub-Committee considered the delegated decisions document.

**RESOLVED:**

The delegated decisions document was noted.

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

8.1 The Sub-Committee noted that their next meeting was on 7 February 2024 and that a pre-application was also scheduled for 13 February.

CLOSE OF MEETING

**Duration of the meeting:** 6.50pm - 7.43pm

Date of the next meetings – 7 February 2024 and 13 February 2024 (pre-application)

Cllr Steve Race, Chair of the Planning Sub-Committee

Contact:

Gareth Sykes, Governance Officer

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

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## MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY 6 DECEMBER 2023

<b>Councillors Present:</b>	<b>Councillor Steve Race in the Chair</b>
	<b>Cllr Michael Desmond, Cllr Michael Levy, Cllr Clare Joseph, Cllr Jon Narcross, Cllr Clare Potter, Cllr Ali Sadek, Cllr Jessica Webb (Vice-Chair), and Cllr Sarah Young.</b>
<b>Apologies:</b>	<b>Cllr Ifraax Samatar</b>
<b>Officers in Attendance:</b>	<b>Gareth Barnett, South Area Team Leader Natalie Broughton, Assistant Director Planning and Building Control Adele Castle, Team Leader North Louise Claeys, Principal Sustainability and Climate Change Officer James Clark, Planner Luciana Grave, Conservation and Urban Design Sustainability Manager Mario Kahraman, ICT Support Officer Thomas Russell, Planning Officer Gareth Sykes, Governance Officer John Tsang, Development Management and Enforcement Manager Sam Woodhead, Specialist Planning Lawyer</b>
<b>Also in Attendance</b>	<b>Cllr Polly Billington (speaking in support)</b>

### 1 Apologies for Absence

1.1 Apologies were received from Cllr Samatar.

### 2 Declarations of Interest

2.1 The Chair declared a non-pecuniary interest in relation to agenda item 5; the interest was declared on the basis that the Chair knew one of the applicant.

2.2 All of the Sub-Committee members declared an non-pecuniary interest in relation to agenda item; they had all received lobbying material from the applicant and they knew fellow Hackney Councillor Polly Billington who was speaking in support of the application.

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

3.1 None.

#### 4 Minutes of the Previous Meeting

- 4.1 The Planning Sub-Committee considered the minutes of their meeting held on 6 September 2023.

#### RESOLVED:

The minutes of the previous Planning Sub-Committee meetings, held on 6 September 2023 be approved as an accurate record of those meetings' proceedings.

#### 5 **2023/0971 (FP) & 2023/0973 (LBC): 53 Northchurch Road, Hackney, London, N1 4EE**

- 5.1 PROPOSAL: Installation of Photovoltaic panels on the rear and side roof slopes.

POST SUBMISSION REVISIONS: Not applicable

- 5.2 The designated Planning Officer introduced the application.

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

- 5.3 Stephen Grosz, representing the applicant, addressed the Sub-Committee speaking in support of the application.

- 5.4 Hackney Councillor Polly Billington addressed the Sub-Committee speaking in support of the application.

- 5.5 During discussion on the application the following points were noted:

- The Council's Planning Service Conservation, Urban, Design and Sustainability (CUDS) Manager stated that the installation of the solar panels was reversible. The view of the Planning Service, in relation to the roof slates, was once the fabric was removed that was considered to be a loss and seen as irreversible. The Planning Service accepted that the applicant could do that but the there was little power the Planning Service had to allow that;
- There was a brief explanation by the Planning Service of what was meant by substantial and less than substantial harm, as set out under the National Planning Policy Framework (NPPF). Sub-Committee members noted that a very high bar was set for substantial harm. It was also noted that less than substantial harm could also refer to a significant impact on a heritage asset. In the case of the application before the Sub-Committee one significant impact was the visual impact on the architectural significance of the listed building and its immediate surroundings through the installation of the solar panels;
- The Planning Service highlighted that there were no solar panels on any of the roofs of the surrounding grade two listed buildings on Northchurch Road as well as the buildings being in a

conservation area. It was noted that the Planning Service had previously consented to three other similar types of installation but they were based on a side rear element with the level of harm being much reduced. If the application was approved it could potentially set a harmful precedent to designated heritage assets within the borough;

- The applicant commented that in the process of reversal all that would occur would be the removal of roof slates where fixings were required would be replaced by composite slates which would be drilled through and were in line with Historic England's guidelines which states that the original roof slates must be maintained. The applicant stated that they were content to accept a condition similar to what had been accepted for a similar scheme in the Royal Borough of Kensington and Chelsea. They also stated that once the solar panels were removed the roof would be restored to its original state;
- The designated Planning Officer stated that the Planning Service were concerned that someone would be able to see the solar panels whilst walking down Northchurch Road. It was also highlighted that the solar panels would be more visible in the winter with less foliage around and also because they would be raised slightly off the roof;
- The designated Planning Officer stated that they had discussed the solar panels as set out in the application. The provision of heritage solar panels could potentially lead to a greater loss of historic fabric.
- Sub-Committee members were reminded by the Planning Service that they were at the meeting to consider the proposals as set out in the application. As mentioned a heritage style solar panel design had to be engineered in such a way that would considerably impact on the original roof fabric. Planning Officers reiterated that the solar panels, if approved, would be prominently visible as someone walks down Northchurch Road as well from a rear private cul-de-sac and private residences both at the front and back of the site. All these elements were seen as material in relation to the assessment of harm to the grade two listed building and the conservation area;
- The Planning Service's South Area Team Leader explained, regarding what guidance was available to them on how weigh up the balance between less than substantial harm against any benefits of the scheme, that the Planning Service had as a Planning Authority it had a statutory duty to assess every application in accordance with the Development Plan unless material planning conditions state otherwise. As part of the Development Plan there were national (NPPF), regional (London Plan) and local (LP33) policies as well sections 16, 66 and 72 legislation. In the NPPF it stated that 'substantial weight should be given to the preservation of conservation of heritage buildings'. The Planning Service concluded that there was harm attached to the installation of the solar panels that outweighed the public benefit;
- The applicant explained, in relation to any further retrofitting work taking place on site, that they had secondary glazing installed on

nearly all the windows as well as internal insulation on the back extension as well as insulation in the roof and in the loft. The roof would be repaired if needed. The applicant added that these measures would reduce heat loss and their reliance on the use of gas;

- The Planning Service's CUDS Manager understood that in the case of the application, the Planning Service would always encourage a fabric first approach. One of the concerns of Planning Officers was that they had seen little evidence of this approach in relation to the application. It was also highlighted that at the key time of the day when the solar panels generated energy was when they were least needed and instead ended up going to the grid and were not actually used at the property. The Planning Service noted that there was a lack of any evidence of battery storage on site;
- The applicant explained that there had not been any discussions with the Planning Service as to what mitigating measures could be put in place. The applicant added that in the initial refusal they had only seen one suggestion of installing solar panels on the flat roof. They also added that they would store four batteries on site and the energy would not go back to the grid. They could also add time and temperature controlled valves to their radiators so they could control the heat in any room they were in at any one time;
- The designated Planning Officer responded that there had been no formal pre-application process but discussions had taken place between the applicant and the Planning Service's Conservation Officer;
- The designated Planning Officer stated that he could not comment on some of the neighbouring properties and the current status of those planning applications, however, the Planning Service understood that the application at 35 Northchurch Terrace was currently under construction. Regarding the use of the term 'viable' the Planning Service understood this to refer to a return on the installation. On the aforementioned 35 Northchurch Terrace property the Planning Service understood from that applicant that the solar panels would not be installed on the property's main roof because of the potential damage to the roof fabric. The Council's Assistant Director Planning and Building Control confirmed that the applicant at 35 Northchurch Terrace was planning to implement the scheme;
- The designated Planning Officer explained that there were examples in the immediate area of solar panels being installed on flat roofs. In relation to the example cited by the applicant, in the Royal Borough of Kensington and Chelsea, a number of conditions had been imposed that would not necessarily be imposed in Hackney. The Planning Service's South Area Team Leader and the CUDS Manager added that in relation to similar examples in Hackney, the Hackney Empire was cited. At that location they were on a flat roof, but they were not visible from the street, owing to the building height and position behind a raised parapet. Also a comparison could not be made between the Royal Borough of Kensington and Chelsea and the London Borough of



Hackney as the former contained different housing stock and was assessed under a different Development Plan. The Council Planning Service's Assistant Director Planning and Building Control added that recent analysis of list building consent in conservation areas had found about 90% of applications had been approved and the other 10% the Planning Service were working with the applicants to look at what other measures could be considered;

- Service's CUDS Manager replied that in relation to Conservation Areas they were bound by law and to protect the desirability and character of the conservation area and materiality was one of those elements which contributes to that special character and appearance of the conservation area. Where planning permission was required there may be certain permitted development rights which the Planning Service may not be able to control but where planning permission was required materiality would be considered e.g. lights or solar panels on front elevation for example. There was a degree of impact on the character and appearance of the conservation area as mentioned earlier the main part of the harm in relation to the application was the harm to the listed building and then cumulatively this impacted on the conservation area;
- The applicant explained that five solar panels would be placed on the east facing roof and five would be placed on the south facing roof. The solar panels would be placed at a 30 degree angle and it was understood to be sufficient an angle to harvest solar energy. More solar panels could be fitted on a sloping roof compared to a flat roof. Councillor Billington added that solar generation could be mapped across roofs and there was an optimal level in which the maximum level of energy could be generated with south facing and sloped roofs seen as being better. The careful mapping and placement of solar panels was essential if green targets were to be reached. The Planning Service's CUDS Manager added that the installation of solar panels were a key aspect of the borough's mapping on a flat roof were not as ideal as solar panels at a 15 to 30 degree angle. The Sub-Committee noted that the other applications in the immediate area that had been given consent were on flat roofs resulting in the visual impact being much reduced;
- The applicant added that in relation to the installation of doors on a property in a conservation area that they had no countervailing benefit;
- The Planning Service's CUDS Manager that Historic England was currently consulting on its Climate Change document, therefore Council Officers would not be able to afford it significant weight. In that document Historic England suggesting that adapting historic building also requires to make buildings not only beautiful and but also had to be done without harming the building's appearance;
- The Planning Service's Development Management and Enforcement Manager noted, regarding neighbouring properties and their planning history, that for the nearby property of Number 51 Northchurch Road, for example, there was no record of planning permission for the installation of roof lights. This matter

was being investigated by the Council's enforcement team. The Sub-Committee noted that listed buildings had no period of immunity from enforcement action if there had been unauthorised developments. For non-listed building if such changes have been made they become immune from action if they had been in place for more than four years;

- Some of the Sub-Committee members thanked those Councillors who had requested that the case be referred to planning sub-committee for determination;
- The designated Planning Officer confirmed the single storey garden studio to the rear of 53 Northchurch Road formed part of the site's listing.;
- Clarification was sought between an apparent contradiction between paragraphs 1.3 and 5.2 of the published application report which differentiated in their interpretation of the status of various planning applications cited in the report. The designated Planning Officer responded that the applications had been approved but had not yet been installed;
- The designated Planning Officer, regarding the objection from the Kingsland Conservation Areas Advisory Committee (CAAC), as stated in the published application report, agreed that the Kingsland CAAC's primary concern was not the impact on the fabric not on the visual impact of the proposals;
- The designated Planning Officer confirmed that the four solar panels on the side of the building on a flat roof, were part of the listed building. Some of the Sub-Committee members observed that the Planning Service appeared to have voiced any concerns about the impact of the solar panels on the fabric of that part of the site. The Planning Service's South Area Team Leader replied that the main roof of the property was made from slate, the unit to the rear of the property had a green astro-turf roof and that any solar panels on that unit's roof would be less harmful because the roof did not comprise part of the original building fabric;
- On the issue of less than substantial harm and differentiating between the visual and material impact, the Planning Service's CUDS Manager explained that there were several elements that could contribute to the harm, one of the highest being, for example, the visual impact;
- Some of the Sub-Committee members expressed a view that if the solar panels were shown to be economically viable then why should a local resident not benefit from them. The Planning Service's South Area Team Leader responded that approximately three percent of buildings in the borough were listed and the Planning Service acknowledged the benefits of solar panels in the generation of green energy, however, it was highlighted that there were measures in place to protect listed buildings. Members noted that the Government had recently expanded the scope of Permitted Development Rights (PDR) to include conservation areas with the remaining 97% of the borough could potentially install solar panels without planning permission. There was a large remit to deliver solar panels but the application before the Sub-Committee was different and Sub-Committee members were

being asked to assess the harm of the proposals on a listed building;

- Regarding whether the applicant and planning officers had discussed a fabric first approach, as stated in paragraph 7.8 of the published application report, the Chair of the Committee responded that he understood that the Planning Service had not been provided with that detail from the applicant. The Planning Service's CUDS Manager concurred that this had been the case. The officer added a formal pre-application process could be seen as the best way in which to undertake those discussions. The Planning Service's Assistant Director for Planning and Building Control added that the retrofit plan should be sought and had been requested. The applicant had provided some information however the Planning Service were not yet persuaded by the information that had been provided;
- The Council Planning Service's Development Management and Enforcement Manager stated that a pre-application process could not be undertaken on the application before the Sub-Committee members because it was a current 'live' planning application. The Planning Service suggested that the application could be deferred and pre-application meeting undertaken and the application reviewed. However such a development could potentially impact on expiry dates. Any pre-application process would look at alternative solutions while the current 'live' application would remain separate from that process;
- The applicant reiterated that the property was fully double glazed and insulated and, as previously mentioned, temperature controlled radiators had also been installed as well as an energy efficient cooker;
- The applicant confirmed that they did not have available a mockup showing the installation of the solar panels ;
- The Chair of the Sub-Committee clarified that the need for pre-application meeting ultimately sat with the applicant;
- Some of the Sub-Committee members did not agree with the officer's recommendation as set out in the published application report. The Planning Service's Assistant Director of Planning and Building Control in response highlighted that in the Kingsland CAAC's response, as set out in the published application report, the installation of solar panels on the roof would cause harm to the townscape.

Vote:

For: Cllr Steve Race (Chair), Cllr Jon Narcross, and Cllr Clare Potter.

Against: Cllr Michael Desmond, Cllr Michael Levy, Cllr Ali Sadek, Cllr Jessica Webb (Vice Chair), and Cllr Sarah Young.

Abstained: Cllr Clare Joseph.

In light of a majority of the Sub-Committee members voting against the Planning Officer's recommendation (Three for, five against and one abstained), as set out in the planning application report, there was a short adjournment while a motion was considered.

A motion to defer the application to seek a Retrofit Plan from the applicant was proposed by Councillor Young and seconded by Councillor Narcross.

Vote (on the motion):

For: Cllr Steve Race (Chair), Cllr Clare Joseph, Cllr Jon Narcross, Cllr Clare Potter, and Cllr Sarah Young.

Against: Cllr Michael Desmond, Cllr Michael Levy, Cllr Ali Sadek, and Cllr Jessica Webb (Vice Chair).

Abstained: None.

Five For, Four Against the motion. The motion was carried.

**RESOLVED:**

On the officer's recommendation, as set out in the application report, a majority of Sub-Committee members voted against the recommendation.

A motion to defer the application to seek a Retrofit Plan from the applicant was proposed by Councillor Young and seconded by Councillor Narcross.

This motion was carried by five votes For to four Against.

The Sub-Committee agreed to defer the application to allow for the consideration of the matter at a future Planning Sub-Committee meeting.

**6 2023/1922: 14 Keir Hardie Estate Springfield, Hackney, London, E5 9AT**

6.1 PROPOSAL: Change of use of ground floor community flat meeting rooms (Class F2) to a 1x 1-bedroom self-contained residential unit (Class C3) with the provision of cycle storage

POST SUBMISSION REVISIONS: None

6.2 The designated Planning Officer introduced the application as set out in the published report. This was a resubmission of a previous application submitted under the address '15 Keir Hardie Estate'. The current application has been submitted under the correct address of '14 Keir Hardie Estate' to rectify this error.

No persons were registered to speak in objection or support of the application.

6.3 During discussion on the application the following points were noted:

- Some of the Sub-Committee expressed their support for this trend of changing the use of ground floor community flats into residential units. However, there was concerns expressed that the Council was opting for a piecemeal approach;
- The Chair of the Sub-Committee suggested to Committee members that the issue of converting community flats to residential units and the impact on local residents' access to community spaces was more likely to fall under the remit of the Council's Living in Hackney Scrutiny Commission to consider rather than the Planning Sub-Committee.

Vote:

For: Cllr Michael Desmond, Cllr Michael Levy, Cllr Clare Joseph,  
Cllr Jon Narcross, Cllr Clare Potter, Cllr Steve Race (Chair), Cllr Ali  
Sadek, Cllr Jessica Webb (Vice-Chair) and Cllr Sarah Young.  
Against: None.  
Abstained: None.

**RESOLVED:**

Planning permission be granted subject to conditions and Section 106 legal agreement.

**7 Delegated Decisions documents**

7.1 The Sub-Committee considered delegated decisions document for the periods of 25.8.23 to 28.9.23 and 29.9.23 to 22.11.23.

**RESOLVED:**

The delegated decisions document for the following periods to be noted:

- 25.8.23 to 28.9.23
- 29.9.23 to 22.11.23

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

8.1 The Sub-Committee noted that their next meeting was on 11 January 2024.

CLOSE OF MEETING

**Duration of the meeting:** 6.30pm - 8.37pm

Date of the next meeting – 11 January 2024

Cllr Steve Race, Chair of the Planning Sub-Committee

Contact:

Gareth Sykes, Governance Officer  
Email: [governance@hackney.gov.uk](mailto:governance@hackney.gov.uk)

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## Planning Sub-Committee – 06/03/2024

<b>ADDRESS:</b> Technico House, 4 Christopher Street, 56 & 58 Wilson Street and 1,3 & 5 Earl Street	
<b>Ward:</b> Hoxton East and Shoreditch	<b>REPORT AUTHOR:</b> Nick Bovaird
<b>APPLICATION NUMBER:</b> 2023/0362	<b>VALID DATE:</b> 27 February 2023
<p><b>DRAWING NUMBERS:</b></p> <p>(PL)_080 P01 Location Plan, (PL)_081 P01, (PL)_082 P01,</p> <p>(PL)_007 P01, (PL)_008 P01, (PL)_009 P01, (PL)_010 P01, (PL)_011 P01, (PL)_012 P01, (PL)_013 P01, (PL)_014 P01, (PL)_015 P01, (PL)_016 P01, (PL)_020 P01, (PL)_021 P01, (PL)_022 P01, (00)_023 P01,</p> <p>(PL)_047 P01, (PL)_048 P01, (PL)_049 P01, (PL)_050 P01, (PL)_051 P01, (PL)_052 P01, (PL)_053 P01, (PL)_054 P01, (PL)_055 P01, (PL)_056 P01, (PL)_060 P01, (PL)_061 P01, (PL)_062 P01, (PL)_063 P01,</p> <p>(PL)_097 P02, (PL)_098 P02, (PL)_099 P02, (PL)_100 P02, (PL)_100A P02, (PL)_101 P02, (PL)_102 P02, (PL)_103 P02, (PL)_104 P02, (PL)_105 P02, (PL)_106 P02, (PL)_107 P02, (PL)_108 P02, (PL)_109 P02, (PL)_110 P02, (PL)_111 P02, (PL)_112 P02, (PL)_113 P02, (PL)_114 P02, (PL)_115 P02, (PL)_116 P02, (PL)_117 P02, (PL)_118 P02, (PL)_119 P02, (PL)_120 P02, (PL)_121 P02, (PL)_200 P02, (PL)_201 P02, (PL)_202 P02, (PL)_203 P02, (PL)_210 P02, (PL)_211 P02, (PL)_212 P02, (PL)_213 P02, (PL)_214 P01, (PL)_300 P02, (PL)_301 P02, (PL)_302 P02,</p> <p>Planting Plan Roof 100 Rev 00, Planting Plan Level 01 101 Rev 00, Planting Plan Level 02 102 Rev 00, Planting Plan Level 03 103 Rev 00,</p> <p>Town Planning Statement, Cover Letter from DP9 dated 30 November 2023, Design and Access Statement, Design Statement November 2023, Heritage, Townscape and Visual Impact Assessment by The Townscape Consultancy dated February 2023, Daylight and Sunlight Report by Point 2 dated February 2023, Daylight/ Sunlight Window Maps by Point 2, Daylight and Sunlight</p>	



Supplementary Technical Assessment dated 15 December 2023 by Point 2, Affordable Workspace Statement, Acoustics Report by Hann Tucker Associates dated February 2023, Area Schedule February 2024, Statement of Community Involvement by Kanda dated February 2023, Air Quality Assessment by Air Quality Consultants dated February 2023, Arboricultural Report by Tim Moya Associates dated February 2023, Archaeological Report by MOLA dated February 2023, GLA Spreadsheets- Be Seen/ Circular Economy/ Carbon Emission Reporting/ Whole Life Carbon/ Climate Change pre app, Preliminary Ecological Appraisal by Greengage dated February 2023, Framework Travel Plan by Caneparo Associates dated February 2023, Draft Construction Management Plan P07 by Laing O'Rourke dated February 2024, Draft Construction Waste Management Plan by Laing O'Rourke dated February 2023, Contaminated Land Assessment by Plowman Craven dated February 2023, Transport Assessment by Caneparo Associates dated February 2023, Draft Delivery and Servicing Plan by Caneparo Associates dated February 2023, Operational Waste Management Plan by Caneparo Associates dated February 2023, Flood Risk Assessment by AKT II dated February 2023, Hackney SUDS Proforma spreadsheet, Fire Statement by OFR dated February 2023, Health Impact Assessment by Quod dated February 2023, Marketing Strategy by EDGE dated February 2023, Utilities Statement by Atelier Ten dated February 2023, Wind Microclimate Assessment by RWDI Anemos dated February 2023,

Public Realm and Landscaping Responses to planning comments and Urban Greening Factor, Technical Memorandum (Revised Proposed Development Effects on Pedestrian Level Wind Microclimate) by RWDI dated 14 November 2023, Pre-redevelopment analysis Rev P04 by Atelier Ten, Detailed Circular Economy Statement Rev P07 by Atelier Ten, HTVIA Addendum November 2023, Daylight and Sunlight Statement of Conformity by Point 2 dated 24 November 2023, Drainage Strategy Report Rev D by AKT II dated June 2023, Terrace Planting Design Note dated 09 February 2023, Energy and Sustainability Statement Rev P05 by Atelier Ten dated August 2023, Addendum to Sustainability and Energy Statement Revision P02 by Atelier Ten dated 07.11.2023, Addendum to the Energy and Sustainability Statement for the EDGE Shoreditch Development Revision 1 by Atelier Ten dated 01.08.2023, Note to the Planning Officer on the Climate Change Pre-app form re-submission Revision P01 by Atelier Ten dated 06.11.2023, Brief for Geotechnical Investigations & Environmental Assessment rev: P02, v3 by AKT II date 28/03/2023, N04-CC-SD-Highways Response F1 (230928) by

## Planning Sub-Committee – 06/03/2024

<p>Caneparo dated September 2023, Overshadowing Report by Point 2 dated February 2024, , Note on wind in email from Hugh Sowerby “RE: EDGE Shoreditch - Actions Tracker” dated 21 February 2024</p>	
<p><b>APPLICANT:</b></p> <p>MFE London 1 GP Ltd as a general partner of MFE London 1 Ltd Partnership</p>	<p><b>AGENT:</b></p> <p>DP9, 100 Pall Mall, St. James's, London SW1Y 5NQ</p>
<p><b>PROPOSAL:</b> Demolition of the existing buildings and part retention of the façade at 1 Earl Street to enable redevelopment of the site with a mixed-use development ranging in height from 5-20 storeys above ground level, an upper ground floor mezzanine, and 2 full basement floors and 3rd part basement floor, to accommodate office (Class E), flexible retail, cafe (Class E), ancillary space, back of house areas, cycle storage, plant, landscaping, and all associated works.</p>	
<p><b>POST SUBMISSION REVISIONS:</b></p> <ul style="list-style-type: none"> <li>- retained facade at SW of site</li> <li>- reduction in massing in NW corner</li> <li>- Increase in massing above retained facade</li> <li>- additional information on sustainability</li> </ul> <p>These changes were subject to reconsultation.</p> <p>A revised drainage strategy was also submitted which was not subject to reconsultation due to the minor nature of the changes proposed. An improved Affordable Workspace offer, with a higher discount was also received, which has not been consulted upon as it represents an internal change with positive results. An overshadowing survey has been produced, which shows no significant additional overshadowing, in line with the findings of the extant scheme, and has not been consulted upon. Similarly, correspondence on wind to the terraces of Crown Place shows no significant additional impacts and has not been consulted upon.</p>	

<p><b>RECOMMENDATION SUMMARY:</b></p> <p>Grant conditional planning permission, subject to completion of a Legal Agreement and stage II approval from the GLA.</p>
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REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE	
Major application	Yes
Substantial level of objections received	Yes
Council’s own planning application (in accordance with the Planning Sub-Committee Terms of Reference)	

Other (in accordance with the Planning Sub-Committee Terms of Reference)	
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**ANALYSIS INFORMATION**

<b>ZONING DESIGNATION</b>	YES	NO
CPZ	Yes	-
Conservation Area		No (but adjacent to Sun Street Conservation Area, and the Bunhill Fields and Finsbury Square Conservation Area within L.B Islington)
Listed Building (Statutory)	-	No, but in proximity to Flying Horse Public House (grade II), 15-23 Christopher Street (grade II), and Black Sea House (grade II).
Listed Building (Local)	-	No, but in proximity to 5-15 Sun Street, Payne House and Wilson Street Chapel, which are all locally listed.
Employment designation	Yes (POA)	-
Central Activities Zone	Yes	-

<b>LAND USE DETAILS:</b>	Use Class	Use Description	Floorspace (m2 GIA)
<b>Existing</b>	E(g)(i)	Office	25,622
<b>Proposed</b>	E(g)(i) E(a) / E(b)	Office Flexible retail / cafe / restaurant	66698 578

<b>PARKING DETAILS:</b>	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
<b>Existing</b>	0	0	0
<b>Proposed</b>	0	2 (within 50m of site)	1117 (1090 long stay and 27 short stay spaces)

**1. SITE CONTEXT**

- 1.1 The site comprises a group of buildings with 3 storey basement and 5-6 stories above ground, forming a perimeter block bounded to the north by Christopher Street, Wilson Street to the west, Clifton Street to the east and Earl Street to the south. The existing buildings were developed incrementally in the 1960s and the 1980s but include retained building facades facing Wilson Street dating from circa

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1930 and at the corner of Wilson Street and Earl Street, which dates from the late 19th century. The existing buildings on site are in use as offices.

- 1.2 The surrounding context is dense and urban in character, with surrounding buildings predominantly in office and commercial uses. The site is within the Central Activities Zone and on the fringe of the City of London. The borough boundary with the City of London to South, and the London Borough of Islington to the west are a short distance from the site. Liverpool Street station is also situated a short distance to the east, and as such the site benefits from excellent public transport accessibility (PTAL6B).
- 1.3 A pair of 29 and 33 storey residential towers upon a podium of mixed hotel, office and commercial uses comprising the Crown Place development is situated on the opposite side of Earl Street to the south. This includes The Flying Horse Public House (grade II listed) and the Wilson Street Chapel (locally listed) facing Wilson Street, and Payne House (locally listed) facing Earl Street.
- 1.4 Further to the south of the Crown Place development a number of office buildings 7-14 stories in height are situated on the south side of Sun Street, within the City of London. There is also a resolution from the City of London planning committee to grant planning permission for an office led 37 storey development at the corner of Sun Street and Wilson Street / Finsbury Avenue (see history section).
- 1.5 Office buildings up to 9 stories in height are situated on the opposite side of Wilson Street to the west, within the London Borough of Islington. A range of building types ranging in height from 3-5 stories (including a terrace of grade II listed buildings) are situated on the opposite side of Christopher Street within office use. A UK Power Networks infrastructure building, and a 20 storey office building are situated on the opposite side of Clifton Street to the east.

## **2. CONSERVATION IMPLICATIONS**

- 2.1 The site itself is not within a conservation area, although it is adjacent to the Sun Street Conservation Area to the south, and is in close proximity to South Shoreditch Conservation Area to the north. The southern boundary of the South Shoreditch Conservation Area runs along Worship Street to the north, and the site falls within a designated Area of Townscape Character Interest (ATCI) which is located between the South Shoreditch and Sun Street conservation areas. The retained building facades on the site at 56 and 58 Wilson Street are identified as Buildings of Townscape Merit within the ATCI, and as non-designated heritage assets.
- 2.2 Bunhill Fields and Finsbury Square Conservation Area (within London Borough of Islington) are located on the opposite side of Wilson Street to the west.
- 2.3 The nearest listed buildings are the Flying Horse Public House (Grade II) facing Wilson Street to the south, 15-23 Christopher Street (Grade II), and Black Sea House (Grade II) located on the opposite side of Christopher Street to the north.
- 2.4 The nearest locally listed buildings are 5-15 Sun Street situated on the north side of Sun Street to the south of the site; Payne House on the south side of Earl Street to the south of the application site; and Wilson Street Chapel, on the east side of Wilson Street to the south of the site.

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- 2.5 Part of the site falls within the background of View 8 (Westminster Pier to St Pauls Cathedral), View 16 (South Bank to St Pauls Cathedral / City of London), of the London View Management Framework (LVMF), as set out within Policy HC4 of the London Plan 2021, and the Mayor of London LVMF SPG (2012).

### **3. RELEVANT HISTORY**

- 3.1 Planning permission was granted in October 2021 (ref. 2021/0116) for Demolition of the existing buildings, excluding the front façade of 1 Earl Street, and redevelopment of the site with a mixed use development ranging in height from 4-20 stories above ground level, and 3 basement floors, to accommodate office (Class E), flexible retail, café/restaurant space (Class E), ancillary space, back of house areas, cycle storage, plant, landscaping and all associated works.
- 3.2 EIA Screening and scoping Opinion issued (pursuant to EIA regulations 2017) in December 2019 confirming no EIA required for a development consisting of the demolition of the existing buildings and the redevelopment of the site to provide a building of up to 19 storeys with 71,000 GIA of office floorspace with A class uses at ground floor level (ref: 2019/2612).

#### Nearby sites:

5-29 Sun Street, 8-16 Earl Street, 1-17 Crown Place and 54 Wilson Street

- 3.3 Planning permission granted in December 2015 (ref: 2015/0877) for demolition of 17-29 Sun Street, 1-17 Crown Place and 8-16 Earl Street (excluding front façade) and construction within the eastern part of the site of a 3 level basement plus lower ground, ground level and mezzanine and part 6, part 10 storey podium building above ground level/mezzanine level with two towers of 29 and 33 storeys above ground/mezzanine level. The new building provides flexible office/retail floorspace at lower ground level (Class B1/A1/A3/A4), retail at ground and mezzanine level (Class A1, A3 and A4), office (Class B1) at lower ground, ground, mezzanine and levels 1-6 and 247 residential units (Class C3) at levels 7 - 33. Refurbishment of 5-15 Sun Street with roof extension and three storey rear extension (plus basement) to provide a 32 bed hotel (Class c1), Class A3 restaurant, Sui Generis clubhouse and hotel courtyard. Refurbishment and extension of 54 Wilson Street to provide a 7 storey (plus basement) office building (Class B1) with flexible office/retail (Class B1/A1/A3) at ground floor level.

13-14 Appold Street

- 3.4 Planning permission granted in March 2016 for demolition of existing building and erection of a 45 storey mixed use office (Use Class B1) and business hotel (Use Class C1) with ancillary retail / restaurant use (A1/A3) at ground and lower ground and ancillary servicing and plant (ref.2015/1685).

2-3 Finsbury Avenue (within the City of London)

- 3.5 Planning permission was granted by City of London Corporation on 19 August 2021 (ref: 20/00869/FULEIA) for demolition of the existing buildings and

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construction of a new building arranged over three basement levels, ground and 37 upper floors to provide an office-led, mixed use development comprising commercial, business and service uses (Class E), flexible commercial, business and service uses /drinking establishment uses (Class E/Sui Generis); and learning and non-residential institutions uses (Class F1); creation of a new pedestrian route through the site at ground floor level; hard and soft landscaping works; outdoor seating associated with ground level uses and other works incidental to the development.

### 4. CONSULTATIONS

4.1 A second statutory consultation period for the application started on 15 December 2023 and ended on 8 January 2024. This included neighbour letters sent to 643 neighbouring properties and both site and press notices. 15 responses from members of the public have been received raising objections to the proposals which are summarised below:

- Impacts to the townscape and neighbouring heritage assets.
- The building is not beautiful and thereby fails the test of the revised NPPF.
- Impacts to neighbouring amenity in relation to loss of daylight/sunlight and an increase in overlooking from windows and roof terraces
- There is an existing canyon effect on wind, which will be exacerbated by these proposals;
- Loss of view from neighbouring residential properties
- Impact on local traffic and parking congestion
- Impact on local infrastructure
- Since One Crown Place has only recently become more occupied, the applicants community consultation (February 2023) is out of date, with many views not represented;
- Impact of construction period on neighbouring residents and businesses.
- The draft Construction Management Plan references community engagement but neighbouring businesses have not yet been consulted.
- Construction monitoring is only reported monthly, which does not provide neighbours with any real-time information;
- The usual mitigation measures in respect of the construction impacts should be secured;
- Consultation should take place with neighbours over the discharge of any condition requiring a Construction Management Plan
- If a licence is required for crane oversailing, a condition should require that any such licences be obtained well before any works commence (*NB: The requirement for a crane oversailing licence is under the Highways Act and need not be duplicated in a planning condition*)

4.2 These comments are considered in the report that follows.

#### **Statutory Consultees:**

##### Historic England

4.3 Historic England provides advice when our engagement can add most value. In this



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case we are not offering advice. This should not be interpreted as comment on the merits of the application.

### Greater London Archaeology Advisory Service (GLAAS)

4.4 No comments received.

*Officer's Note:* Conditions are proposed to mirror the conditions on the original approval, for this location inside an Archaeological Priority Area.

### Thames Water

4.5 No comments were received. The following comments were made on application 2021/0116 and are still considered valid.

4.6 With regard to the combined wastewater network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided. The proposed development is located within 15 metres of a strategic sewer. Thames Water requests that a condition is added requiring submission of a piling method statement.

4.7 With regard to water supply Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. As such a condition is recommended requiring any upgrades to water infrastructure or a development as required by Thames Water prior to occupation of the development.

### Greater London Authority

4.8 The scheme is GLA referable. Affordable workspace should be provided as to be policy compliant. It is accepted the local policy position supports taller buildings in this general locality in partial compliance with London Plan Policy D9 (B) but the non-designated heritage assets on the corner of Wilson street should be retained. The provision of an internal street is a benefit and the ground floor is improved.

4.9 The sustainability of the scheme is under review following a number of further submissions by the applicant.

4.10 A clear demonstration of the UGF of the building should be provided.

4.11 Further commitment to the inclusion of rainwater harvesting needs to be provided in line with the London Plan SuDS hierarchy.

4.12 *Officer's comment:* These Stage 1 comments from the GLA have fed into the process of negotiation with the applicant and are reflected in the analysis of the report that follows. We note that the internal street is now not intended to be publicly accessible.

### TfL

4.13 No objection, but the quantum of long stay cycle parking does not adhere to the Hackney Council's minimum cycle parking requirements. The level of cycle parking is above that of the current London Plan, but the policy clearly supports boroughs that have higher levels of parking, such as Hackney's current higher cycle mode share. In terms of the types of cycle parking spaces, the proposal does not adhere to the London Cycle Design Standards and should be amended accordingly.

4.14 The applicant is also proposing short stay cycle parking which would not be in the



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public realm. Short stay cycle parking needs to be accessible for users and therefore this location is not deemed acceptable; this should be addressed accordingly.

- 4.15 Any permission should be subject to conditions in respect of Construction, Delivery/servicing and legal agreement clauses in respect of a Travel Plan, parking permit exemptions, provision of two on street Blue Badge spaces, £60,000 to fund more frequent redistribution by TfL of bikes to, from and between docking stations in the local area and across London, and a contribution to the resurfacing of Wilson Street. A payment should also be made for the proposed closure of the docking station for the duration of the demolition and construction, which would allow a 'cycle hire hub' on Finsbury Circus.
- 4.16 *Officer's Response:* TfL and the applicant have been negotiating throughout the process and the below assessment, along with the conditions and proposed Heads of Terms to the legal agreement, are the results of that discussion.

### Met Police Design Out Crime Advisor

- 4.17 We have met with the project Architects and Developers on 12/11/22 to discuss Crime Prevention, Secured by Design (SBD) and also CT Measures with the CTSA. Meeting minutes were requested to capture all aspects discussed in the meeting however these have not been provided to our unit. Whilst our meeting is mentioned in the DAS, not all aspects discussed are fully included and from review of the plans we have further comments as per Appendix 1. Whilst in principle we have no objections to the site, we have recommended the attaching of a suitably worded condition and an informative to ensure SBD guidance is fully carried out. This is alongside review of the comments shown in Appendix 1, of note the single/double atrium design and the potential concerns over the basement cycle store and changing facilities if not suitably controlled and managed with a dedicated team.

### London Borough of Islington

- 4.18 No comments received to date.

### Health and Safety Executive:

- 4.19 No objection to the fire arrangements for this building in office use.

### Thames Water

- 4.20 No objection, subject to a number of conditions in respect of a piling method statement, surface water drainage, foul water, water network upgrades, work adjacent to a water main,

### **Internal Consultees**

#### Drainage

- 4.21 No objection, subject to three conditions on Flood Resilience, Flood Resilient and Resistant Construction Details and Sustainable Drainage.

#### Waste Management

- 4.22 The Operational Waste Management Plan provides a detailed account of the compaction, storage and collection of waste and dry recycling, and for the collection of food waste, in what is a wholly commercial development. This includes evidence of the ability of vehicles to access bins and skips. We would not object to the plans

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from a waste management viewpoint.

### Pollution (land contamination)

- 4.23 The contaminated land assessment drafted in February 2023 by Plowman Craven identifies the potential risks on site:
- Potential pollutants associated with historical site uses (Builder's Yard, Timber Yards, UXO, bulk fuel storage and electrical substations) and potential for poor quality Made Ground to be present on the Site;
  - Potential pollutants associated with historical adjacent site-uses (Commercial, /industrial site uses including printing works, railway sidings / goods shed and electrical substation);
  - Potential presence of Radon Gas;
  - Potential presence of Unexploded Ordnance (UXO) beneath the Site; and Potential presence of Asbestos-containing Materials (ACMs).
- 4.24 A condition is recommended to help guide the upcoming risk management process and provide a framework to further works.
- 4.25 *Officer's Note:* Informatives have also been added in respect of Radon, UXO and asbestos, where separate legislation exists to ensure that proper procedures are followed.

### Land, Air Water:

- 4.26 The Air quality assessment and air quality neutral assessment are satisfactory in view of the nature of the project (Car free and without any combustion plant). The following condition should be adhered to in order to ascertain delivery of the project as initially drafted.
- 4.27 The site is located in a Central Activity Zone and an Opportunity Area. As a result, all plant used on site should be compliant with NRMM guidance.
- 4.28 The SMP provided covers the management of dust. However, in light of the site location, and the nature of the works, it is expected that a more detailed dust management plan (covering specific techniques used during demolition and building activities) is provided.

### Transport

- 4.29 No objection to the application, subject to standard conditions, the provision of two on-street blue badge spaces and Highways works to include short stay cycle parking.

## **Local Groups**

### Hackney Society

#### *January 2024 reconsultation response:*

- 4.30 We are grateful for a summary of the elevation and mass changes around retention of part of 1 Earl St, provided by the applicant.
- 4.31 In our June 2023 comments we noted the intention to not retain any historic facades, "with the architects preferring to prioritise the overall integrity of the facade design." We went on to observe the result of trying "to root the new building in its

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location [...] is a little bland and oddly retro in character, illustrating that what works for smaller scale buildings does not necessarily translate to a building of this colossal size."

- 4.32 The remodelling of the articulated mass around the retained facade might be said to compromise the integrity we earlier observed, but this corner already benefited from a degree of subtly distinct expression so the effect on the overall integrity is probably neutral, and yet has the benefit of more obviously breaking it down at this corner, and adding modest visual interest.

### *June 2023 response:*

- 4.33 We provided comments (October 2022) on this office scheme for 68,000 sq m area at 4 Christopher Street, EC2 at preapplication stage following a presentation from the client team focusing on their stated aim to create "the most sustainable building in London". We note the Hackney Society Planning Group consultation is recorded as having taken place in the Design and Access Statement but no mention is made of our comments, no changes to the design have resulted from these comments and the planning application would appear to be fundamentally unchanged from the pre-app presentation. Our earlier comments therefore remain valid which are:
- 4.34 The building is architecturally a better resolved and more cohesive proposition than the previously consented scheme and without doubt an improvement. There is now no intention to retain any of the existing facades on the site with the architects preferring to prioritise the overall integrity of the facade design. The proposed elevations are in the currently modish 30s brick warehouse style and the architects have carried out various contextual analyses to root the new building in its location but the result is a little bland and oddly retro in character, illustrating that what works for smaller scale buildings does not necessarily translate to a building of this colossal size.
- 4.35 The application proposes an array of social and green strategies in the building concept with reference to a BREEAM Outstanding rating, carbon net zero construction (according to the Edge framework), all electric service installations and 'wellness' promoting features such as external balcony areas with planted perimeters. A small atrium will bring a modicum of light into the lower floors, a central cross route through the building is open to public access and it is intended that the layouts will promote the "cross fertilisation" of ideas between tenant groups.
- 4.36 While we welcome the good intentions expressed, and acknowledge the extensive reports and explanations about how sustainable the new building will be, we remain very sceptical about how such a vast development could indeed be truly sustainable. The decision to retain the existing basement is welcome and will lower the carbon footprint to a small degree but in reality the building is a massive, deep plan, concrete framed, air conditioned example of the status quo, similar to many other current developments in the City but fundamentally a 20th century, financially driven concept that depends on an array of technological wizardry to reach any level of occupational comfort. In particular we had reservations about the deep plan nature of much of the space on offer and whether it will be an acceptable environment for people to work. For instance we don't support the locating of office space in basement areas particularly if it is the affordable office element. We also question whether the intended social benefits of the underpass/internal street will work with the route separated from the street by doors, security guards or closed at night and the status of this element needs clearer definition.

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- 4.37 We fundamentally question whether a building such as this can ever be environmentally responsible in any meaningful sense and whether working environments of the future will take place in deep plan, inflexible spaces devoid of daylight, external views and dependent on conditioned air. Any sub-division of these floors is likely to reduce the quality of the spaces further in terms of access to daylight, and external views. It would be interesting to see any market data setting out the likely level of demand for such space both in the immediate location and in London as a whole, particularly in the aftermath of the covid pandemic.
- 4.38 We recognise these comments address issues that are wider than the immediate concerns of this particular development coming forward at this time and could be levelled at any number of current proposals but if the imperatives of the climate emergency are ever to be taken seriously then buildings - even in the City of London - must become less dense, lower rise, naturally ventilated via open courtyards and planned around narrow plan forms that maximise daylight and utilise low carbon, low impact materials in construction. In addition the manifold environmental benefits of retention and refurbishment of existing buildings must be given first priority. To expect that this application can change direction at this stage is wishful thinking but the danger exists that this behemoth is already out of date and will turn out to be the end of an era not the beginning of the next.

### Shoreditch Conservation Area Advisory Committee

- 4.39 The Shoreditch Conservation Area Advisory Committee supports well designed new developments and sympathetic renovation of existing buildings, particularly with regard to nearby or apurtenant (sic) listed buildings or buildings of townscape merit. This particular site could have been ideal because of the location but sadly none of these features have been applied. The subject proposal is gross, overscale and without any genuine architectural skill or merit. Therefore we OBJECT to this application in the strongest possible terms. Here are some of our reasons for the objection.
- 4.40 Whilst the application site is not in a Conservation Area it is in fact wedged between the South Shoreditch CA and the Sun Street CA, adversely affecting both of them. The South Shoreditch CA is located approximately 100 metres to the north of the Site. The Sun Street Conservation Area begins at the southern side of Earl Street, ie across from 1-5 Earl Street. These buildings, proposed here for demolition, are on Hackney's local list of non designated heritage assets. Similarly, the documents show that Council planning officers identified the retained facades at 56 and 58 Wilson Street as non-designated heritage assets in preapplication correspondence. This site forms a significant proportion of the Wilson St / Dysart St Area of Townscape Character Interest and faces the Sun Street Conservation Area. The Sun Street Conservation Area Appraisal identifies the building as one of Townscape Merit, making a positive contribution to the character of the conservation area. It contributes to the cohesive historic townscape within the townscape and conservation areas. The massing and height of the development overall has a substantial harmful impact on the Sun Street Conservation Area and the WilsonSt- "Building of Townscape Merit".
- 4.41 We note that the existing facades will not be retained - conservation is not just about preserving buildings but it is also about traces and memories of heritage in cases when existing whole buildings cannot be retained. The idea of leaving the old

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facade in place, even to the detriment of the proposal's integrity, is very appealing within that logic and especially due to the scale of the proposed development.

- 4.42 Addressing scale and massing: the applicant quotes the 'South Shoreditch Conservation Appraisal (page 11 of their report entitled 'The Townscape Consultancy') as follows: 'The relationship between the SSCA and areas of outside is important to note, particularly the contrast in scale of developments at the Southern fringe of the SSCA where heights of buildings increase at the boundary. This clear distinction in building heights between those buildings between the Conservation Area and those outside is an important characteristic of Shoreditch'. By quoting this they appear to justify the bulky mass and scale of the proposal. But defining a characteristic is not in itself a direction to follow. This characteristic does not mean it is setting a desired precedent. Would we really want the Conservation Area to be boxed in by ever more massive buildings thus losing its sense of scale, heritage, and its skyline? We object to the massive proportions and scale of the proposal on the edge of the South Shoreditch Conservation Area. This creates streetscapes that are canyon like, and overpowers streets and heritage townscape in the CA (e.g., view from Paul Street). There are ways of designing tall buildings which would avoid the overwhelming massive presence of this proposal in the townscape.
- 4.43 In terms of sustainable conservation and public realm issues, we would want buildings to be flexible enough to provide for future use. The scale and deep plans of this building type seem to preclude such future. Surely buildings concepts of the future in these areas should be re-configured with narrower plans that can be given more natural light and ventilation on lower rise urban blocks.
- 4.44 It is not clear whether the 'internal street'/passage way is really publicly accessible. It should not be named 'internal street'. It has nothing of the urban permeability of a true street and is not even as public as a shopping centre. Its broader social benefit is dubious.

### Hackney Design Review Panel (Pre-Application: 24 May 2022)

4.45 In summary the Panel concluded that:

- there are a lack of meaningful setbacks
- that massing should be reduced to the north to reduce impact to Finsbury Square
- the language of [upper floor] stepping is an improvement to previous design
- justification needed for the multitude of setback terraces in relation to context and townscape character
- the architectural language needs to better differentiate between lower and upper elements
- the south-east corner should be more emphasised with retail more pronounced
- they have no particular objection to demolition of locally listed and NDHA facades although did recommend ways for them to be better integrated
- a simpler architectural grid would benefit the proposal
- offsite brick construction would be on the higher end of the carbon footprint rather than being hand laid

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- that bays on the consented scheme worked well at lower levels [and could be revived in the proposal]
- internally the previous scheme had individual shopfronts for affordable units which have been replaced by an inactive frontage to Christopher Street [and this should be amended]
- improvements should be made to how the building meets its surrounding context

*Officer's Response:* The scheme was evaluated by the Hackney Design Review Panel on 24 May 2022 and this was followed by final amendments to the design and submission of the final proposal in 2023. Officers are satisfied that the majority of the Panel's recommendations have been met.

### 5. **POLICIES**

#### 5.1 **Local Plan 2033 (2020)**

- PP5 - Enhanced corridors
- LP1 - Design quality and local character
- LP2 - Development and amenity
- LP3 - Designated heritage assets
- LP4 - Non designated heritage assets
- LP5 - Strategic and local views
- LP6 - Archaeology
- LP9 - Health and wellbeing
- LP11 - Utilities and digital connectivity infrastructure
- LP12 - Meeting housing needs and location of new homes
- LP26 - New employment floorspace
- LP27 - Protecting and promoting office floorspace in the borough
- LP28 - Protecting and promoting industrial land and floorspace in the borough
- LP29 - Affordable workspace and low cost employment workspace
- LP31 - Local jobs, skills and training
- LP41 - Liveable neighbourhoods
- LP42 - Walking and cycling
- LP43 - Transport and development
- LP44 - Public transport and infrastructure
- LP45 - Car parking and car free development
- LP46 - Protection and enhancement of green infrastructure
- LP47 - Biodiversity and Sites of Importance for Nature Conservation
- LP48 - New open space
- LP51 - Tree management and landscaping
- LP53 - Water and flooding
- LP54 - Overheating
- LP55 - Mitigating climate change
- LP56 - Decentralised energy networks
- LP57 - Waste
- LP58 - Improving the environment - pollution

#### 5.2 **London Plan (2021)**

- GG1 Building strong and inclusive communities
- GG2 Making best use of land
- GG3 Healthy cities



GG5 Growing a good economy  
GG6 Increasing efficiency and resilience  
SD1 Opportunity areas  
SD3 Growth locations  
SD4 Central activities zone  
SD5 Offices, other strategic functions and residential in the CAZ  
D1 London's form, character and capacity for growth  
D2 Infrastructure requirements for sustainable densities  
D3 Optimising capacity through the design led approach  
D4 Delivering good design  
D5 Inclusive design  
D8 Public realm  
D9 Tall buildings  
D10 Basement  
D11 Safety, security and resilience to emergency  
D12 Fire safety  
D13 Agent of change  
D14 Noise  
S1 Developing London's infrastructure  
E1 Offices  
E2 Providing suitable business space  
E3 Affordable workspace  
E11 Skills and opportunities for all  
HC1 Heritage conservation and growth  
HC3 Strategic and local views  
HC4 London View Management Framework  
HC5 Supporting London's Culture and creative industries.  
G1 Green infrastructure  
G4 Open space  
G5 Urban greening  
G6 Biodiversity and access to nature  
G7 Trees and woodlands  
SI1 Improving air quality  
SI2 Minimising carbon emissions  
SI3 Energy infrastructure  
SI4 Managing heat risk  
SI5 Water infrastructure  
SI6 Digital connectivity infrastructure  
SI7 Reducing waste and supporting the circular economy  
SI12 Flood risk management  
SI13 Sustainable drainage  
T1 Strategic approach to transport  
T2 Healthy streets  
T3 Transport capacity, connectivity and safeguarding  
T4 Assessing and mitigating transport impacts  
T5 Cycling  
T6 Car parking  
T6.2 Office car parking  
T6.5 Non residential disabled car parking  
T7 Deliveries, servicing and construction  
T9 Funding transport infrastructure through planning

### **5.3 SPD/SPG/Other**



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Hackney Planning Contributions SPD (2020)  
Hackney Sustainable Design and Construction SPD (2016)  
Draft Future Shoreditch Area Action Plan April (2019)  
Hackney South Shoreditch Supplementary Planning Document (2006)  
GLA City Fringe Opportunity Area Planning Framework (2014)  
GLA Control of Dust and Emissions During Construction and Demolition (2014)  
GLA Sustainable Design and Construction SPD (2014)  
GLA Accessible London SPG (2014)  
GLA London View Management Framework SPG 2012

### 5.4 National Planning Policies

National Planning Policy Framework and Planning Practice Guidance

### 5.5 Emerging Planning Policy

5.6.1 The Hackney draft Future Shoreditch Area Action Plan (AAP) was subject to public consultation in 2019. As such only limited weight can be attached to the guidance within the document.

## 6. COMMENT

### 6.1 Background

6.1.1 The proposals seek to demolish the existing buildings on site, excluding the front façade of 56 Wilson Street/1 Earl St, and redevelopment of the site with a mixed use development ranging in height from 4-20 stories above ground level, with 3 basement floors, the lowest being of smaller dimension.

6.1.2 Basement floors comprise plant and machinery space at levels -1, -2 and -3. Cycle parking spaces, lockers and shower rooms are also located at levels -1 and -2. The bottom floor of affordable office workspace is also located at level -1.

6.1.3 The ground floor plan includes main office entrances from Clifton Street on the east and Wilson Street from the west. Affordable office workspace at ground floor level also has separate dedicated entrances direct from Christopher Street to the north. Retail units are also located at the south-east and south-west corners of the building. A loading bay is proposed on the south side building, to facilitate servicing, accessed from Earl Street.

6.1.4 Upper floors comprise market rate office space with some affordable workspace at mezzanine level. The building layout starts to step back at level 3 and then continues to step back above this to provide planted amenity terraces at each floor up to level 16. Plant and machinery rooms are located at level 19 and 20. Biodiverse / green roofs and photovoltaic panels are located at the highest roof level.

6.1.5 The application proposals raise the following considerations:

### 6.2 Land use

Principle of proposed office / retail floorspace and impact of the proposals upon the Shoreditch Priory Office Area

6.2.2 The application site is located within the Central Activities Zone (CAZ) and City

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Fringe Opportunity Area (OAPF) as designated by the London Plan. The site is also within a Priority Office Area (POA) as designated by policy LP27 of LP33.

- 6.2.3 London Plan Policy E1 supports the development and redevelopment of offices including improvements to the quality, flexibility, and adaptability of office space of different sizes to improve London's competitiveness and address wider objectives of the London Plan. These policies specifically seek to increase office supply within the CAZ to accommodate the projected additional demand for 3.5 million sq.m. of floorspace between 2016 and 2041.
- 6.2.4 LP33 policy LP26 sets a target for delivery of 118,000sqm of new office floorspace by 2033 and states that office-led development in priority office areas is supported, with employment floorspace maximised. Part B of policy LP26 states that development should incorporate other priority uses such as conventional affordable housing and have active frontages at ground floor level, where appropriate.
- 6.2.5 The OAPF and Future Shoreditch draft AAP provide more fine-grained information on the CAZ and the role the area plays within the wider city economy. The OAPF identifies the site as being within a core growth area, and Old Street / Shoreditch is identified as being a strategic development area within the wider City Fringe Opportunity Area. The Future Shoreditch Draft AAP identifies the site as being within an 'edge of city' neighbourhood which *"marks the threshold between the commercial core of the City Fringe / Tech City area east of the City of London and the core Shoreditch area. Within a short walk of Liverpool Street Station, the area is characterised by large scale, modern office buildings. This type of floor space plays an important role in the city's economy"*. Policy no.1 (a) of the draft Future Shoreditch AAP states that: *"the Edge of the City neighbourhood is suitable for a range of office space including large scale office-led developments. Office space should comprise a minimum of 75% of floorspace in all development within the Shoreditch Priority Office Area"*.
- 6.2.6 Both the OAPF and the Future Shoreditch draft AAP also acknowledge the importance of a diverse mix of uses in the area, including housing. This mix of uses is important in maintaining the area's vibrancy, and attractiveness as a location for business, tech and creative industries. Housing also contributes to the vitality of the area, throughout the day and evening. Draft policy FS02 within the draft Shoreditch AAP states that *"i) proposals with 100% B1 use class floorspace will not be permitted, unless the site is allocated as such or it can be demonstrated that it is unviable or unsuitable to introduce other land uses, including housing where appropriate; ii) Ground floor retail, leisure, entertainment or community uses are included where appropriate to support a vibrant mix of uses"*.
- 6.2.7 As such, there is broad policy support for the provision of new office floorspace at the site. However, Local Plan policy LP27 includes a detailed set of criteria which must be met to fully accord with the policy.
- 6.2.8 The proposals have been assessed against the criteria in policy LP27. The existing floorspace is dated, of low quality, and supports a very low level of employment density on the site. The proposed office floorspace will comprise purpose-built office accommodation, which will be outfitted to a high standard, with efficient and sustainable mechanical and electrical services. The proposed commercial office floorspace has been designed to appeal to the needs of large corporate businesses in the finance / professional services sectors, who seek accommodation in proximity to the city of London financial centre. The stepped back building form also creates a

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variety of floorplates and as such the building will be suitable to a wide range of future occupiers. The external terrace areas will also provide attractive spaces and outlook for occupying businesses. The inclusion of more terraces than the extant scheme means more business will potentially have access to the open space. The applicant is advised to discuss the outfitting of the affordable workspace with a registered provider at an early stage to ensure it is fit for purpose for the end occupiers.

- 6.2.9 In terms of part B of policy LP27 a marketing strategy has been submitted with the application which explains how the proposals have been designed to meet the needs of occupiers and to maximise its appeal in the market to potential tenants and investors. The features within the building including external spaces, ventilation and up to date mechanical / electrical engineering will help to support a high quality office environment which is likely to be sought by future occupiers. As such the proposals are considered to meet part B of policy LP27.
- 6.2.10 In terms of part C of policy LP27 the proposal would increase the provision of office floorspace at the site from 25,622 sqm to 66,698 sqm (GIA). This includes 3598sqm NIA of affordable workspace which will be let at no more than 25% of market rents for offices in that area, which is secured within the legal agreement.
- 6.2.11 Overall, the balance of uses within the development would be 99% office floorspace to 0.8% retail / cafe use. This would be in excess of the target for an employment led development with 60% office floorspace in this POA. The proportion of office floorspace would also be in excess of 75% target for office floorspace in the 'edge of city area within the draft Future Shoreditch AAP, although this document is currently only at a draft stage of development. As such the development would clearly maximise provision of office floorspace within the Shoreditch POA, which would be of significant benefit to the local area, and wider city economy.
- 6.2.12 However, office floorspace accounts for nearly 100% of total floorspace, and the proposals would provide only a very limited mix of uses, and a mix of uses are supported by policy such as LP26 and the draft Future Shoreditch AAP. As such the potential for a wider mix of uses as part of the development has also been considered.
- 6.2.13 Policy LP12 notes that residential use is the most in demand use in the borough and policy LP26 and LP27 support housing within POAs as part of employment led mixed use developments. residential use is accommodated within One Crown Place to the south. However the immediate surrounding area in general is an 'edge of city' location, in very close proximity to other single use large scale office buildings. Inclusion of residential use is challenging to provide in this very dense urban context, on plots of this size. The form of the building, which has deep floorplates and is designed to respond to the Crown Place development across Earl Street to the south, also makes the provision of residential on-site difficult. In addition, provision of any on site affordable housing would be particularly problematic, given the high land value of the site and surroundings, as per the Crown Place development. The level of cross subsidy required from the development in order to ensure any affordable housing is genuinely affordable, would be likely to have a significant adverse impact on the ability of the proposals to maximise the provision of employment related development as required by policy LP27. As such, inclusion of residential use within the development is not considered desirable in this case

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and this is in line with the extant planning permission, which was for a similar proportion of office to retail uses.

- 6.2.14 The proposals do include retail / cafe floorspace within two units at different corners of the building. This will help to ensure that the building will still have active frontages and encourage increased street level activity. Such uses will also support the ancillary needs of office-based businesses in the area. As such the overall mix of uses within the development is considered to be appropriate given the site's location and context, in accordance with part B of policy LP26, part D of LP27 and draft Future Shoreditch AAP policy FS02.

### Affordable workspace

- 6.2.15 London Plan policy E3 and Hackney LP33 policy LP29 support provision of affordable workspace as part of office and industrial development. Policy LP29 states that for development within the Shoreditch POA *“at least 10% of the new employment floorspace (gross) should be affordable at no more than 40% of the locality's market rent in perpetuity, subject to viability”*.

- 6.2.16 Officers calculate that the proposals comprise 3598m<sup>2</sup> (NIA) of affordable workspace at ground, mezzanine, and basement levels. This would amount to 8% of the total proposed office floorspace NIA. In addition there is a shared breakout space adjacent to the Affordable Workspace at ground level, where all the tenants of the building could congregate and mix (347m<sup>2</sup>).

- 6.2.17 The policy requires that the GIA of the floorspace is considered (rather than NIA) but in this instance, where there is an extant permission with an agreed figure, the applicant's approach of using NIA is not objected to. In this case the approved Affordable Workspace NIA of 3756m<sup>2</sup> (with no breakout area) can be seen to be similar to the proposed. It is also notable that there are two floors (rather than one) of basement Affordable Workspace in the approved scheme.

- 6.2.18 In this respect it was noted in the officer's report for the approved scheme that:  
*“...the total quantum of proposed affordable workspace provision is lower than the level sought by policy LP29. Nevertheless, in this case the amount of on-site affordable workspace is considered acceptable, due to the large amount of floorspace proposed, which is in excess of nearly all other employment developments. Provision of a greater amount of on-site affordable workspace provision at this site may be difficult to market to providers given the amount available. As such, the fact that the workspace would be discounted by a greater level than required by policy, to reflect the shortfall, is considered an acceptable alternative.”*

This assessment remains valid and crucially, following negotiations with the applicant, a deep discount is again provided by the applicants. All the Affordable Workspace is offered in perpetuity at no more than 25% of the locality's market rent, which is the same offer as the approved scheme but for floorspace that is of a somewhat better quality, with a higher proportion of it being above ground. The layout of the Affordable Workspace also makes sense within the floorplates of the scheme as proposed, with large spaces made available across three contiguous floors, and suitable for sub-division as required by tenants. As such the proposal is considered acceptable in respect of the proposed Affordable Workspace.

### **6.3 Standard of Accommodation:**

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### 6.3.1 Office Floorspace and Layout

6.3.2 In accordance with Local Plan Policy LP27, the Council requires the provision of well designed, high quality buildings and floorspace that is flexible / adaptable to accommodate a range of unit sizes and types with good natural light, suitable for sub-division and configuration for new uses and activities, including for occupation by small or independent commercial enterprises.

6.3.3 The proposed office floorplates are deep. Some of the deepest floors are likely to have poor access to natural light with some areas being 20 and 30m from the nearest window. Nevertheless, all have access to good amenity on each floor and shared amenity at higher levels. The lower 7 floors have the additional benefits of natural light and ventilation via the two atria.

6.3.4 Overall, the design and layout of the proposed floorspace is of a high quality, is flexible and meets the needs of likely end users. A condition is recommended to ensure that anyone working in the building will have access to the range of amenity spaces.

6.3.5 A good number of windows on each floor should be openable to allow for cross ventilation, to maximise well-being of all occupants, and this is included in the recommended condition requiring detailed measures in this regard at the next stage.

6.3.6 Subject to these recommended conditions, and with regard to the external amenity areas discussion at paragraph 6.3.9 below, the proposed quality of the office accommodation is considered to be acceptable.

### 6.3.7 Retail Floorspace

6.3.8 The proposed retail floorspace is adaptable to the needs of future tenants and is acceptable.

### 6.3.9 External Amenity Areas

6.3.10 Policy LP48 states that all major commercial development must maximise on-site provision of open space and where feasible provide: i. 4 sqm of communal open space per employee; and ii. An Urban Greening Factor score of at least 0.3. Contributions may be sought if this cannot be achieved.

6.3.11 The application proposals comprise coverage of the whole site with development, although large terrace areas (2516sqm) are created due the setbacks with the building form. The submitted landscaping strategy shows these terraces to be attractively landscaped, with outdoor seating and meeting space, lawn areas, tree and shrub planting, and potential for food growing. These spaces will therefore be a significant amenity for business occupiers of the development, as well as contributing to urban greening and biodiversity.

6.3.12 However there would still be a shortfall in open space provision given the high number of likely employees at the site. The applicant proposes to make up for the shortfall in open space provision on site as required by policy LP48 by delivering improvements to the public realm surrounding the site. This would be facilitated by a



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payment in lieu of £781,630.36, which will be used in conjunction with the necessary Highways Works (see below) to mitigate the impacts of the workers at the site and deliver high quality public realm.

6.3.10 These measures are considered to be sufficient to meet the requirements of policy LP48 and help to deliver a significant improvement to the character and quality of the public realm surrounding the site. The financial contribution to deliver the improvements will be secured as part of the S106 legal agreement. No comments from LB Islington have been received but were received to the extant scheme with regard to contributions towards Finsbury Square. At that time officers considered that proposed public realm contributions adjacent to the site, were more suitable and better located for improvements than Finsbury Square, which is a further distance away, and that assessment is considered to remain correct.

### 6.3.11 Conclusion

6.3.12 The proposed development is deemed to provide a high standard of accommodation for future occupiers, in line with the aforementioned local and regional planning policies.

## 6.4 Design and conservation

6.4.1 Policies D1-D4 of The London Plan 2021 require architecture to make a positive contribution to a coherent public realm, streetscape and wider cityscape, incorporating the highest quality materials and design appropriate to the surrounding context. LP33 Policy LP1 states that all new development must be of the highest architectural and urban design quality. Development must respond to local character and context having regard to the boroughwide Characterisation Study, and be compatible with the existing townscape and local views.

6.4.2 Policy HC1 of The London Plan 2021 requires development proposals affecting heritage assets, and their settings, to conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. Policies LP3-LP6 of LP33 (2020) require the Council to conserve designated and non-designated heritage assets (including their settings), protect the LVMF and local views and make appropriate arrangements for archaeology.

6.4.3 It should be noted here that the design of the proposed building has evolved over time through various pre-application meetings, including one presentation to the Hackney Design Review Panel.

### Conservation and heritage assets

#### *Technico House*

6.4.4 The building at the north of the site is Technico House and was built in 1962 for A. Gallenkamp and Company Ltd, a company making scientific instruments, with new brown windows and an entrance canopy from 1986 by Richard Seifert and Partners. The north facade of this building is of some interest, being a calm and orderly commercial/industrial building of the period. The ends to Clifton and Wilson Streets are almost windowless and in brown brick and are much weaker in design terms. The subsidiary element to the east of the site, facing Clifton Street, is also weak.

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This building is not considered to be a heritage asset or worthy of retention and has already been consented to be demolished.

### *London Stock Exchange Building*

6.4.5 This building is a concrete framed office building clad in mid grey steel by Llewelyn-Davies Weeks and dates from 1986. This building is not considered to be a heritage asset or worthy of retention and has already been consented to be demolished.

### *Retained facades at 56 and 58 Wilson Street*

6.4.6 The facade at Number 58 is in red brick and is part of a garage building by F. C. W. Barrett for the City of London Garages Ltd from 1930. The facade retention has been variously described in written sources as “ingenious and complex” and “distinctly incongruous” (Sun Street Conservation Area Appraisal Para 4.16.2). This facade is poorly integrated into the 1986 building, since there is a free standing element with windows facing externally on both sides and a poor relationship with the existing stairs.

6.4.7 The facade at Number 56 is in yellow brick and is a much higher quality building element and dates from the late 19th century (before 1894) and in 1926 was home to Tom Smith’s Christmas Cracker factory.

6.4.8 Both facades are designated as Buildings of Townscape Merit (with 56 being considered for locally listed status) and are now considered by the Council to be Non Designated Heritage Assets. Both are considered to be worthy of retention, although the demolition of the red brick facade at 58 Wilson Street was accepted in the previous consented scheme under 2021/0116.

### Impact on the heritage assets on site:

6.4.9 The facade at Number 56 Wilson Street is proposed to be retained, repaired and integrated into the development with a ground floor retail use. This will help to create a legible, active and unique corner to a site with an otherwise similar character on all sides and corners. This corner detail will also help maintain/enhance the setting of the nearby listed Flying Horse pub at 52 Wilson Street and contribute to maintaining the heritage character and grain of Wilson Street. Within the office, the floor levels have been resolved to create a breakout section behind the facade with floorplates aligned with the historic window openings. The approach is seen as acceptable and preserves and enhances the character of the building.

### Impact on surrounding heritage assets:

6.4.10 Officers have undertaken an assessment of the visual impact of the proposals, using information from the THVIA submitted by the applicant, as well as site visits and the VUcity model. The potential views and settings which the proposals impact are listed, and the officers’ assessment, are set out below.

### *Strategic views:*

6.4.11 The impacts on views protected in the London Plan LVMF SPD and views of the Tower of London World Heritage Site are assessed within the THVIA at Views 1 to 3. These show that a small section of balustrade and parapet would be visible in the linear view of the cathedral from Westminster Pier. Whilst this does represent a technical breach of the LVMF view it is considered to represent a low level of harm.



### *Listed buildings:*

- 6.4.12 The most serious impact on the setting of a listed building is to 15 to 23 Christopher Street. These Grade II listed Georgian former houses (in office use) run along the north side of Christopher Street. The proposed building is immediately to the south across the street. The listed buildings are four residential storeys in height. The existing Technico House building is about six storeys in total and so has a comfortable relationship with the listed buildings in terms of height, and the regularity and plainness of the elevation.
- 6.4.13 The proposed frontage to Christopher Street has a setback which will help to reduce the presence of the development on the street. The existing setting of 15 to 23 Christopher Street makes a moderate contribution to the significance of the listed buildings, since their immediate setting is within buildings which, although modern, are of a sympathetic mass and height. The proposed building, despite the efforts made to mitigate the height and mass the development will negatively impact on the setting of the listed buildings and therefore causes harm to their significance. This harm is assessed to be less than substantial which requires the harm to be weighed against the public benefits.
- 6.4.15 Impact upon the Flying Horse Public House: This listed pub sits on the northeast corner of the junction of Sun Street and Wilson Street, within the Sun Street Conservation Area. The layout of the north south axis forming Wilson Street (in the City of London and in Hackney) and Paul Street (in Hackney) is such that the proposed building appears within views of the listed pub.
- 6.4.16 It is backdropped by the modern building at 54 Wilson Street, but this building features a plain rendered wall to this elevation, forming a plain and sky coloured background.
- 6.4.17 The existing setting of The Flying Horse Public House makes a moderate contribution to the significance of the listed building, since its immediate setting is within buildings of a comparable scale. The proposed building, despite the efforts made to mitigate the height and mass, has a moderate impact on the setting of the listed buildings and therefore causes less than substantial harm to the significance of the listed building.

### Impact upon conservation areas:

- 6.4.18 Impact upon conservation areas: Views 4 and 5 within Bunhill Fields and Finsbury Square Conservation Area show the proposed building at some distance and in the context of other tall modern development: the impacts are minor to negligible.
- 6.4.19 Views 6 to 9 within Bunhill Fields and Finsbury Square Conservation Area backdropping modern buildings at 30 and 33 Finsbury Square. Although the height and mass of the proposed building are a significant change in the view, the backdropping is to modern buildings in a context of an emerging group of other tall modern buildings to the south east. The proposing massing starts to create a coherent effect, with massing rising from north to south in this view. The impact is therefore assessed as major in scale but neutral in nature.
- 6.4.20 View 10 within Bunhill Fields and Finsbury Square Conservation Area and showing part of Sun Street Conservation Area is more problematic: The Flying Horse Public House is a key building in this small Conservation Area at Sun Street and the pub is

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backdropped by the much taller proposed building. Although there are set backs these are ultimately insufficient to have much beneficial effect in this view.

- 6.4.21 To the extent that the setting of the Sun Street Conservation Area has not already been eroded by tall modern buildings, it contributes to the significance of the area. The proposed building causes a negative effect to this more intact view of the setting and is therefore harmful to the significance of the Conservation Area. This harm is considered to be “less than substantial” in terms of the NPPF test.
- 6.4.22 Views 12 and 13 within Sun Street Conservation Area show the proposed building within views of lesser interest, which already feature other tall modern buildings which, together with trees, tend to shield the building from view. The change is moderate in magnitude because the proposed building is taller than existing, but the nature of the impact is neutral.
- 6.4.23 Views 15, 16 and 18 within the South Shoreditch Conservation Area show the proposed building within views of lesser interest, in the context of existing modern buildings of a similar scale, although the height and mass of the proposed building are apparent. The impact is negligible adverse (View 18) and minor adverse (Views 15 and 16). View 19 and 20 within the South Shoreditch Conservation Area show the views down Paul Street. In this view the height and mass of the proposed building are apparent and block views down the street and the impact is moderate in magnitude and adverse in nature. To the extent that the setting of the South Shoreditch Conservation Area has not already been eroded by tall modern buildings, it contributes to the significance of the area. The proposed building causes a moderate adverse (Views 19 and 20) effect to the setting and is therefore harmful to the significance of the Conservation Area. This harm is considered to be “less than substantial”.

### Impact on the setting of Non Designated Heritage Assets:

- 6.4.24 These include locally listed buildings and the Area of Townscape Character Interest and the Buildings of Townscape Merit within it): View 15 shows the proposed building within the setting of the locally listed building at Clifton House, 75 to 77 Worship Street, within views of lesser interest, in the context of existing modern buildings of a similar scale, although the height and mass of the proposed building are apparent. The impact is negligible adverse. View 14 shows that the proposed building is not visible within the setting of the locally listed buildings at 10-12, 14 and 15-21 Holywell Row.
- 6.4.25 View 13 shows the proposed building within the setting of the locally listed building at Payne House, Numbers 8 to 16 (even) Earl Street. The setting of this building, which is a retained facade, includes tall modern buildings in close proximity and is not considered to contribute to the significance of the building. The impact is therefore moderate in magnitude and neutral in nature.
- 6.4.26 View 11 shows the proposed building within the setting of the locally listed building at the Chapel at Number 52A Wilson Street. The existing medium rise buildings are replaced by a tall building. While the historic facade is retained on the corner and relief is provided by two setbacks, the impact of the tall building is substantial. The impact is major adverse.

6.4.27 As noted above, the retained facade at 56 Wilson Street is considered to be a Non Designated Heritage Asset. View 11 shows the proposed building within the setting of 56 Wilson Street. The existing medium rise building above is replaced by a tall building. While the historic facade is retained on the corner and relief is provided by two setbacks, the impact of the tall building is substantial. The impact is major adverse.

### Urban Design

#### *Site Layout*

6.4.28 The full extent of the urban block is proposed to be demolished. 2.5 floors of basement will be constructed, utilising most of the retaining walls of the existing basement, containing plant, servicing, storage and affordable workspace. The ground level layout consists of development up to the pavement edge with the exception of setback ground floor frontages on Crown Place. The internal lobby area divides the upper levels of affordable workspace from the access, servicing and retail associated with the offices above.

6.4.29 On Christopher Street, the proposed scheme has 5 entrances which may allow for division of space in future. The level of active frontage on Christopher Street will be similar to that of the consented scheme. Retail use is included on two corners of the scheme. The eastern retail unit will help to animate the adjacent pedestrianised section of Crown Place which currently has no focus of activity. The western retail unit beneath the retained facade on the corner of Earl Street and Wilson Street will support the character of Wilson Street by introducing activity and public access to a section which currently has no active frontage.

6.4.30 The applicants do not yet know whether the future tenants will allow the connection between Wilson Street and Pindar Street to be publicly accessible. As such no public benefit can be attached to its provision. Nevertheless, a condition is recommended to require signage and wayfinding to maximise the potential for the public route to be successful, should it be open to the public. If that were the case, the retail use would have a secondary entrance onto this route helping to indicate its accessibility. The internal street separates the affordable and market workspace with the affordable entrance being off Christopher Street and market entrance being off the internal route. The route will be naturally lit by two unusual diagonal atria which would also have a role in inviting people to use the space. Whether it functions as an impressive lobby, or a functioning and sheltered street will depend on the requirements of future tenants but the proposed condition would help the latter option succeed if it comes forward.

#### *Form and massing*

6.4.31 The base of the building occupies the full extent of the site from ground floor to floor 3, where is a set back above the retained heritage building on the corner of Earl street and Wilson Street. More significant stepping back occurs from floor 5 (39.7m).

6.4.32 The massing is intended to respond to the scale of the adjacent context (between around 30m on Christopher Street and Crown Place/Earl Street corner and 49m on Wilson Street). The response to the context is a lower massing adjacent to Wilson Street and Finsbury Square where heritage and character considerations demand it, and taller on Crown Place where the immediate context includes tall office and

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residential buildings. Here the majority of the height sits behind the dome of St Paul's Cathedral when viewed from Westminster Pier.

- 6.4.33 Between level 6 and 8 (50m) the building steps back on the Wilson Street and Christopher Street sides, with a setback at the western end of Earl Street. At level 8 (30m) a substantial setback is created on the corner of Earl Street and Crown Place creating a lower massing with a relationship to the podium of One Crown Place (c29m).
- 6.4.34 Between levels 9 and 16 a further setback is introduced on the western part of the massing creating terraces and a massing which steps up from Wilson Street to the tallest part of the scheme on Crown Place. Between level 17 and 21 the tower element of the scheme rises to its full height of 103.6m directly onto Crown Place and Earl Street. A good illustration of the tower can be seen on pages 97 and 99 of the D&A.
- 6.4.35 Page 59 of the primary Design and Access Statement has a clear image of the massing in context. The fine details of the massing are explained here and there is clear demonstration that the design and massing is well related to the context.

### *Architecture and Materials*

- 6.4.36 The proposal has a high quality external articulation, based around a bay design of brick, spandrel panel and glazing which has a good relationship with the surrounding Shoreditch and Wilson Street context. Page 88 of the D&A describes the relationship of the facade to the distinctive character of this part of Hackney. The base of the building has some subtle variation and the upper floors of the tower element have a more vertical emphasis.
- 6.4.37 The general bay design is repeated across the street-defining elevations of the scheme but each of the four main elevations have been adapted to their respective context. On Wilson Street the street level elevation is 5 storeys in height reflecting buildings adjacent and opposite. The grain of the frontage is reduced through the retention of historic facade and unique adjacent facade, helping to reflect the fine grain of Wilson Street. The Christopher Street frontage has a height, bay rhythm and active frontage which reflects the listed buildings opposite. The eastern frontage responds to the generous public realm and footfall with two retail units and a recessed colonnade indicating the location of the public internal route. The southern frontage to Earl Street includes servicing but also the majority of the retained historic facade reflecting other retained facades on the south side of the street. The proposed retail use at the ground floor of the retained facade is positive and will give activity to the corner of the street, giving physical depth and public access to the historic structure.
- 6.4.38 The tower element of the scheme on the Southeast corner of the site is designed to be closely related to the main massing of the scheme but with a distinct identity emphasising the verticality of the element through recessed horizontal spandrels and unpaired windows divided by projecting columns which run across multiple floors. As the height increases across the scheme, some subtle differences are introduced including a change in brick colour from warm at the base to light at the top. In addition vertical columns become slimmer in the top of the tower. The distinctive tower is best appreciated from the east and from Finsbury Square. The indicated materials are likely to be high quality subject to conditions being met.

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6.4.39 A description of the materiality can be found from page 108 of the D&A. Bricks, bonds and brick patterns which have been chosen in response to the context. Page 110 details the change in character from base to top of the development with different patterns of brick and change of density of colour towards the top - glazed dark brick at the base mixed blends in the middle and glazed bricks highlighting the top of the tower.

### *Landscape*

6.4.40 The applicant is seeking a UGF factor of 0.3 and has provided the quantity of space and number of trees to achieve this number, across 2516m<sup>2</sup> of communal terraces. These terraces include edge planters with 550mm soil depths, parallel to the majority of balustrades. Areas of raised planters with varying soil depths occupy some of the larger terraces. 28 trees are planned for these raised planters, with small trees and shrubs planted to complement them. The roof level of the tower incorporates a section of green roof with 120-250mm soil depths. Details of green roofs are required by the recommended condition.

6.4.41 The Landscape Strategy of the primary Design and Access Statement details a positive approach to planting and landscaping which responds to the microclimate of each terrace location, and which will provide a positive contribution to the workplace experience. External planting has been chosen for horticultural reasons and proposes plants in the upper sections of the building from corresponding climate areas in the northern and southern hemisphere and native species at lower cooler levels. The recommended landscaping condition requires a species list for planting to ensure that species chosen achieve the vision.

### *Design and conservation conclusions*

6.4.42 The proposal has been significantly refined and developed over the course of the pre-application process. The design of the buildings has responded to the points raised as part of officer and DRP feedback. The development massing has evolved so as to be more responsive to the site constraints and context.

6.4.43 Some less than substantial harm has been identified to the setting of nearby listed buildings, conservation areas and non-designated heritage assets. In making this assessment the Council has given special regard to the settings of listed buildings and Conservation Areas in terms of the requirements of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6.4.44 NPPF paragraph 208 states that “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”. There is also an adverse impact on the setting of neighbouring Non-designated heritage assets which under NPPF paragraph 209 “a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

6.4.45 In this case the proposals for a purpose built, energy efficient office building will maximise the employment potential of the site in this highly accessible, city fringe location, which is of importance to the London economy. Provision of a significant amount of affordable workspace will also be of significant benefit to the local economy. In addition the proposals would deliver significantly improved public realm surrounding the site, which would enhance the appearance of surrounding streets,



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as well as providing improved amenity of workers and residents. These public benefits of the proposals are considered to outweigh the less than substantial harm and harm to Designated and Non-Designated Heritage Assets which has been identified above.

### 6.5 Impact on amenity of adjoining occupiers

#### Daylight and sunlight

- 6.5.1 London Plan policy D3 states that development should have regard to the form, character and function of an area and the scale, mass and orientation of surrounding buildings. A daylight and sunlight assessment prepared has been submitted to assess the impacts of the proposal on the daylight and sunlight received by neighbouring buildings.
- 6.5.2 With regards to daylight, the Vertical Sky Component (VSC) method has been used to measure the amount of skylight reaching windows of neighbouring properties. BRE guidelines state that impacts upon daylight of an existing building will be noticeable if the VSC measured at the centre of an existing main window is less than 27% and less than 0.8 times its former value.
- 6.5.3 VSC is the most suitable method of assessment to understand the degree of change to windows of neighbouring properties resulting from the development. The daylight sunlight assessment also refers to the No Sky Line (NSL) method that involves plotting the NSL in affected rooms (when layout of affected properties is known), to understand the proportion of the room, where views of the sky would be visible.
- 6.5.5 With regards to sunlight, the Annual Probable Sunlight Hours (APSH) method has been used to assess the amount of sunlight available within a room. BRE guidelines are for rooms to receive 25% of APSH in total, including 5% in winter.
- 6.5.6 It should be noted that BRE guidance is applied with regard to the site context. Factors such as the layout and orientation of adjacent buildings, and the amount of existing development upon an application site can all have significant impacts upon the daylight sunlight assessment. As such in dense inner urban locations, it may not be possible to achieve BRE target criteria if development is to take place at a similar scale as others in the surrounding area.
- 6.5.7 Daylight / sunlight impacts to the nearest residential properties were tested:
- 1 Crown Place: Flats are located at floor 7 and above in this 29-31 storey development to the south of the site.
  - 52 Wilson Street: Ancillary residential accommodation above the Flying Horse Public House.
  - 63-69 Wilson Street: Flats at 5th to 7th floors.
- 6.5.8 The amendments to the design to allow the retention of the heritage frontages on Wilson Street have led to the submission of a Statement of Conformity from the applicants' consultants that *"The very slight amends to the scheme will result in either no change or no material or noticeable change to the daylight and sunlight position, when compared to the scheme considered in the Report."* The analysis that follows assesses the findings of the report on that basis.

### 1 Crown Place

- 6.5.9 A total of 1,189 windows serving 247 habitable rooms have been assessed. In terms of VSC, 886 windows (75%) experience reductions of no more than 20.0%. The remaining 303 windows experience proportional reductions of up to 88.5%.
- 6.5.10 Considering the NSL criteria, 210 (85%) of the 247 rooms assessed, demonstrate full compliance to the BRE guidelines. The remaining 37 rooms experience reductions in daylight distribution beyond the BRE permitted 20% change.
- 6.5.10 As might be expected, given the narrow width of Earl Street, the windows and rooms that experience significant loss of daylight are those that face north within the northern tower element of Crown Place. The first residential floor is the seventh. Retained VSC at these north facing windows in the northern tower does not reach the mid teens until the 21st floor, showing the extent of the impact to this facade of the tower, even if there are many windows within the wider Crown Place development that are not significantly impacted at all. There is one single aspect, single bedroom unit per floor that is particularly affected. Two other units with directly facing windows also have windows (including to their main living areas) which face away from the proposal site and the units overall are thereby less impacted.
- 6.5.11 As such, the multi-faceted shape of Crown Place is helpful in ensuring that most of its units in closest proximity to the proposed development are not so impacted as they might have been. The sculpted shape of the proposed development is also helpful in this respect. Nevertheless, there are thirteen single aspect, single bedroom units that will have their daylight reduced very significantly.
- 6.5.11 The extant permission is a consideration and it was found at that time that the daylight and sunlight impacts of that scheme should be found acceptable.
- 6.5.11 Comparing the extant permission, the submission for that scheme relied upon the 'mirror image' methodology to show that the daylight/sunlight impacts to Crown Place would not exceed the impacts of a development of a similar scale to Crown Place itself. In comparison, the impacts of the proposed scheme are shown by the submitted Daylight/Sunlight report to be broadly comparable.
- 6.5.11 Since rooms are served by more than one window, the submitted report clarifies that from 7th (the first residential floor) to 12th floor no room within Crown Place would experience an overall absolute change in VSC to its windows of more than 2% compared to the consented position. The methodology employed relies upon averaging the retained VSC across the windows serving the room. Above the 12th floor, greater impacts are seen in comparison to the consented scheme but the retained average VSC across the windows of 20 of these rooms is at least 14.9%. At the remaining 27 (of 247) rooms, reductions of between 2.1% and 6.3% are seen to the averaged retained VSC. As such, though these latter changes (between floor 13 and floor 24) are not insignificant, they are still markedly similar to the impacts of the consented scheme and are considered acceptable for this context.
- 6.5.12 As per the assessment for the consented scheme, the existing building is significantly lower in scale than many other more recent developments within the surrounding area, such as 1 Crown Place, 30 Crown Place, 2-3 Finsbury Avenue and 13-14 Appold Street (see history section). Given the site's edge of City location,



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within the CAZ and within the City Fringe Opportunity Area, there is a reasonable expectation that new development at the site would be significantly larger than existing, and likely to be similar in scale to surrounding buildings.

- 6.5.13 The northern tower at 1 Crown Place is sited immediately upon the northern boundary of its site facing Earl Street. This is a common arrangement within the wider Shoreditch area, where buildings usually immediately abut the back edge of the pavement and streets often have a canyon-like, highly enclosed character. Given this prevailing pattern of development it is considered reasonable for occupiers at 1 Crown Place to expect that new development at the application site will be of similar scale to adjoining buildings and also not set back from the street. Nonetheless it is noted that the upper parts of the proposed development are angled facing 1 Crown Place, so as to mitigate daylight impacts, in a similar manner to the angled form of the 1 Crown Place towers.
- 6.5.14 As such, though it is clear that the proposals will result in very significant daylight impacts to rooms on some units within the northern facade of 1 Crown Place, this was also true of the consented scheme and can be expected where new development is consistent with the emerging scale of the locality. Crown Place is itself consistent with this emerging scale. We consider that impacts are unavoidable if development is to take place to a similar scale as other buildings in the surrounding area and we note that the proposal is designed with set backs and chamfers to help mitigate its impacts. Given the extant consent and the characteristics of the surrounding area, we consider that significant impacts should reasonably be expected by occupiers of flats within Crown Place, despite the objections to the contrary. It is the contention of this report that the retained levels of daylight can be considered acceptable.
- 6.5.15 The impact of the proposals upon sunlight to 1 Crown Place was assessed but the proposal site is to the north of the affected side of the building, which also faces north, and in the few instances where there is any impact to rooms, it is no greater than a 2.1% loss to annual sunlight hours only and would therefore not be noticeable.

### 52 and 63-69 Wilson Street

- 6.5.16 2 rooms at 52 Wilson Street and 8 rooms at 69 Wilson Street were assessed using the VSC and NSL methods of assessment and none were found to experience noticeable reductions in daylight. In terms of sunlight the only neighbouring residential property with windows facing within 90 degrees of due south and taking light from over the Site is 63-69 Wilson Street. Within that building, which contains flats at fifth to seventh floor levels. The assessment shows that there will be negligible impact, and the affected windows would continue to receive good levels of sunlight.

### Summary of daylight / sunlight impacts

- 6.5.17 Objections are raised by neighbouring objectors (see consultation section of the report) who raise concerns that the level of daylight impacts upon 1 Crown Place are very significant. Nevertheless, the scheme is broadly similar in its impacts to the approved scheme and it is considered that the additional impacts are not so great that the scheme should be found unacceptable in Daylight/Sunlight terms. As noted above, the site is located in an edge of city location, within the CAZ and within the

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City Fringe Opportunity Area and there is a reasonable expectation that new development at the site would be significantly larger than existing buildings.

- 6.5.20 On balance, Officers consider that though there will be significant adverse impact to the daylight of neighbouring buildings from the proposals, these impacts are acceptable given the site context and the pattern of development in the surrounding area.

### Overshadowing of outdoor amenity spaces

- 6.5.21 Impacts of the proposed development on overshadowing of surrounding publicly accessible space in Crown Place and Clifton Street, as well as roof terrace amenity spaces within the development have also been assessed. BRE guidelines recommend that at least half of a garden or amenity area should receive at least 2 hours of sunlight on March 21st, or the area which receives 2 hours of direct sunlight should not be reduced to less than 0.8 times its former value.
- 6.5.22 The assessment provides overshadowing maps for winter, the solstice and summer. The maps demonstrate the clear similarity between the consented scheme and the proposal. The surrounding streets are narrow and for much of the year are overshadowed. At other times, the shadow cast by the proposed scheme would not significantly differ from the approval.
- 6.5.23 1 Crown Place development to the south includes a private communal roof terrace area at 7th floor level. However as the proposed development is located to the north, it will not result in any increased overshadowing to this terrace. The majority of roof terrace areas within the application site would receive in excess of 2 hours sunlight on 21st March.
- 6.5.24 Overall, given the above factors the impacts of the development on sunlight levels to outdoor amenity spaces is therefore considered to be acceptable.

### Outlook, Privacy and Overlooking

- 6.5.25 The Council has no specific policy guidance on acceptable separation distances for outlook. This is due to the differing established grain and density of the borough, the potential that such guidance would have to limit the variety of urban space and unnecessarily restrict density.
- 6.5.26 The closest facing residential units are within 1 Crown Place which are situated on the opposite side of Earl Street about 11m to the south. This level of separation is considered acceptable given that this is a similar distance in which most other buildings are separated from each other, across generally narrow streets in Shoreditch. It is noted that the scheme represents an improvement above the extant scheme. The core for the proposed development is now located on the southern boundary across from 1 Crown Place. This means there will be less overlooking of these units as there will be no office floorspace in this part of the building. A condition is proposed to ensure that suitable boundary treatments are installed along the boundaries of roof terraces to mitigate overlooking to the south.

### Wind

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- 6.5.27 A Wind Assessment has been submitted and assessed. This report establishes that wind levels at ground level near building entrances and the adjacent public realm are expected to be suitable for sitting, standing and strolling use even during the windiest season (which are the activities which require the least windy environments according to the Lawson Criteria). Wind levels on nearly all areas of the roof terraces within the development would also not be unduly high if the recommendation for mitigatory planting is acted upon. The applicants have provided satisfactory details for this stage, showing how that necessary mitigatory planting of the terraces would be achieved, which includes 3m high trees and boundary hedges of at least 1.5m high. The Borough's arboricultural officer has confirmed that trees of the scale proposed (over 3m) will be able to thrive on the proposed terraces, if correctly container grown and planted, and the submitted documentation clarifies that these will be secured in their beds to ensure safety over the long term. Nevertheless the applicant is committed to further wind tunnel testing and, as such, the proposed condition requires further details of all mitigation proposed, to ensure that the mitigation will be effective once all the facts are known.
- 6.5.28 In addition, given the location of the development to the north of roof terraces in 1 Crown Place, the proposals are not expected to result in any significant impacts on this space. The applicants have provided a note from their wind consultants in this regard.
- 6.5.29 As such wind impacts resulting from the development are considered to raise no significant concerns.

### 6.6 Transport

#### Site accessibility & Trip generation

- 6.6.1 The Public Transport Accessibility Level (PTAL) rating of the site is 6b. The site has easy access to a number of bus routes, and is in proximity to Liverpool Street Station (national rail / underground), Old Street Station (national rail / tube) and Moorgate station (underground). The main pedestrian access to the existing building is from Christopher Street. Vehicle access is from Wilson Street. Cycle Superhighway 1 (CS1) passes adjacent to the western side of the site.
- 6.6.2 The proposed development could generate 1,257 additional two-way trips during the AM peak and 1,169 trips in the PM peak. The technical note clarifies that over the course of a day the proposed scheme will generate an additional 8,584 in comparison to the existing site. The recommended Travel Plan will seek to monitor this in more detail and encourage transport by sustainable modes, in particular walking and cycling.

#### Car Parking

- 6.6.3 The proposed development is car free, and a head of term within the S106 agreement will prevent business occupiers of the development from applying for parking permits. This is in accordance with LP33 policy LP45 and policy T6 (Car parking) of the London Plan. Two on street disabled car parking spaces are proposed, and will be secured as part of S278 highways works around the site to facilitate Blue Badge parking. The spaces would be located as close as possible to the entrance area as possible and would be under 50 metres.

### Cycle Parking

- 6.6.4 Hackney Policies LP41, LP42 and LP43 in LP33 highlight the importance of new developments making sufficient provisions to facilitate and encourage movements by sustainable transport means. Local Plan 2033 policy LP42 requires that cycle parking shall be secure, accessible, convenient, and weatherproof and will include an adequate level of parking suitable for accessible bicycles, tricycles and cargo bikes. Proposals that only include two-tier cycle parking are generally not supported.
- 6.6.5 The cycle parking design is proposed as follows:
- 952 two tier spaces (83% of total)
  - 117 horizontal spaces (10% of total)
  - 21 accessible spaces (2% of total)
  - 57 folding cycle spaces (5% of total)
- 6.6.6 Secure cycle storage areas are proposed at ground, basement level-1 and basement level-2 with capacity for 1147 cycles, though with the folding cycle spaces counted as additional, rather than policy compliant, the figure is 1090. The majority of the provision is in double stacked spaces but the basement level-2 store is entirely for accessible cycle spaces. The cycle parking proposals include a high percentage of two-tiered stands. The technical note provides further details on the design and layout of the proposals. It notes that the levels of two-tier cycle parking are similar to the extant consent (2021/0116). The new scheme also offers reductions in the number of folding cycle spaces and an improved number of horizontal spaces. 1058 cycle lockers would be provided, with 68 showers and changing facilities. The basement is accessed via a dedicated cycle entrance from CS1 on Wilson Street. Cyclists then travel down to the basement using 2 cycle lifts or a ramp.
- 6.6.7 A policy compliant cycle parking plan is required, for the above mentioned number of spaces, which shows details of layout, foundation, stand type and spacing. This is recommended to be secured through a condition to ensure timely provision, which is kept in good working condition in perpetuity.
- 6.6.8 Short stay visitor spaces using Sheffield stands would total 27 within the site's red line boundary. Since this is a shortfall on the relevant Hackney Standards, 33 additional short stay spaces are recommended to be added within the public realm via the proposed legal agreement and the s278 Highways Works. The TA outlines that access to the cycle store will be principally achieved via a dedicated entrance onto Wilson Street. The cycle storage is accessed via ramps and supported by two dedicated lifts that only serve the ground floor and cycle parking levels.
- 6.6.9 The proposed cycle parking provision exceeds London Plan standards by 21.1% but is less than required by LP33 policy requirements, which would require 1421 long stay spaces. The amount of cycle parking provision is considered acceptable in this instance, given the site's location adjacent to the City of London, where levels of cycle use are likely to be similar to other large scale office developments in this area. The quality of cycle parking provision is considered to be sufficiently high with subdivision of the storage areas into a larger number of smaller spaces, in line with previous advice from secure by design officers to ensure that the space is secure.

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6.6.10 TfL have also highlighted that cycle hire docking stations in the vicinity of the site are among the most highly used stations in London, which gives rise to some issues relating to lack of cycle supply in other locations, and lack of parking spaces at these sites at certain points in the day. A financial contribution of £60,000 is sought to assist with re-distribution of cycles in the network, so as to allow these stations to operate more effectively. This contribution has been included as a head of terms within the proposed legal agreement. A further payment, related to the proposed closure of the Christopher Street docking station for the duration of the demolition and construction, would help pay for a 'cycle hire hub' on Finsbury Circus. As such the proposals are considered to be broadly in accordance with London Plan and LP33 policies with regard to cycling.

### Highway Works and public realm

6.6.11 In accordance with LP33 policy LP48 all developments are expected to integrate into the public realm and/or provide contributions to urban realm improvements in the vicinity of the site. The applicants are proposing significant improvements to the public realm in Crown Place, Clifton Street, Christopher Street and footways surrounding the site, as noted above. Provision of two disabled on-street car parking spaces are also proposed. These measures will be secured as a contribution in the S106 agreement and S278 agreement. These Highways Works proposed are costed at £1,908,174.96. These will be delivered in tandem with works utilising the £781,630.36 identified above as a payment in lieu to offset the open space shortfall, thereby improving the neighbouring public realm and ensuring that the shortfall in on-site open space is mitigated by the public realm improvements. We note that the designs of this public realm work is currently being finalised by the Borough's Streetscene Team and, should these details change, this will be outlined in the addendum to this report prior to the Committee date.

6.6.12 Essential Highways Works have to the adjacent carriageways have also been identified and these have been costed at £497,658.26 and added to the proposed legal agreement.

6.6.13 In addition TfL have highlighted the poor condition of CS1 on Wilson Street, and suggested a contribution of around £30,000 for resurfacing of this route, as per the existing consent. This figure may be revised upwards in advance of committee, as it is being reviewed by Borough Transport Officers, in which case it will be highlighted in the addendum to this report. The contribution is included as a head of term within the legal agreement.

### Service vehicles including deliveries

6.6.14 As per the previous approval, servicing and waste collection is proposed to take place within an internal off street loading bay accessed from Earl Street. The loading bay on the ground floor of the development has been designed to accommodate:

- 2 x Loading bays for 8m/7.5T Box Vans (which can also accommodate 1 refuse vehicle or 10m rigid lorry)
- 1 x Loading Bay for a 8m/7.5T Box Van
- 6 cargo cycles



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6.6.15 This is considered acceptable but a final delivery and servicing plan (DSP) is recommended via s106 legal agreement to be approved by the Local Authority prior to occupation of the proposed site. Owing to the importance of the DSP in this location, a £1,000 contribution is sought to monitor the plan after the development has been occupied.

### Construction Logistics Plan

6.6.16 Given the nature of the proposed development, within a dense urban location with complex access arrangements, a Construction Management Plan is required and will be conditioned and a fee of £8,750 for CLP/CLOCS monitoring will be secured through a S106 agreement. This will help to mitigate the negative impact on the surrounding highway network.

### Transport Conclusions

6.6.17 Subject to the proposed conditions and legal agreement clauses, the proposal is considered acceptable in respect of its impacts on local highways and parking.

## **6.7 Sustainability**

6.7.1 Policy LP55 of LP33 (2020), and London Plan policies SI2, SI3 and SI4 require all new developments to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability. All developments must be net zero carbon which means both their embodied and operational carbon footprint have been minimised. They must:

- Minimise their upfront and whole life cycle carbon (Be Lean)
- Adopt a fabric first approach (Be Lean)
- Have an ultra low level of energy use (Be Clean and Be Green)
- Be fossil fuel free (Be Clean and Be Green)
- Use renewable energy for heating, water and electricity (Be Clean and Be Green)
- Maximise their energy generation and storage (Be Green)
- Mitigate overheating risk with no active cooling (Overheating)

6.7.2 Policy LP55 states that all non-residential developments must achieve the BREEAM 'Excellent' rating (or an equivalent rating under any other system which may replace it) and where possible achieve the maximum number of water credits, and must be built to be zero-carbon. Where it can be robustly demonstrated that it is not possible to reduce CO2 emissions on-site by the specified levels, carbon off-setting payments will be required and secured via legal agreement.

### *Embodied Carbon*

6.7.3 LBH and GLA officers assess that further carbon savings could be made in respect of best practice but that the proposal should be found acceptable with regard to the relevant extant policies, subject to the recommended condition requiring a revised calculation to be carried out at the next stage.

### *Circular Economy (CE)*

6.7.4 From the submitted materials at application stage it is not possible to definitively assess whether the Circular Economy opportunities have been maximised. However, it is noted that the applicant has identified a number of targets which could

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be improved as the design progresses. The applicant has confirmed that monthly reporting of the demolition contractor would include updates on engagement with material exchange platforms, which is supported. Reporting will be required on targets and actions and a condition is recommended in this respect.

- 6.7.5 A condition is recommended in respect of a number of BREEAM credits that are relevant to CE matters such as MAT 03 & 06 and Waste 01, 02 and 06 - those credits will be expected to be achieved in the final BREEAM assessment and a condition is recommended in this regard.

### *Fabric First*

- 6.7.6 The scheme currently achieves 9% improvement under Be Lean against Part L21, it is below the 15% minimum threshold detailed by the London Plan. Nevertheless, it is widely acknowledged that it is currently very challenging for the proposed typology (office) to achieve this GLA minimum threshold under the new regulations.

- 6.7.7 The form factor, U-values and air permeability of the proposed scheme have been subject to negotiation and scrutiny during the course of the application. While the form factor (0.34) is lower than best practice, it is considered acceptable in this instance and the design of the building, which continually reduces in massing as it gains height and biodiverse terraces, is understood for this location. The applicant has confirmed that increasing insulation levels would lead to a saving of 0.05 kWh/sqm, equivalent to 3.363.8 kWh/yr saving so 14,400 kgCO<sub>2</sub>e over 60 yrs but that adding this insulation (+0.1m) would result in an additional 117,800 kgCO<sub>2</sub>e and that this increase in embodied carbon outweighed the benefits of energy reduction. For these reasons, the approach is considered acceptable.

- 6.7.8 The applicant has confirmed that the space heating demand is 3kWh/sqm/yr when calculated with TM54. Since this is considered acceptable, a pre-occupation condition should be added to ensure that it is achieved in practice.

### *Overheating*

- 6.7.9 To achieve compliance, the mechanical ventilation rate has been increased from 10l/s person to 17.6 l/s. Nevertheless, the level of detail currently provided means it is not possible to confirm whether the Cooling Hierarchy has been fully or partially implemented. The overheating risk assessment results against weather files DSY2 & DSY3 have not been provided. For these reasons, the recommended condition will ensure that the level of detail required is provided at the next stage and that the results must be found acceptable.

### *Connections to District Heating Networks*

- 6.7.10 The site is located within the Citgen catchment area, which may provide an opportunity for connection to a District Heating Network. A condition is recommended in this regard.

### *Energy Use Intensity (EUI)*

- 6.7.11 The applicant has confirmed that an average EUI of 91.5 kWh/sqm/yr is being pursued and have confirmed that further improvements to align it to 55kWh/sqm/yr may be achieved as the design progresses such as:
- enhancing ventilation system to reduce specific fan power
  - improving lighting powers and controls
  - expand free cooling opportunities



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6.7.12 A condition is therefore recommended that will enable the applicant to report their progress at the next stage of design development with Borough oversight of that progress.

### *Renewable energy - electricity*

6.7.13 The proposal includes Photovoltaic Panels (PV) with a total capacity of 48.4 kWp. This is equivalent to 238 sqm of PV array with a modelled efficiency of 19% delivering a total output of 33.400 kWh. The applicant has submitted sufficient evidence to support their position and a condition is recommended to ensure that it is achieved.

### *Renewable energy - heating*

6.7.14 The applicant has confirmed that heating and domestic hot water strategy will be provided through Air Source Heat Pumps (ASHP) and Water Source Heat Pumps (WSHP) and that the opportunity for Ground Source Heat Pumps (GSHP) will be explored as the design progresses. The combined Seasonal Coefficient of Performance (SCOP) value for the ASHP/WSHP is 3.24 which is considered acceptable and would be subject to the recommended condition.

### *Renewable energy - cooling*

6.7.15 The applicant is proposing to use a two stage heat pump with heat recovery from a condenser water loop to use the heat rejected from the cooling of the server room. Using water source VRF is supported as it reduces the quantity of Fluorinated Gas in the system. The Seasonal Energy Efficiency Ratio (SEER) is proposed to be 7.5 and the Air Conditioning setting point at 24, which is considered acceptable and is subject to the proposed condition.

### *Renewable energy- water*

6.7.16 The hot water demand is currently provided through ASHP, though this is likely to change given the opportunity to connect to a local DHN. It is noted that 7 water credits are targeted through BREEAM and that the consumption target of the development has been updated to 16l in negotiations with the Borough. As such, this is considered to be acceptable.

### *Carbon Offset Considerations*

6.7.17 The scheme achieves an overall improvement of 13.7% against Part L 21 and a carbon offset of £549,480 is therefore proposed to compensate for the carbon shortfalls. It is acknowledged that the updated policy requirements (minimum 35% improvement against Part L21) are challenging for non residential developments, and that a case to case basis should be taken to assess the carbon footprint. For reference, the scheme would achieve 53.2% against Part L13 and thereby beyond the then extant policy targets had the scheme been submitted prior to June 2022.

6.7.18 The applicant has confirmed that incorporating a waste water recovery system would achieve greater carbon savings (from 13.7% to 16%) and that this option will be further investigated at the next design stage and integrated, subject to technical feasibility and spatial coordination. Since further improvement would be supported on the basis of shortfalls from policy, a review of improvements to the design should be conditioned.

6.7.19 In the meantime, the applicant has demonstrated that the estimated targets for the key metrics have the potential to align with best practice, which would compensate for the carbon savings shortfalls calculated following Part L21 methodology. Overall,

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the current carbon savings are considered acceptable, subject to further improvements to be demonstrated post planning alongside the proposed carbon offset payment.

### *BREEAM*

6.7.20 The applicant has provided a BREEAM pre assessment that confirms the scheme would achieve an Outstanding rating. As per the assessment above, targeted credits will be expected to be maintained throughout all stages of design and a condition is recommended in this regard.

6.7.21 We note that an incorrect assumption has been made that the retail elements are exempt from achieving a BREEAM Excellent rating. Nevertheless it is considered that this item can be conditioned satisfactorily.

### *NABERS/ PassivHaus*

6.7.22 The applicant has confirmed that NABERS certification will be sought instead of PassivHaus, and the proposal has been registered in January 2024. This is considered acceptable subject to the recommended condition in this regard.

### *Sustainability Conclusions*

6.7.23 The applicant has provided further information throughout the application period, to support their proposed energy strategy and address queries raised by LBH and GLA officers.

6.7.24 We note that the embodied carbon footprint is higher than best practice would recommend and that the operational carbon savings currently achieved are lower than the minimum compliant threshold. While these shortfalls raise concern, we consider that the applicant has successfully demonstrated their commitment to better their carbon footprint:

- by proposing a number of concrete and measurable actions to secure further reductions at later stages of the design for both embodied carbon and operational carbon
- using key metrics and predictive modelling to monitor and report Space Heating Demand and Energy Use Intensity
- seeking additional certification beyond the statutory requirement such as NABERS

6.7.26 As such, it is considered that the sustainability of the scheme is expected to improve as the details of the design progress and that this can be satisfactorily reviewed and controlled by the proposed conditions. On balance therefore, an approval can be recommended subject to those recommended conditions.

## **6.8 Pollution**

### Noise

6.8.1 Policy LP58 states that new development will need to demonstrate that it would not result in adverse noise impacts upon nearby sensitive uses. The proposed development is located adjacent to a residential building and the potential for disturbance from visits to and from the development has been considered. The residential units to the south benefit from modern construction techniques including Mechanical Ventilation Heat Recovery, and fully screened winter gardens. This will mitigate potential noise impacts from plant and machinery to a significant extent. As

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such occupiers of these units would be unlikely to result in undue disturbance as a result of the proposed development. A condition is proposed to ensure that noise from plant and machinery will not result in adverse noise impacts.

### Ground and air pollution

6.8.2 A contaminated land assessment has been submitted and reviewed by pollution officers. They have confirmed that risks to human health from contaminated land can be adequately managed through appropriate planning conditions and existing legislation. In addition an Air Quality Assessment has been submitted. The application proposals are car free and promote transport by sustainable means. NO<sub>2</sub> / particulate emissions from plant and machinery will also be minimal and the development will therefore be air quality neutral when complete. Air quality impacts during the construction phase can be mitigated through the Demolition / Construction Method Statement / Logistics Plan.

### **6.9 Biodiversity / Urban greening / trees**

6.9.1 London Plan Policy G5 states that proposals should include urban greening as a fundamental element of the design process, incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage and requires major applications to calculate an Urban Greening Factor. In addition, the development is required to show a Biodiversity Net Gain.

6.9.2 In line with London Plan policies G5 and G6 and LP33 policy LP48, the applicant has provided an Urban Greening Factor calculation demonstrating that the scheme will achieve an Urban Greening Factor of 0.31, which is compliant with the target of 0.3 for commercial developments. Urban greening will be achieved on the site through the landscaped terrace areas with lawn areas, planters with shrub and tree planting. In addition green / biodiverse roofs are proposed at the highest roof level, and green walls at ground floor to building entrances and recessed corners. As such the proposals would incorporate very large amounts of soft landscape and urban greening features, which would go beyond provision often seen as part of other office developments in the surrounding area in accordance with policies G5 and LP48.

6.9.3 Owing to the age of the application, which was submitted in early 2023, the submission does not provide a habitat baseline plan or net gain plan to demonstrate Biodiversity Net Gain. Nevertheless, as the existing site is built over with hard surface and flat roofs without greening, Biodiversity Net Gain is implied by the UGF of 0.3 and the application is considered acceptable in this regard.

6.9.4 Eight street trees including four (2xMaidenhair and 2x Tree of heaven) identified as category B trees (moderate quality with life expectancy of 20 or more years), are located in proximity of the site on Christopher Street and Crown Place. An arboricultural report has been submitted with the application which confirms that with standard tree protection measures they can be retained during construction. Nevertheless, there is a question over whether three trees will need to be removed, retained, on-site and replanted during the construction process. This has not been finalised to date and is addressed by the relevant condition. Depending on the quality of the three existing street trees, it may be considered preferable by officers to secure new replacement trees.

- 6.9.5 A recommended condition will require the proposals to incorporate a range of bird and bat box types affixed to both trees and building facades at different roof levels of the building. This is in line with the recommendations of the submitted ecology report which notes the high potential for nesting on the site. The high quality proposed landscaping and tree planting will also contribute towards enhancing the biodiversity value of the site, which is considered to be in line with current policy and acceptable.

### **6.10 Drainage**

- 6.10.1 The reports on Structural Aspects of Basement Waterproofing (December 2022), Brief for Geotechnical Investigation & Environmental Assessment (March 2022), and Flood Risk Assessment (December 2022) offer comprehensive analyses of flood risk factors related to the proposed basement development. The importance of robust waterproofing measures to prevent water ingress into the basement, highlighted in the Structural Aspects report, aligns with the flood risk assessment findings. Moreover, the Geotechnical Investigation report emphasises the necessity of conducting comprehensive investigations, including groundwater monitoring, to effectively mitigate flood risks during construction and post-construction phases. Groundwater monitoring, as recommended by the Geotechnical Investigation report, is crucial for understanding potential fluctuations in groundwater levels and addressing any associated risks proactively, both within the development site and its surrounding area. In light of these findings, rigorous mitigation measures, such as the development of dewatering plans and the establishment of continuous groundwater monitoring systems, should be implemented. As such, the proposed flood resilience condition requires details to be provided demonstrating that the basement development will not increase the potential for groundwater flooding. A further condition requires details of the construction measures with regard to flood resilience and resistance. The proposed sustainable drainage condition includes the requirement for a site-specific management and maintenance plan.
- 6.10.1 The majority of the proposed basement has been constructed already and the proposed development relies on many of the existing retaining walls. As such, the proposed conditions are considered to be sufficient and necessary and are recommended below.

### **6.11 Waste**

- 6.11.1 waste storage and compaction facilities are proposed within the loading and servicing bay which will serve the whole development. Waste storage / collection arrangements are considered acceptable although full details will be secured by condition within an operational management plan / delivery servicing plan.

### **6.12 Fire Safety**

- 6.12.1 London Plan policy D12 states that *“All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.*
- 6.12.2 A fire strategy has been submitted which includes evacuation strategies, measures to prevent internal and external fire spread, and access for fire service vehicles and personnel. The submitted Strategy sets out how all these factors can be addressed

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in the detailed scheme design, so that the proposals can accord with relevant Building Regulations. The Council's Building Control officers consider that the submitted information is acceptable and does not raise concerns in respect of the building regulations that will be overseen by an approved inspector at the time of construction. The GLA have required that, in line with policy D12, a condition is recommended requiring further details in advance of above ground works. The fire strategy is considered acceptable for these reasons.

### 6.13 Hackney Works local labour scheme

- 6.13.1 The legal agreement for this application will also include a number of commitments and financial contributions in connection with the Hackney Works local labour scheme. The applicants will be required to submit an Employment and Skills Plan (ESP) for both the construction and operational phases of the project. In the construction phase this will include targets for hire of apprentices (1 apprentice per £2,000,000 of construction value), and accreditation as a considerate constructor. A financial contribution towards delivery of the ESP in the construction phase is also required, in accordance with the formula with the S106 Planning Contributions SPD (2020) (£302,742.00).
- 6.13.2 In the operational phase financial contributions towards delivery of the Employment and Skills Plan and incorporation of local labour are also sought for the operational phase, in accordance with the formula within the Planning Contributions SPD (£1,280,361.60).

### 6.14 Community Infrastructure Levy (CIL)

- 6.14.1 The proposal is liable for a Community Infrastructure Levy (CIL) as it involves new build floor space of over 100m<sup>2</sup>. The application is liable for both London Mayoral CIL2 and Hackney CIL. The proposal involves office (42853sqm GIA) and retail (578sqm GIA). The existing buildings on the site have a GIA of 25,622sqm.
- 6.14.2 The MCIL2 rate for development is £185 per sqm of office and £60 per sqm of retail floorspace in the city fringe. Based on the total net chargeable floor space of 43431 sqm the development is liable for a payment of £8,023,175.00.
- 6.14.3 The Hackney CIL Charging Schedule has a rate of £50 per sqm of office floorspace and £65 for retail floorspace in the city fringe. Based on a net chargeable area of 43431sqm the development is liable for a CIL of £2,180,220.00.

### 6.15 Neighbour Consultation Comments

- 6.15.1 Where consultation comments have not been addressed above, responses are provided below:
- *The building is not beautiful and thereby fails the test of the revised NPPF.*  
Officer Response: The concept of 'beauty' in the NPPF is broken down and analysed at paragraph 135 and the resulting definitions (e.g. 'good architecture, layout and appropriate and effective landscaping') correspond to the types of analysis carried out in the assessment above. While 'beauty' might be thought of as a more subjective label than traditional analysis of the design and townscape/heritage impact, we consider that the wording of the NPPF does not suggest refusal of this building.



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- *Loss of view from neighbouring residential properties.*  
Officer Response: Outlook is considered in planning applications, as per the assessment above. The loss of a view from residential windows is not considered an adequate reason for refusal. In such sites as this, where there is an existing building of lower height than many of its neighbours, the loss of views from neighbouring residential windows is often unavoidable.
- *Impact on local infrastructure*  
Officer Response: The impact of the scheme on local infrastructure is considered to have been adequately addressed by the proposed Heads of Terms to the legal agreement and by the Community Infrastructure Levy payments to Hackney and the Mayor.
- *Since One Crown Place has only recently become more occupied, the applicants community consultation (February 2023) is out of date, with many views not represented*  
Officer Response: A second consultation has been carried out in December 2023, following negotiation by officers and amendments to the scheme by the applicants.
- *The draft Construction Management Plan (CMP) references community engagement but neighbouring businesses have not yet been consulted.*  
Officer's Response: The proposed Demolition and Construction Management Plan condition requires details of procedures for maintaining good public relations including complaint management, public consultation and liaison. Arrangements for liaison with the Council's Community Safety Team. This is considered good practice in an area with residents, narrow streets and many concurrent construction sites.
- *Construction monitoring is only reported monthly in the draft Construction Management Plan, which does not provide neighbours with any real-time information.*  
Officer's Response: The aim of the proposed CMP by condition is to ensure that the methodology is correct and this will be reviewed by the Council. The monitoring of the site in the draft CMP is done in real time, with reporting on a monthly basis. This will enable the site managers to judge whether the methodology is working effectively and to change working practices where it is not. The Council retains an oversight and has the ability (within the proposed condition) to demand a report reviewing particulate matter whenever it deems necessary.
- *The usual mitigation measures in respect of the construction impacts should be secured.*  
These are within the proposed CMP condition.
- *Consultation should take place with neighbours over the discharge of any condition requiring a Construction Management Plan.*  
Officer's Response: The Council's Transport Department, along with the Land, Water and Air Team and Environmental Protection Team have the necessary experience for review of the Construction Management Plan when it is submitted. In operation, owing to the requirements of the condition (part 7) for complaint management, public consultation and liaison, the day to day



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experience of the community will be invaluable in ensuring the effectiveness of the plan. As such, the condition is considered reasonable and sufficient as proposed.

- *If a licence is required for crane oversailing, a condition should require that any such licences be obtained well before any works commence.*

Officer's Response: The requirement for a crane oversailing licence is under the Highways Act and need not be duplicated in a planning condition.

### 6.16 Equalities Considerations

6.16.1 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.

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

## 7 CONCLUSION

7.1 The proposal complies with pertinent policies of the Hackney Local Plan 2033 (LP33), the London Plan (2021). The granting of full planning permission is recommended subject to conditions and the completion of a legal agreement, and referral to the GLA.

## 8 RECOMMENDATIONS

### Recommendation A

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

#### Time limit / development in accordance with approved plans / genuine pre-commencement

##### **8.1.1 – 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.

##### **8.1.2 Commencement within three years**

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

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

### 8.1.3 Contaminated land

Prior to the commencement of work (except for demolition) a scheme including the following components to address the risk associated with site contamination shall be submitted to, and approved in writing by, the LPA..

a. A site investigation scheme based on the contaminated land assessment (drafted by Plowman Craven and dated February 2023) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;

b. The results of the investigation and detailed risk assessment referred to in (a) and, based on these, in the event that remediation measures are identified necessary, a remediation strategy giving full details of the remediation measures required and how they are to be undertaken;

c. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying requirements for the longer monitoring of pollution linkages, maintenance and arrangements for contingency action. Any investigation and risk assessment must be undertaken in 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 be reported in writing immediately to the LPA. For the avoidance of doubt, this condition can be discharged on a section by section basis.

REASON: To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

### 8.1.4 Demolition Management Plan

No development shall take place until a detailed Demolition 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 management plan, which shall be maintained throughout the entire construction period.

1) A demolition 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 phase);

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

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

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

5) Details of the location where deliveries will be undertaken; the size and number of lorries expected to access the site daily; the access arrangements (including turning provision if applicable); construction traffic routing and trip generation and effects on the highway network; details of parking suspensions (if required) and the duration of construction

6) A scheme of measures covering the monitoring, control and suppression of dust emissions. All relevant mitigation measures that will be used on site throughout the demolition period. No materials produced as a result of the site development or clearance shall be burned on site. Dust suppression methods shall be employed during construction so as to minimise likelihood of nuisance being caused to neighbouring properties. This should include monitoring of particulate matter at the application site boundary in the direction of sensitive receptors following the SPG Mayor of London Control of Dust and Emissions Guidance. Upon demand a monthly monitoring report should be sent to the council for review.

7) Procedures for maintaining good public relations including complaint management, public consultation and liaison. Arrangements for liaison with the Council's Community Safety Team.

REASON: In the interests of public safety and amenity and to ensure noise and air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the course of building works.

### **8.1.5 Construction Management Plan**

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

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

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

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

4) A 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 (including any residual works of demolition of existing buildings or breaking out or crushing of concrete), the location of any mobile plant machinery, details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means

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5) Details of the location where deliveries will be undertaken; the size and number of lorries expected to access the site daily; the access arrangements (including turning provision if applicable); construction traffic routing and trip generation and effects on the highway network; details of parking suspensions (if required) and the duration of construction

6) A scheme of measures covering the monitoring, control and suppression of dust emissions. All relevant mitigation measures that will be used on site throughout the construction period. No materials produced as a result of the site development or clearance shall be burned on site. Dust suppression methods shall be employed during construction so as to minimise likelihood of nuisance being caused to neighbouring properties. This should include monitoring of particulate matter at the application site boundary in the direction of sensitive receptors following the SPG Mayor of London Control of Dust and Emissions Guidance. Upon demand a monthly monitoring report should be sent to the council for review.

7) Procedures for maintaining good public relations including complaint management, public consultation and liaison. Arrangements for liaison with the Council's Community Safety Team.

REASON: In the interests of public safety and amenity and to ensure noise and air pollutants such as nitrogen dioxide and particulate matter are kept to a minimum during the course of building works.

### 8.1.6 Structural Method Statement

Prior to the commencement of demolition works to the existing buildings, a Structural Method Statement shall be prepared by a suitably qualified and experienced structural engineer and submitted to and approved in writing by the Local Planning Authority. The Structural Method Statement shall address how the existing retained facade at 56 Wilson Street stands, how it will be supported during the works of demolition and how it will be supported as part of the completed building. The development shall not be carried out other than in accordance with the details as approved, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the heritage benefit of the retention of the non-designated heritage asset is achieved.

### 8.1.7 Archaeology WSI

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no development except for demolition of standing buildings to ground level and associated works up to the internal face of basement slab and walls (but excluding the basement slab or walls which may not be removed) shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

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B. Where appropriate, details of a programme for delivering related positive public benefits.

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON: To secure the provision of archaeological investigation and the subsequent recording of the remains prior to.

### 8.1.8 Embodied carbon targets

1) Prior to the commencement of the development hereby approved, a revised Whole Life Carbon Assessment shall be submitted to and approved by the Local Planning Authority, providing full details to demonstrate at least the following standards have been met, as set out in the Whole Life Carbon assessment hereby approved (prepared by Atelier 10 dated 09/12/2022):

- a) Upfront embodied carbon (modules A1-A5) 745.6 kg CO<sub>2</sub>e/sqm - excluding sequestration - the developer will be expected to demonstrate and quantify how further design works have been carried out to align with the aspirational target of 500kgCO<sub>2</sub>e/sqm
- b) Life embodied carbon (modules A1-A5, B1-B5, C1-C4) 1049.1 kg CO<sub>2</sub>e/sqm - excluding sequestration
- c) Whole embodied carbon (modules A1-A5, B1-B7, C1-C4) in kg CO<sub>2</sub>e/sqm - excluding sequestration
- d) Updated Greater London Authority - Whole Life-Cycle Carbon (WLC) Assessment template

The development shall not be carried out otherwise than in accordance with the details thus approved.

2) Prior to the occupation of the development, a Final “as-built” Whole Life Carbon assessment based on the actual materials, products and systems used shall be submitted to and approved in writing by the Local Planning Authority, confirming the following key metrics have been achieved or improved upon the pre-commencement figures:

- e) Upfront embodied carbon (modules A1-A5) in kg CO<sub>2</sub>e/sqm - excluding sequestration
- f) Life embodied carbon (modules A1-A5, B1-B5, C1-C4) in kg CO<sub>2</sub>e/sqm - excluding sequestration
- g) Whole embodied carbon (modules A1-A5, B1-B7, C1-C4) in kg CO<sub>2</sub>e/sqm - excluding sequestration
- h) Final as built Greater London Authority - Whole Life-Cycle Carbon (WLC) Assessment template

The final as-built GLA WLC assessment should also be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk), along with any supporting evidence as per the relevant GLA guidance - <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/whole-life-cycle-carbon-assessments-guidance>

REASON: In the interest of addressing climate change and securing sustainable and net zero development and construction

### 8.1.9 Circular Economy

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1) Prior to the commencement of the development hereby approved, a revised Circular Economy statement shall be submitted to and approved by the Local Planning Authority, providing full details to demonstrate at least the following actions and targets have been met, as set out in the hereby approved Circular Economy statement (prepared by Atelier 10 dated November 2023):

- a) Actions as listed in the CE Strategic Approach table 3.1
- b) Actions as listed in section 17 of Pre Demolition Audit prepared by Reusefully dated October 2023
- c) Updated Greater London Authority - Circular Economy Statement template

The development shall not be carried out otherwise than in accordance with the details thereby approved.

2) Prior to the occupation of the development, a Final “as-built” Circular Economy statement based on the actual materials, products and systems used shall be submitted to and approved in writing by the Local Planning Authority confirming the following key metrics have been achieved or improved upon the pre-commencement figures:

- d) Final Circular Economy Statement
- e) Final as built Greater London Authority - Circular Economy Statement template
- f) Final as built supporting reports: Pre-Redevelopment Audit, Pre-Demolition Audit, Operational Waste Management Plan, Construction Waste Management Plan, Bill of Material, Cradle to Cradle certification

In addition, the final as-built Circular economy statement should be also submitted to the GLA at [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk) , along with any supporting evidence as per the relevant GLA - guidance <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/circular-economy-statement-guidance>

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

### 8.1.10 Tree Protection

Prior to the commencement of development, details of tree protection for neighbouring street trees during the period of construction will be submitted to and agreed by the Local Planning Authority. The details will include tree protection measures to protect the root protection area calculated as described in Table 2 of that British Standard. If trees are proposed to be removed, stored and replanted (as per the Draft Construction Management Plan P07 by Laing O'Rourke dated February 2024) an alternative option shall also be presented that proposes new trees instead. The development shall not be carried out otherwise than in accordance with the details thereby approved.

REASON: To safeguard street trees of amenity value.

### Prior to commencement (relevant part):

#### 8.1.11 Detailed elevation drawings

Prior to the commencement of above ground works for the development, detailed elevation and sections at 1:20 scale shall be submitted to and approved in writing by the Local Planning Authority. The submitted information shall include the following details:

- a) Facing materials;
- b) door, windows (including openable windows to allow cross ventilation), window surrounds and reveals;
- c) entrance canopies;



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- d) gates, railings and parapets;
- e) plant room enclosures;
- f) surfacing to ground and roof terraces.
- g) signage and wayfinding

The development shall not be carried out other than in accordance with the details as approved, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the external appearance of the development is satisfactory.

### **8.1.12 Shopfront details**

Notwithstanding the approved drawings, documents and details, prior to the commencement of the relevant part of the works, details of the proposed shopfronts shall be submitted to and approved in writing by the Local Planning Authority. The submitted drawings shall include a 1:20 elevation showing the glazing pattern and layout and 1:5 details of the window frames, cills, stallriser, door frames and fascias with materials and dimensions shown. The submitted information shall also include details of the ventilation louvres, lighting, security features (including cameras and shutters) and any other fixtures on the shopfronts. The development shall not be carried out other than in accordance with the details as approved, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the heritage benefit of providing replica Victorian shopfronts to the Non Designated Heritage Asset is achieved.

### **8.1.13 Details of materials / Mock up panel**

Prior to the commencement of above ground works for the development full details (including scale 1:20 plan, section elevations) and samples of all external materials including: facing materials; doors; windows; window surrounds and reveals; undercrofts and entrance side walls; entrance canopies; gates, railings; parapets; plant room enclosures; roof surfacing not comprising soft landscaping, signage shall be submitted for approval. This shall include the assembly on site (or alternative agreed location within reasonable travel distance) of a mock up panel / bay detail or other form as agreed with officers for approval in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the details as approved, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the external appearance of the development is satisfactory.

### **8.1.14 Fire Strategy**

A full Fire Strategy shall be submitted prior to commencement of the development (excluding demolition) demonstrating in detail how the measures in the Fire Statement prepared by OFR (Revision R01 dated 19/01/2023) will be implemented into the design of the building.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with London Plan Policy D12.

### **8.1.15 Sustainable Drainage**

No development shall commence, other than works of demolition, until full detailed specification of the sustainable drainage system supported by appropriate calculations, construction details, drainage layout, and a site-specific management and maintenance plan has been submitted to and approved by the LPA in consultation with the LLFA. Details shall include but not limited to:

- 1) the proposed biodiverse green/blue roof (with a substrate depth of at least 80mm

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- not including vegetative mats),
- 2) underground attenuation system,
- 3) the flow control system,

Surface water from the site shall be managed according to the proposal referred to in the Drainage Strategy Report (prepared by AKT II, dated: June 2023) with the discharge rates limited 1.6 l/s for all return periods up to the 1 in 100 year storm events plus an allowance for climate change.

REASON: To ensure sustainable drainage and mitigate flood risk

### **8.1.16 Flood resilience**

Prior to any works below grade (including demolition), a site-specific groundwater investigation report including groundwater monitoring has been submitted to, and approved in writing by, the Local Planning Authority. Where groundwater is identified as a potential risk, a separate dewatering plan should be submitted for approval. Appropriate groundwater 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, in accordance with the recommendations outlined in the Basement Waterproofing report (December 2022).

REASON: To mitigate on-site and local flood risk.

### **8.1.17 Flood resilient and resistant construction details**

A scheme for the provision and implementation of flood resilient and resistant construction details and measures for the site against surface water flood risk shall be submitted to and agreed, in writing with the LPA in consultation with the LLFA prior to the construction of the measures. The scheme shall be carried out in its entirety before the development is occupied and; constructed and completed in accordance with the approved plans in line BS 8582:2013 code of practice for "surface water management for development sites".

REASON: To mitigate on-site and local flood risk.

### **8.1.18 Secured by design**

a) Prior to commencement of the relevant part of the development, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that the building can achieve 'Secured by Design' Accreditation. The development shall only be carried out in accordance with the approved details.

b) Prior to first occupation the development shall achieve a Certificate of Compliance to the relevant Secure by Design Guide(s) submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police and thereafter shall be fully retained and maintained as such for the lifetime of the development.

REASON: In order to reduce opportunities for crime, and to safeguard the security of future occupiers and users of the development.

### **8.1.19 Piling Method Statement**

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

statement.

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

### **8.1.20 Details of water main diversion**

Prior to any piling works the Applicant will agree a diversion / asset protection strategy with Thames Water and the LPA. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

REASON: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

### **8.1.21 Wind mitigation**

Prior to the commencement of the superstructure details of wind mitigation measures, to be designed in line with the findings of the wind assessment and “Terrace Planting Planning Response: Design Note” hereby approved and to be based on the findings of the further wind tunnel testing required by that wind assessment, shall be submitted to and approved in writing by the Local Planning Authority. The wind mitigation measures shall be implemented in accordance with the approved details, be completed prior to the first occupation of the building and thereafter maintained as such.

REASON: In order to ensure that the amenity areas and surrounding public realm are usable for users of the development and the public more generally.

### **8.1.22 Energy Statement**

1) Prior to the commencement of above ground works for the development, a revised Energy Statement shall be submitted to and approved by the Local Planning Authority, providing full details to demonstrate at least the following standards and key metrics have been achieved or improved upon as set out in the hereby approved Energy and Sustainability Statement Rev P05 (prepared by Atelier 10 dated August 2023) and Addendum to Energy Statement (prepared by Atelier 10):

- a) Minimum carbon savings of 12% tonnes against Part L 2021 through fabric efficiency
- b) Minimum overall carbon savings of 16% tonnes against Part L 2021
- c) U-values (W/m<sup>2</sup>K): walls (non residential 0.2); floors (non residential 0.15); roof (non residential 0.15); windows and doors (non residential 1.4)
- d) G-values for windows and door: 0.25 to South East facade, 0.3 elsewhere
- e) Space Heating demand of 3.0 kWh/sqm/yr using a predictive modelling calculation methodology
- f) Energy Use Intensity of 91.5 kWh/sqm/yr with an aspiration target of using a predictive modelling calculation methodology - the applicant will be expected to demonstrate and quantify how further design works have been carried out to align with the aspirational target of 55 kWh/sqm/yr
- g) Updated GLA Carbon Emission Reporting Spreadsheet

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The development shall not be carried out otherwise than in accordance with the details thereby approved.

2) Prior to the occupation of the development, a Final “as-built” Energy Statement shall be submitted and approved by the Local Planning Authority confirming the following key metrics have been achieved or improved upon the pre-commencement figures:

- h) As-built U-values: walls/cladding; walls/non cladding; floors ; roof; windows and doors using 'through wall' calculations for each component and relevant datasheets
- i) As-built G-values for windows and doors using relevant datasheets
- j) As-built Space Heating demand in kWh/sqm/yr using as-built modelling calculations
- k) As-built Energy Use Intensity in kWh/sqm/yr using as-built modelling calculations
- l) Final GLA Carbon Emission Reporting Spreadsheet

Where compliance is not met, a remedial plan and associated cost plan shall be submitted to and approved by the Local Authority prior to the occupation of development, detailing the necessary measures to meet or improve upon the ‘as designed’ performance. Shortfalls may attract an additional financial contribution to the carbon offset fund, to be paid prior to the occupation of the development.

The final as-built GLA carbon Emission Reporting spreadsheet should be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk) , along with any supporting evidence as per the relevant GLA guidance - <https://www.london.gov.uk/programmes-strategies/planning/planning-applications-and-decisions/pre-planning-application-meeting-service/energy-planning-guidance>

REASON: In the interest of addressing climate change and securing sustainable and net zero development and construction

### 8.1.23 Overheating

Prior to the commencement of above ground works for the development a dynamic overheating risk assessment shall be submitted to and approved by the Local Authority, assessing a representative sample of the units (at least one layout type for each orientation) following the CIBSE TM52 (non residential) methodology against weather files CIBSE TM49 DSY2 & DSY3

If 100% pass rate is not achieved under weather files DSY2 & 3, a retrofit plan must be submitted to and approved by the Local Authority, detailing how further mitigation measures can be installed and who will be responsible to manage future overheating risk for 100% of units to pass under both weather files DSY2 and DSY3.

Where any additional remedial mitigation measures are required, the product specifications and details must be provided.

The development shall not be carried out otherwise than in accordance with the details thereby approved.

REASON: In the interest of addressing climate change and securing sustainable and net zero carbon development and construction

### 8.1.24 MVHR - Ventilation with heat recovery

1) Prior to the commencement of above ground works for the development, full details including ventilation system (or any other related fixed plant adopted) specification and supporting drawings must be submitted to and approved by the Local Authority to demonstrate at least the following standards been achieved or improved upon as set out in the hereby approved Energy and Sustainability Statement Rev P05 (prepared by Atelier 10

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dated August 2023):

- a) Minimum MVRH efficiency of 80% for non residential units
- b) Maximum small fan power of 1.76 W/l/s

The MVHR thereby approved shall be installed prior to occupation of the development.

2) Prior to the occupation of the development, full details including as built ventilation system (or any other related fixed plant adopted) specification and supporting drawings and installation certificates by an MSC registered installer must be submitted to and approved in writing by the Local Planning Authority confirming the ventilation system has achieved or improved upon the pre-commencement figures. The development shall not be carried out otherwise than in accordance with the details thereby approved.

Where compliance is not met, a remedial plan and associated cost plan shall be submitted to and approved by the Local Authority prior to the occupation of development, detailing the necessary measures to meet the required level of performance. Shortfalls may attract an additional financial contribution to the carbon offset fund, which would be paid prior to the occupation of the development.

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

### 8.1.25 Be Clean

Prior to the commencement of above ground works for the development, a revised set of information demonstrating the ability for future connection to Decentralised Energy Network (DEN) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include drawings drafted at the appropriate scale and full detailed specification of the following, but not be limited to:

- a) Updated evidence of correspondence between the applicant, the relevant local authority and network provider confirming the identified DHN has the capacity to serve the development, as well as supporting estimates of the CO<sub>2</sub> emission factor to meet the limit set out in Part L 2021, installation cost and timescales for connection
- b) Layout of energy centre/plant room showing space for future heat exchanger
- c) Layout of obstacle free safeguarded route between heat exchanger and incoming DEN entry point
- d) Details of on-site connection with pre-installed and capped with flange
- e) Details of pre-installed pipework connecting identified plant room/ heat exchanger to proposed heating system(s)

Where it has been robustly demonstrated that a refrigerant based heating system (VRF) is the only viable option, a retrofit plan shall be submitted to and approved in writing by the Local Planning Authority. The retrofit plan should include, but not be limited to:

- Detail of how such system will be upgraded to a wet system compatible with a local DHN when there is a viable connection opportunity or when the system reaches its end of useful life whichever comes first and
- Identification of who will be responsible to implement the upgrade

The development shall not be carried out otherwise than in accordance with the details thereby approved.

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



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### 8.1.26 Heat pump - Heating

1) Prior to the commencement of above ground works for the development, full details including heating system (or any other related fixed plant adopted) specification and supporting drawings must be submitted to and approved by the Local Authority to demonstrate at least the following standards been achieved or improved upon as set out in the hereby approved Energy and Sustainability Statement Rev P05 (prepared by Atelier 10 dated August 2023):

- a) Details of considered alternative technologies including comparison of efficiency, carbon savings, maintenance and cost opportunities such as Ground Source Heat Pump
- b) Heat pump combined Seasonal Coefficient of Performance of 3.24
- c) Details of location of the condenser units from the heat pump systems and noise solutions to mitigate impact for nearby sensitive receptors;
- d) Details of refrigerants that are required confirming a Low or Zero Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP)
- e) Maximum sound levels of 10 dBA below ambient noisescape (max 60-90 dBA for communal ASHP)

The heat pump thereby approved shall be installed prior to occupation of the development

2) Prior to the occupation of the development, full details including as built heating system (or any other related fixed plant adopted) specification and supporting drawings and installation certificates by an MSC registered installer must be submitted to and approved in writing by the Local Planning Authority confirming the cooling system has achieved, or improved upon, the pre-commencement figures.

The development shall not be carried out otherwise than in accordance with the details thereby approved.

Where compliance is not met, a remedial plan and associated cost plan must be submitted to and approved by the Local Authority detailing the necessary measures to meet the required level of performance, prior to the occupation of the development. Shortfalls may attract an additional financial contribution to the carbon offset fund, to be paid prior to the occupation of the development.

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

### 8.1.27 BREEAM

1) Within 12 weeks of planning approval of the development, the BREEAM pre assessment for the retail units shall be submitted to and approved by the Local Planning Authority, providing full details to demonstrate at least the following standards have been met. Targeted credits must be presented in a tracker comparing credits targeted at BREEAM Pre Assessment stage:

- a) Minimum BREEAM Rating of 70% targeting the following credits : Ene 01, Ene 02 Ene 03, Ene 05, Ene 06, Wat 01, Wat 02, Wat 03, Wat 04, Mat 01, Mat 02, Mat 03, Mat 04, Mat 05, Mat 06, Wst 01, Wst 02, Wst 03, Wst 04,, Wst 05, Wst 06

2) Prior to the commencement of above ground works for the development hereby approved, both BREEAM Interim Design Certificates shall be submitted to and approved by the Local Planning Authority, providing full details to demonstrate at least the following standards have been met, as set out in the hereby approved Energy and Sustainability Statement Rev P05 (prepared by Atelier 10 dated August 2023) - targeted credits must be presented in a tracker comparing credits targeted at BREEAM Pre Assessment stage:



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- b) Minimum BREEAM Rating of 92.12% targeting the following credits for the office units : Ene 01, Ene 02 Ene 03, Ene 05, Ene 06, Wat 01, Wat 02, Wat 03, Wat 04, Mat 01, Mat 02, Mat 03, Mat 04, Mat 05, Mat 06, Wst 01, Wst 02, Wst 03, Wst 04,, Wst 05, Wst 06
- c) Minimum BREEAM Rating of 70% targeting the following credits for the retail units : Ene 01, Ene 02 Ene 03, Ene 05, Ene 06, Wat 01, Wat 02, Wat 03, Wat 04, Mat 01, Mat 02, Mat 03, Mat 04, Mat 05, Mat 06, Wst 01, Wst 02, Wst 03, Wst 04,, Wst 05, Wst 06

The development shall not be carried out otherwise than in accordance with the details thereby approved.

3) Within 12 weeks of occupation of the development, both BREEAM Final Design Certificates shall be submitted to and approved by the Local Planning Authority, providing full details confirming the final rating and that credits have achieved or improved upon the pre-commencement figures. Achieved credits must be presented in a tracker comparing credits achieved at BREEAM Interim Certification stage.

REASON: In the interest of addressing climate change and securing sustainable and net zero development and construction

### **Prior to occupation:**

#### **8.1.28 Biodiversity enhancements**

Details of Biodiversity enhancements including a suitable number of bird / bat boxes and provision for invertebrates, shall be submitted to and approved in writing by the local planning authority, prior to the first occupation of each building or part of a building or use hereby approved. The approved details shall have been fully implemented prior to first occupation of the development and retained for the lifetime of the development. .

REASON: To provide potential habitat for local wildlife.

#### **8.1.29 Landscaping**

A hard and soft landscaping scheme illustrated on detailed drawings, shall be submitted to and approved by the Local Planning Authority, in writing, prior to occupation of the development. Details shall include:

1. soft landscaped areas to roof terraces (including container grown trees and cell systems for tree planting); hard landscaping to roof terrace areas, external ground floor areas within the application site; tree planting.
2. species list for planting to ensure that species chosen achieve the vision.
3. details of boundary treatments to roof terraces.
4. confirmation that the development will achieve 0.3 urban greening factor.

All landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the occupation date or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of five years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

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

### **8.1.30 Cycle Parking**

Prior to the first occupation of the development, details of the secure bicycle storage facilities for 1174 bicycles (1090 long stay, 57 folding bicycles and 27 visitor cycles) including layout, stand type and spacing, shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented prior to the occupation of the development and shall thereafter be retained, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that adequate provision for the safe and secure storage of bicycles is made for occupants and visitors.

### **8.1.31 Contaminated land (pre-occupation)**

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

REASON: To ensure that the application site and all potentially contaminated land has been remediated to ensure contamination risks at the site are suitably dealt with.

### **8.1.32 Delivery and Servicing Plan / Operational Management Plan**

Prior to the first occupation of the development a Delivery and Servicing Plan shall be submitted to and approved by the Local Planning Authority setting out:

- (a) Frequency of deliveries per day/week
- (b) Size of vehicles
- (c) How vehicles would be accommodated on the public highway
- (d) Waste / recycling / storage and collection arrangements

Thereafter deliveries and servicing shall be carried out in accordance with the approved plan.

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

### **8.1.33 Waste and recycling facilities**

Prior to the first occupation of the development, waste and recycling facilities shall be provided in accordance with the details contained within the approved drawings.

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

**8.1.34 Measures to prevent overlooking from terraces towards nearby residential units**

Prior to first occupation of the development, details of boundary treatments to prevent undue overlooking of residential units to the south of the site from the proposed roof terraces shall be submitted for approval to the local planning authority. The approved details shall be installed prior to first occupation and retained and maintained thereafter.

REASON: To prevent undue overlooking and loss of privacy to neighbouring residential units.

**8.1.35 Water Network Upgrades**

No development shall be occupied until confirmation has been provided that either:

- a) all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- b) a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development”

**8.1.36 Water Network Upgrades**

No development shall be occupied until confirmation has been provided that either:-

1. Foul water Capacity exists off site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

REASON: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

**Post-occupation:**

**8.1.37 Air permeability**

Prior to occupation of the development hereby approved, a full air permeability test report confirming all units have achieved an air permeability of 3 m<sup>3</sup>/h/m<sup>2</sup>@50pa as set out in the hereby approved Energy and Sustainability Statement Rev P05 (prepared by Atelier 10 dated August 2023) shall be submitted to and approved in writing by the Local Planning Authority.

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

**8.1.38 Secure by design accreditation**

Within three months of the first occupation of any part of the development, a 'Secured by Design' accreditation shall be obtained for that relevant part of the development.

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REASON: In order to reduce opportunities for crime, and to safeguard the security of future occupiers and users of the development.

### 8.1.39 PV panels

Prior to the occupation of the development hereby approved, full details including installation certificates by MSC registered installer must be submitted to and approved by the Local Authority providing full details to demonstrate at least the following standards have been met, as set out in the hereby approved Energy and Sustainability Statement Rev P05 (prepared by Atelier 10 dated August 2023)

- a) Solar PV panels annual electricity generation of 33,400 kWh/yr
- b) Solar PV panels capacity of 48.4 kWp
- c) Solar PV panels array of 238 sqm
- d) Solar PV panels efficiency of 19%

The development shall not be carried out otherwise than in accordance with the details thereby approved.

Where compliance is not met, a remedial plan and associated cost plan shall be submitted to and approved by the Local Authority prior to occupation of the development, detailing the necessary measures to meet or improve upon the 'as designed' performance. Shortfalls may attract an additional financial contribution to the carbon offset fund, to be paid prior to occupation of the development.

REASON: In the interest of addressing climate change and securing sustainable and net zero and net zero carbon development and construction.

### 8.1.40 NABERS

Prior to the occupation of the development, details must be submitted to and approved the Local Authority to show that the development hereby approved shall achieve at least the following criteria, as set out in the approved Energy and Sustainability Statement Rev P05 (prepared by Atelier 10 dated August 2023), prior to occupation and shall be retained as such in perpetuity.

- Minimum NABER Rating of 5.5 stars

The development shall not be carried out otherwise than in accordance with the details thereby approved.

Where compliance is not met, a remedial plan and associated cost plan shall be submitted to and approved by the Local Authority, prior to the occupation of the development, detailing the necessary measures to meet or improve upon the 'as designed' performance. Shortfalls may attract an additional financial contribution to the carbon offset fund, to be paid prior to the occupation of the development.

REASON: In the interest of addressing climate change and securing sustainable and net zero carbon development

### Compliance conditions:

#### 8.1.41 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.

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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.

### **8.1.42 Noise from plan and machinery**

Noise levels from fixed plant and machinery associated with the proposed development shall be 5dB(A) or more below the background noise level when measured at any nearby noise sensitive premises at any time.

REASON: To ensure that occupiers of the neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from fixed plant and machinery

### **8.1.43 Air Quality Assessment**

The recommendations and measures set out within the Air Quality Assessment shall be implemented in full prior to occupation of the development and retained and maintained in this condition thereafter.

Reason: To protect air quality, human health and to contribute towards National Air Quality Objectives

### **8.1.44 Non-Road Mobile Machinery**

All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

REASON: To ensure that emissions from the site during the construction phase are acceptable with regard to public health and amenity

## **Recommendation B**

8.2 That the above recommendation be subject to a legal agreement being entered into under section 106 Town and Country Planning Act 1990 and other enabling powers in order to secure the following matters to the satisfaction of the Council:

1. The agreement will be made under Section 278 of the Highways Act and will require payment of a public realm contribution. The estimated cost of works is £1,908,174.96.
2. Financial contribution to the Council to deliver open space enhancement works as a payment in lieu to offset on-site open space shortfalls: £781,630.36
3. S278 agreement for essential works to the public highway, including reinstatement of footways and carriageways surrounding the site: £497,658.26.
4. Employment and Training contribution to support training, employment and local procurement during construction of £302,742.00.

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5. 117 Apprenticeships – apprentices (residents of Hackney) in the various building trades such as brick laying, carpentry, electrical, plumbing and plastering and the new methods of construction. At least one full framework apprentice is to be employed per £2 million of construction contract value (£235M), with a support fee of £1500 per apprentice. The applicant will use all reasonable endeavours to employ 117 apprenticeships, on-site, during the construction period and the apprentices should be Hackney residents and or Hackney school/care leavers and be for a minimum of 26-weeks. If all reasonable endeavours have been exhausted, the applicant will notify and discuss with the Employment and Skills Manager to place apprentices off-site. Alternatively, the developer can notify and discuss with the Employment and Skills Manager about financial contributions to create apprentices elsewhere: i.e. £7,000 + indexation per apprentice.
6. Commitment to the Council's local labour and construction initiatives including Employment & Skills Plan
7. Employment and Training contribution to support training, employment and local procurement during operation of £1,280,361.60
8. Considerate Constructors Scheme – the applicant to carry out all works in keeping with the National Considerate Constructors Scheme.
9. Adoption and compliance with Travel Plan and Travel Plan Monitoring fee of £2000.
10. Delivery and Servicing Plan, with monitoring fee of £1000.
11. Car Free - business occupiers to be ineligible to apply for parking permits for the local Controlled Parking Zone (CPZ) (with the exception of disabled residents).
12. Construction Logistics Plan / Construction Logistics and Community Safety (CLOCS) monitoring fee of £8,750
13. Carbon Offset Contribution of £549,480
14. Affordable workspace provision across three floors (including mezzanine) at 25% of market rates and submission and approval of Affordable Workspace Statement along with measures to monitor the provision of the workspace moving forward.
15. Financial contribution towards CCTV in the surrounding public realm of £7,655
16. Financial contribution to resurface CS1 near to the site estimated at £30,000.
17. Financial contribution of £60,000 for TfL for improvement / operation of cycle hire system in the vicinity of the site.
18. Closure of the Christopher Street docking station for the duration of the demolition and construction will require payment to TfL for a 'cycle hire hub' on Finsbury Circus. Cost to be confirmed in negotiations.
19. 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 prior to completion of the Legal



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Agreement.

20. S106 Monitoring costs payable prior to completion of the Legal Agreement.

### **Recommendation C**

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

## **9 INFORMATIVES**

The following standard informatives should be attached to the decision notice:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act
- SI.28 Refuse Storage and Disposal Arrangements
- SI.34 Landscaping
- SI.45 The Construction (Design & Management) Regulations 1994
- SI.48 Soundproofing

The following informatives requested by consultees should be attached to the decision notice:

Thames Water

"A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.

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

The applicant must seek the continual advice of the Metropolitan Police Service Designing out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are

## Planning Sub-Committee – 06/03/2024

available free of charge and can be contacted via docomailbox.nw@met.police.uk or 0208 733 3465.

*Contamination officer*

The risk of Radon was assessed as low, and no further action was deemed necessary on the basis of the site location. However, in order for the developer to fully assess this risk, I would like to attract their attention on Radon Guidance BR 211 (2015) which mentions that all basements are at increased risk of elevated levels of radon regardless of geographic location.

It is recommended that a detailed UXO assessment is undertaken and provided to the main contractor who is responsible for health & safety for site workers and the public under the Construction (Design and Management) Regulations 2015.

Asbestos survey: The developer must provide an intrusive pre-demolition and refurbishment asbestos survey in accordance with HSG264 supported by an appropriate mitigation scheme to control risks to occupiers. The scheme must be written by a suitably qualified person and submitted to the Local Planning Authority (LPA) for approval before commencement. The scheme as submitted shall demonstrably identify potential sources of asbestos contamination and detail removal or mitigation appropriate for the proposed end use. Detailed working methods are not required but the scheme of mitigation shall be independently verified to the satisfaction of the LPA prior to occupation.

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

**Natalie Broughton**  
Head of Planning & Building Control

NO	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	<p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website.</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p>	Nick Bovaird x8291	2 Hillman Street, London E8 1FB

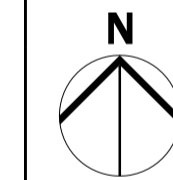
	<p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>		
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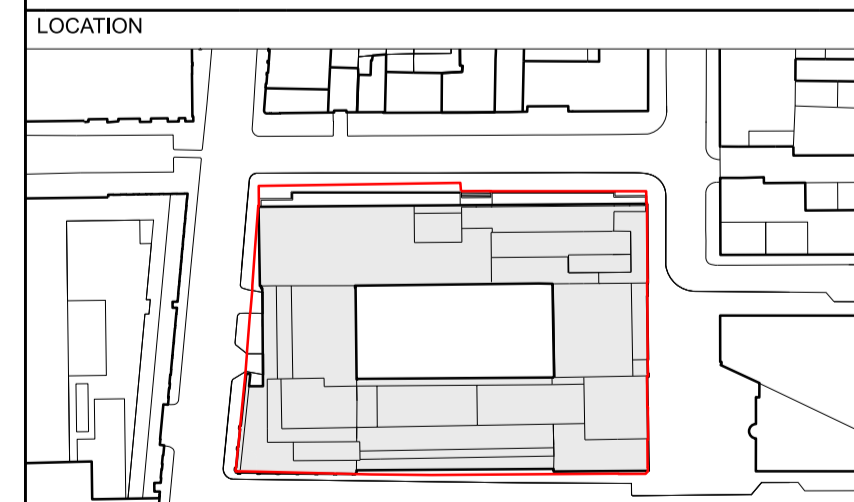
KEY  
 - - - APPLICATION SITE  
 - - - OTHER LAND IN THE APPLICANT'S OWNERSHIP

P01 16/12/22 Issued for Planning  
 REV DATE



NOTE  
 When this drawing is issued in uncontrolled CAD format it will be accompanied by a PDF version and is issued to enable the recipient to prepare their own documents / models / drawings for which they are solely responsible.  
 The recipient should report all drawing errors, omissions and discrepancies to the architect. All dimensions should be checked on site by the contractor and such dimensions shall be the contractor's responsibility.

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 TEL 020 7251 5261 FAX 020 7251 5123 WEB WWW.AHMM.CO.UK

job title  
**EDGE SHOREDITCH**

drawing title / location  
**SITE LOCATION PLAN**

drawn by	checked	scale	status		
THE	TW	1:1250@A1;1:2500@A3	PLANNING		
project	zone	source	classification	drawing no.	revision
19067	-	A	(PL)_080	P01	

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<b>ADDRESS:</b> 18 French Place, London, E1 6JB	
<b>WARD:</b> Hoxton East and Shoreditch	<b>REPORT AUTHOR:</b> Danny Huber
<b>APPLICATION NUMBER:</b> 2022/0995	<b>VALID DATE:</b> 13/05/2022
<b>DRAWING NUMBERS:</b> 0444_0000; 0001; 0002; 0100; 0101; 0102; 0200; 0201; 1000 05; 1001 06; 1002 06; 1100 08; 1101 06; 1102 04; 1200 06; 1201 04; 1203; Planning Statement; Archaeological Desk-based Assessment; Air Quality Assessment: 18 French Place, Hackney; Design and Access Statement; 3D Visuals Document; FVA - 18 French Place October 2021 with revised CIL and AH 23Jan24; Sustainability & Energy Statement; Townscape Visual Impact Assessment; Heritage Statement; Daylight and Sunlight Report; 18 French Place DLSL Screenshots; 7-11 French Place 1; 7-11 French Place 2; Environmental Noise and Vibration Assessment	
<b>APPLICANT:</b> Piotr Brzezinski	<b>AGENT:</b> Alfie Yeatman (HGH Consulting) 45 Welbeck Street, London, W1G 8DZ
<b>PROPOSAL:</b> Erection of a two-storey roof extension; elevational alterations; excavation of basement; creation of 4 x 2 bed dwellings.	
<b>POST SUBMISSION REVISIONS:</b> <ul style="list-style-type: none"> <li>● Revision to layouts of the proposed units,</li> <li>● Omission of roof terrace and glazed balustrade,</li> <li>● Obscure glazing to the flank windows,</li> <li>● Alteration to the roof form to the north of the plan,</li> <li>● Capping added to the walls,</li> <li>● Amendments to cycle and waste storage.</li> </ul> <p>Revisions did not receive further consultation as they are all considered to result in a reduction of the impact of the scheme or resolve issues identified during consultation.</p>	
<b>RECOMMENDATION SUMMARY:</b> Grant planning permission subject to conditions and Section 106 legal agreement.	
<b>NOTE TO MEMBERS:</b> None.	

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

## ANALYSIS INFORMATION

### ZONING DESIGNATION

	Yes	No
CPZ	Zone B	
Conservation Area	South Shoreditch	
Listed Building (Statutory)		N/A
Listed Building (Local)		N/A
Priority Office Area	Shoreditch	

LAND USE	Use Class	Use Description	Floorspace Sqm
Existing	C3	Residential unit	140
Proposed	C3	Residential units	307

## CASE OFFICER'S REPORT

### 1.0 SITE CONTEXT

- 1.1 The building is a two storey warehouse (plus mansard), largely dating from the 1870s/80s but likely with earlier fabric incorporated in. The building is in use as a residential dwelling. It is constructed of stock brick with a base of darker bricks. It has an irregular arrangement of segmental-headed sash windows of different sizes on its Bateman's row frontage.
- 1.2 The building features a domestic style mansard roof that dates from the latter half of the twentieth century. The building has a mix of brickwork, this is not considered to be detrimental to the Conservation Area but merely reflects the gradual evolution of the area.
- 1.3 The area is characterised by a mix of commercial and residential uses, with buildings in a range of scales and styles. Directly to the east on the opposite side of French Place is a building of up to 5 storeys, to the north is a building of 5 storeys and to the west on the opposite side of the railway are buildings of 4-5 storeys.
- 1.4 It is located within the South Shoreditch Conservation Area and is considered a positive contributor to the area (Building of Townscape Merit). The site is located within a Priority Office Area and an Archaeological Priority Area. The site adjoins No. 16 French Place to the north and a railway viaduct to the west.

### 2.0 RELEVANT HISTORY

- 2.1 **SOUTH/810/97/FP** [Formerly 20-21 Bateman Row] - mansard roof extension to enable conversion into 2 live/ work units. **Granted** - 11/03/1998

### 3.0 CONSULTATIONS

- 3.1 Date Statutory Consultation Period Started: 27/05/2022
- 3.2 Date Statutory Consultation Period Ended: 20/06/2022

3.3 Site Notice: Yes.

3.4 Press Advert: Yes.

3.5 **Neighbours**

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

3.5.2 At the time of writing the report, 70 objections have been received as a result of this consultation. These representations are summarised below:

Design and Conservation

- Too tall; too big; too bulky; out of proportion with host building
- Not in keeping with the buildings in the immediate surrounding area
- Harms character of Victorian host building; few left in the area; Building of Townscape Merit
- Harms character of the Conservation Area
- Harms the scale, grain and character of the area
- Inappropriate materials and detail design for the context
- Could harm archaeological assets
- Lack of information in relation to air source heat pumps which details of their location size or acoustic impacts

Amenity

- Use of basement without windows; substandard accommodation
- The daylight and sunlight report fails to include a plan which accurately shows the location of windows in correlation to the references set out in it and doesn't refer to no 15 French Place
- Roof terrace obtains direct sight into multiple properties surrounding it breaching their privacy
- Loss of privacy from windows
- Overshadowing, loss of light
- Loss of light to 22 Batemans Row office
- Blocks window at no. 16

Transport/Construction works

- Works will block access through, into and out of French Place, Dereham Place, Foundry car park and for emergency vehicles
- Construction will affect mail deliveries
- Concern about effect of excavation and works on the structure of building
- Noise and disturbance from building works will affect residents, home workers and businesses
- Guide dog will find it hard to navigate the works and will be disturbed by the noise of construction
- Lack of access will ruin businesses, blocking loading bay to nearby studios. Kit deliveries are heavy and might need to be redirected down Bateman's Row

Land Use

- Goes against the Hackney Local Plan of promoting mixed developments that provide office floor space
- Object to a private members club use

### Consultation Process

- No site notice erected
- Consultation letter arrived late

### Other Concerns

- Application is poorly researched, poorly presented and opaque
- Proposed works taking place outside the red line boundary, including replacement windows and works to the mansard roof
- Will affect livelihood of suppliers/workers/freelancers
- Errors/omissions describing neighbouring properties (eg 15 French Place) in Design and Access Statement, other documents
- Darker streets created by taller buildings; safety risk walking at night

3.5.3 Following the initial period of consultation, revisions were made to the proposal including:

- Revision to the ground floor unit,
- Omission of the roof terrace,
- Obscure glazing to the flank windows,
- Alteration to the roof form to the north of the plan,
- Capping added to the walls,
- Amendments to cycle and waste storage,
- Additional window key for the daylight/sunlight report was provided.

3.5.4 In response to the objections raised, matters of design, amenity, transport impact and land use will be assessed in the relevant sections of the report below.

3.5.5 However it should be noted that the proposed use does not include a members club, the site will be wholly residential(Use Class C3).

3.5.6 In response to the comments on the consultation process, consultation has taken place in line with relevant legislation and the Hackney Statement of Community Involvement. Officers consider there to be sufficient information provided to adequately assess the proposals; the red line boundary is in the correct position.

3.5.7 Officers note that Air Source Heat Pumps (ASHP) have been proposed by the applicants as documented in the initial Sustainability and Energy Statement and the Environmental Noise and Vibration Assessment. Revised drawings have been sought during the course of determination which show the position of the ASHPs situated on the roof, as they had been omitted in error. There was no further consultation on this, given the modest scale and nature of the ASHPs which would not be perceivable from ground floor level their impact in terms of noise and sustainability were included at the time of consultation.

### 3.6 **Statutory / Local Group Consultees**

3.6.1 Historic England (Archaeology): No objection subject to conditions and informatives.

3.6.2 Network Rail: No objection subject to conditions and informatives.

3.6.3 London Overground/Rail for London: No objection subject to conditions and

informatives.

3.6.4 TfL: No objection.

3.6.5 Council for British Archaeology: No response received.

3.6.6 Thames Water: No objection subject to informatives.

3.6.7 Shoreditch CAAC: Object to the scale and mass of the proposals; harmful to the existing building and character and appearance of the area.

3.6.8 The Spitalfields Historic Buildings Trust: Object to size, design and scale of the proposals. It fails to recognise the relationship between 18 and 16 French Place; height dwarfs no. 16 impacting legibility of rare building form and historic development of South Shoreditch. Lack of set back does not allow height hierarchy and grain to be legible. Material choice emphasises mass and dominance of addition. Impacts a key view-point between Shoreditch High Street and Central Shoreditch character areas, affecting setting of Buildings of Townscape Merit beyond.

3.6.9 Hackney Society Planning Group: Object to the scale and proportion of the proposed roof extension.

### **3.7 Internal Consultees**

3.7.1 Traffic & Transportation: No objection subject to conditions requiring a cycle parking plan and a construction management plan (CMP) and a S106 to secure the development as car free and a monitoring fee for the CMP.

3.7.2 Waste: No objection subject to provision of suitable waste storage.

3.7.3 Drainage: No objection subject to conditions.

3.7.4 Conservation and Urban Design: No objection after revisions.

3.7.5 Pollution Land and Air: No response received.

3.7.6 Environmental Health: No objection subject to conditions in respect of sound insulation and plant noise.

## **4.0 RELEVANT PLANNING POLICIES**

### **4.1 National Planning Policy Framework (2023)**

### **4.2 London Plan 2021**

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
- D13 Agent of Change
- 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
- 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
- T3 Transport capacity, connectivity and safeguarding
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car parking
- T7 Deliveries, Servicing and Construction

#### **4.3 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
- LP27 Protecting and Promoting Office Floorspace in the Borough
- LP42 Walking and Cycling
- LP43 Transport and Development
- LP45 Parking and Car Free Development
- LP46 Protection and Enhancement of Green Infrastructure
- LP47 Biodiversity and Sites of Importance of Nature Conservation
- LP53 Water and Flooding
- LP54 Overheating and adapting to climate change
- LP55 Mitigating Climate Change
- LP58 Improving the Environment - Pollution

#### **4.3 SPD / SPF / Other**

*Mayor of London*

Mayor's Housing SPG (2016)



*London Borough of Hackney*

South Shoreditch Conservation Area Appraisal and Management Plan (2021)

Residential Extensions and Alterations SPD (2009)

Sustainable Design & Construction SPD (2016)

S106 Planning Contributions SPD (2020)

#### **4.4 National Planning Guidance**

Planning Practice Guidance (NPPG)

#### **4.5 Legislation**

Town and Country Planning Act 1990 (as amended)

### **5.0 PLANNING CONSIDERATIONS**

#### **5.1 Background**

5.1.1 The application proposes the erection of a two-storey roof extension, elevational alterations and excavation of the basement to facilitate the creation of 4 x 2 bed dwellings.

5.1.2 The dwellings proposed would have a gross internal area (GIA) of 109 sqm for the ground floor unit, 78 sqm for the first floor unit and 65 sqm for the second and third floor units.

5.1.3 The roof extension would have two storeys, with a scale and mass similar to the existing host building, albeit stepped down and recessed as it meets adjoining no. 16 French Place. It is proposed to be clad in corten steel and a green roof is proposed.

5.1.4 Cycle storage is proposed within the main stair, and a waste store adjacent to the main entrance, to be accessed from streetside.

5.1.5 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
- Biodiversity & Ecology
- Drainage
- Waste

Each of these considerations is discussed in turn below.

#### **5.2 Principle of Development / Land Use**

- 5.2.1 The building was in use as two residential properties from 1998 to 2004 and has been occupied as a single residential dwelling since.
- 5.2.2 The site is located in a Priority Office Area; Policy LP27 notes with POAs new development should be office led and that proposals solely for residential use will not be permitted in POAs, however as the building has long been in entirely residential use, its continued use as residential is established at this site. Officers also note that the site is surrounded by a mix of uses in which residential units are prominent and part of the prevailing character. As there is no loss of office space the proposals are considered acceptable with regard to Policy LP27.
- 5.2.3 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.
- 5.2.4 Given the location of the site within a mixed commercial and residential area, 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 4 x 2 bed 3 person flats.
- 5.3.4 Officers note that the dwelling mix is not compliant with that outlined in Hackney Local Plan Policy LP14. However officers consider that given the constraints of the site and the built up character of the area, the site would not be suitable for a 3+ bed family sized dwelling and that the proposed dwelling mix is therefore suitable for the context of the site.

### 5.4 **Affordable Housing**

- 5.4.1 Policy LP13 (Affordable Housing) of LP33 requires schemes which fall below the 10 unit threshold to provide on-site provision or payments in lieu, up to the equivalent of 50%, of housing delivered as affordable housing subject to viability.
- 5.4.2 The applicant has supplied a Financial Viability Assessment which demonstrated a deficit of £824,000.
- 5.4.3 Council officers have reviewed this document and made adjustments to the appraisal assumptions. Officers found there to be a deficit of £17,436. Officers also note that S106 costs would increase this deficit.
- 5.4.4 Officers conclude that the development does not generate sufficient surplus to contribute to Affordable Housing, therefore no contribution in respect of this will be sought.
- 5.5 Design and conservation**
- 5.5.1 Policy LP1 of the Hackney Local Plan notes that all development must be of the highest architectural and urban design quality. Policy LP3 notes that proposals affecting Conservation Areas will be permitted where they preserve or enhance the character and appearance of the area including, the established local character of individual buildings and groups of buildings.
- 5.5.2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 5.5.3 The removal of the mansard and replacing it with a high quality two storey rooftop extension is acceptable in design and heritage terms.
- 5.5.4 The initial proposals were not considered acceptable due to their excessive massing and height, however subsequent revisions have reduced the height so that it is less than the existing host's two storey height, and pushed the massing back to improve its relationship with the retained mansard to the north.
- 5.5.5 The intention appears to create a mirroring in terms of the massing between the host building and proposed extension, which has been carefully considered, including the recent introduction of a projecting horizontal coping, which breaks the visual appearance, reducing its sense of mass.
- 5.5.6 The use of Corten Steel is acceptable as a rugged and industrial material expressed in vertical fins. The material choice allows the extension to be read as a distinct volume, maintaining the legibility of the historic host building. Details of materials, windows and doors will be secured by condition to ensure the scheme is constructed from attractive, durable high quality materials.
- 5.5.7 The proposals would result in a 4 storey plus basement building. This scale is assessed to have an acceptable relationship with the railway viaduct to the west and the new build to the east. Officers note that the prevailing character of the area is for 4-5 storeys and the proposal therefore integrates well with existing streetscene and neighbouring buildings.

- 5.5.8 The proposal is considered to adequately preserve the character of the South Shoreditch Conservation Area Conservation Area. As a result, no harm to the Conservation Area is identified. It is therefore considered that, since there is no harm, the policy tests relating to substantial and less than substantial harm to designated heritage assets in NPPF paragraph 207 and 208 are not engaged.
- 5.5.9 It is also considered that, since there is no harm, the balancing act required in relation to non-designated heritage assets in NPPF paragraph 209 is not engaged. Therefore it is considered that the Council has discharged its duty in relation to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to give special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

#### *Archaeology*

- 5.5.10 The site is located in an Archaeological Priority Area and basement excavation is proposed.
- 5.5.11 Historic England GLAAS were consulted and have identified that the development could cause harm to archaeological remains; therefore field evaluation is needed to determine appropriate mitigation. A two-stage archaeological will be secured by condition which will require a Written Scheme of Investigation (WSI) and, in the event heritage assets of archaeological interest are identified, a stage 2 WSI in order to safeguard identified heritage assets. Subject to this condition, officers consider the scheme acceptable with regard to archaeology.
- 5.5.12 In conclusion, the proposed development is considered to be of high architectural and urban design quality with an innovative contemporary design that respects and complements historic character. The proposals are acceptable in design and heritage terms and comply with the residential extensions and alterations SPD, LP1 and LP3 of Hackney's Local Plan LP33, policies D1, D3 and HC1 of the London Plan, in addition to the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **5.6 Standard of Accommodation**

- 5.6.1 The Greater London Authority Housing SPG, London Plan Policy D6 and Technical Housing Standards – Nationally Described Space Standard (NDSS) contain a number of requirements relating to reasonable and required standards of accommodation.
- 5.6.2 The property would be laid out over four floors plus basement as 4 x 2 bed 3 person units, with a GIA of 109 sqm for the ground floor unit, 68 sqm for the first floor unit and 65 sqm for the second and third floor units. These surpass the recommended units of that size.
- 5.6.3 The bedrooms are in accordance with specifications, all floors have acceptable floor to ceiling heights, and the units have adequate area to comply with the built-in storage requirements.

- 5.6.4 While officers note that the second bedroom in each of the units would be served by a window facing onto the viaduct, the main habitable spaces and remaining bedrooms would be served with suitable sized windows to ensure receipt of good levels of light and outlook; this is considered to be acceptable given the constraints of the site. Furthermore the units would have a good level of privacy.
- 5.6.5 Standards 26 and 27 of the Housing SPG require private outdoor space to be provided for occupants. There is no on site provision for this, which officers consider acceptable given the constrained and densely built nature of the site.
- 5.6.6 In terms of accessibility, step-free access is not provided as the ground floor unit 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 there is not sufficient available floorspace to provide a lift given the constraints of the site. As part of an otherwise acceptable scheme, officers consider the lack of a lift is, on balance, acceptable.
- 5.6.7 In terms of noise and vibration received into the building, the applicant has supplied an Environmental Noise and Vibration Assessment which sets out sound mitigation measures which has been reviewed by the Council's Environmental Health team.
- 5.6.8 The mitigation measures include sound insulation on windows and a ducted and attenuated ventilation system. These are considered sufficient to mitigate internal noise impacts and will be secured by condition. Conditions will also be made in respect of maintaining suitable internal noise levels, plant noise and vibration.
- 5.6.9 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 A Daylight/Sunlight assessment was provided with the application. This was subsequently supported by key diagrams showing the position of windows. The assessment demonstrates that the majority of windows on neighbouring sites will not be significantly affected by loss of daylight/sunlight.
- 5.7.4 In terms of daylight and sunlight, the properties most impacted are
- 7-11 French Place
  - 15 French Place

- 22-24 Bateman's Row
- 16 French Place

5.7.5 Officers note that 15 French Place was not referred to in the Daylight/Sunlight assessment, however there is sufficient information in the assessment and window key to show that the windows at this property were adequately assessed.

#### *Daylight*

##### 7-11 French Place

5.7.5 Of the windows assessed, one would be impacted by the proposed development, window W2/101, which serves a bedroom. The whole window is formed of three panes, referenced in the report as W1/101, W2/101 and W3/101. The affected window W2/101 is the smaller of the three and faces south whilst the other two face west. It is not the primary light giving window for the room, which is served by two other windows which receive sufficient levels of light. Window ref W1/101, which provides the light to the same room experiences an unnoticeable reduction of 5.6% and retained daylight of 23.9%.

##### 15 French Place

5.7.6 Window W4/102 serves studio room R2/102. This room is also served by window W3/102 which experiences an unnoticeable alteration of daylight. As the windows are the same size, in accordance with the BRE guidelines (para 2.2.6), the mean VSC for the windows serving this room may be taken. When this assessment is applied the mean VSC alteration for the windows serving this room is 17.7% which is unnoticeable and therefore the impact to this studio would be acceptable..

##### 22-24 Bateman's Row

5.7.7 Window W1/112, which serves a bedroom, starts with a very high absolute VSC of 34.6% (the maximum achievable is 39.9%) and reduces to 20.2%, which is significantly above the retained target value of 18% which the BRE considers appropriate in an historic urban environment/city centre.

##### 16 French Place

5.7.8 Window W1/502 is one of 4 windows serving the same room, it is the smallest of the 4 windows thus not the primary light giving window for the room. As the 3 unimpacted windows maintain high retained VSC at circa 21% to 27% daylight within this room will be unimpacted.

#### *Sunlight*

5.7.9 In terms of sunlight, within 7-11 French Place, 15 French Place and 22-24 Bateman's Row, nine rooms have a window orientated within 90 degrees due south making them material for assessment, of these 4 experience BRE compliant alterations of sunlight. The remaining 5 are assessed below. With regard to 16 French Place only one room is relevant and assessed below.

##### 7-11 French Place

5.7.10 Two rooms (R1/101 & R2/101) experience minor derogations for Winter Probable Sunlight Hours (WPSH) at 4% versus a target of 5% and achieve 30% & 28% Annual Probable Sunlight Hours (APSH) versus a target of 25%, thus are compliant for APSH. These reductions are therefore considered only very minor.



5.7.11 Room R1/100 experiences a WPSH of 3% & 4% and APSH of 14%. These are modest derogations, which are expected in an urban environment.

15 French Place

5.7.11 Room R3/101 experiences WPSH of 3% & 4% and APSH of 14%. These are modest derogations, which are expected in an urban environment.

22-24 Bateman's Row

5.7.12 Room R1/112 experiences only a very minor APSH derogation at 24%.

16 French Place

5.7.12 At 16 French Place, the room material for assessment is fully compliant for APSH at 27% versus a target of 25%. The room derogates from WPSH at 4% versus a target of 5%, however this degree of sunlight is considered acceptable and overall the room maintains better sunlight than would normally be expected for a room in an urban location.

5.7.13 Given the above, officers consider this to be an acceptable impact given the dense urban grain of the site.

*Outlook*

5.7.14 Given the separation of the proposed building bulk from existing buildings and in the context of the scale of the extension, 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*

5.7.15 The applicant has amended the scheme during the course of determination so that flank windows facing onto French Place have been made obscure-glazed and fixed shut and the roof terrace has been omitted from the plans.

5.7.16 Officers consider this sufficient to mitigate the impacts of overlooking and loss of privacy from the scheme. The non opening obscure glazed windows will also be secured by condition.

*Noise*

5.7.17 The provision of additional residential accommodation in a mixed use area is deemed unlikely to cause exacerbated noise and disturbance impacts.

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

**5.8 Traffic & Transportation**

- 5.8.1 The development is considered not to be of a scale that would have an unacceptable impact on parking pressure or highways infrastructure. The site has an excellent Public Transport Accessibility Level (PTAL) of 6b and is well connected to public transport. The site is within a Controlled Parking Zone.

*Cycle Parking*

- 5.8.2 LP42 requires all development to promote sustainable transport by prioritising walking and cycling within the Borough. The proposed number of units is required to provide 10 cycle spaces. The development includes the provision of a cycle store within the ground floor of the property which would provide space for 8 cycles, with space for two visitor cycles within the stair.
- 5.8.3 The two tier cycle storage follows TfL guidance by providing the required clearance for accessing the stands. The secure and sheltered cycle storage provided would therefore be in accordance with LP42 and is considered to be acceptable.
- 5.8.4 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.

*Car Free*

- 5.8.5 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.

*Construction*

- 5.8.6 Officers note there has been significant objection raised to the potential impact of construction on access to homes, businesses and amenities on French Place and Dereham Place.
- 5.8.7 It is accepted there will be some impact to the surrounding area given the constraints of the site, however with a detailed Construction Management Plan in place this harm can be mitigated and ensure the development is built out in a considerate manner. Furthermore any impact will be short term during the construction phase and not a permanent consequence of the development.
- 5.8.8 A detailed Construction Management Plan (CMP) will be required to mitigate the negative impact on the surrounding highway network. This should be in line with TfL guidance: <http://content.tfl.gov.uk/construction-logistics-plan-guidance.pdf>
- 5.8.9 A final CMP will be secured via the s106 legal agreement inclusive of a monitoring fee of £2,200.

*Railway Infrastructure impact*

- 5.8.10 London Plan Policy T1 requires that proposals ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Hackney Local Plan Policy LP44 requires development to protect existing transport infrastructure from removal or severance which could compromise their use of operation. As the site is located next to a railway viaduct, both construction and use of the proposed site may impact on the railway.
- 5.8.11 Rail for London and Network Rail were consulted and requested matters pertaining to impact on the railway and its operation will be safeguarded by way of conditions, including details of how any structures, plant or logistics will impact on the railway and mitigation measures to be taken.
- 5.8.12 A condition will be made to secure the windows on the western elevation at first and second floor levels as fixed shut in order to safeguard the operation of the railway.
- 5.8.13 The applicant will also be required to enter into an Asset protection Agreement with RfL to ensure that the development is carried out safely. This will be secured by condition.
- 5.8.14 At Network Rail's request, further matters will be addressed by informatives, including measures safeguarding the railway from harm caused by the construction or the building itself, safeguarding individuals from harm from proximity to the railway, dust and drainage.
- 5.8.15 Subject to the recommended conditions and informatives, the proposals are considered acceptable in terms of their impact on rail infrastructure, in accordance with London Plan Policy T1 and Hackney Local Plan Policy LP44.

## 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, in terms of air permeability it is proposed to achieve a 60% improvement over Building Regulations and the new upper floor apartments will target a permeability of 4.0 m<sup>3</sup>/hr/m. energy efficient light fittings, incorporation of sustainable services strategies, such as MVHR, and passive design strategies.

- 5.9.6 Air Source Heat Pumps are included within the proposal to ensure that the proposal would use low carbon/renewable energy sources and help contribute to reducing the energy impact of the proposed development.
- 5.9.7 The submitted statement confirms that zero carbon would not be met, with a residual CO<sub>2</sub> emission of 0.858kg per year.
- 5.9.8 In accordance with Policy LP55 and Hackney's S106 SPD, a payment of £2,445 to offset the shortfall is required. As such, a carbon offset contribution 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 Given the constraints of the site, the nature and scale of the proposed development and acknowledging that the development will not result in a net loss of biodiversity, the level of landscaping provided by the green roof is considered acceptable in this instance.
- 5.10.3 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.
- 5.10.4 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.
- 5.10.5 Subject to conditions securing a maintenance and management plan for the green roof and the installation of swift boxes, the proposal is considered acceptable in respect of biodiversity and ecology.

#### 5.11 **Drainage**

- 5.11.1 London Plan policy SI 12 states that development proposals must comply with the flood risk assessment and management requirements over the lifetime of the development and have regard to measures proposed in flood management plans.

Policy SI 13 of the London Plan states that development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

5.11.2 Policy LP53 of LP33 requires all development to have regard to reducing flood risk, both to and from the site, over its expected lifetime. The policy further states that all development should decrease vulnerability to flooding through appropriate siting, design and on and off-site mitigation.

5.11.3 The site is shown to have a 'high' risk of surface water flooding as stated on the 'Long Term Flood Risk Map for England- GOV.UK'; and has an increased potential for elevated groundwater.

5.11.4 Policy LP53 item E 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'.

5.11.5 It is noted that a green roof has been proposed for the development. As such, and in order to comply with policy LP53, details of the biodiverse green roof proposed, including a drainage layout and a management & maintenance plan will be required by condition. The biodiverse roof is required to have a minimum substrate depth of 80mm, not including the vegetative mat.

5.11.6 Furthermore, given the basement excavation proposed it is considered that a report demonstrating that the basement development will not increase the potential for groundwater flooding to itself or to the surrounding area has been submitted to the Local Planning Authority for approval. Details of appropriate controls including flood resilience and/or resistance measures for the site against surface water (overland flow) and groundwater (if identified) shall be submitted to the LPA for approval and the approved measures incorporated before the basement is occupied. This will be required by condition.

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

## 5.12 **Waste**

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

5.12.2 Waste storage is set within the building at ground floor with immediate street access from French Place.

5.12.3 The dwellings would receive the Council's daily time-banded waste collections from Shoreditch High Street. The area for waste would need to be large enough to provide space for residents to store bulky waste between disposal and collection, as well as 180l wheeled bins, 3x full recycling sacks and 1x 25l food caddy for each of the new and existing units in the building. The drawings demonstrate adequate area for these requirements.

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

## 5.13 **Community Infrastructure Levy**

- 5.13.1 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.
- 5.13.2 The amount of the CIL is calculated on the basis of net additional internal floorspace with the proposal being for 167 sqm of new residential floorspace. Based on the net internal floorspace the London Mayoral CIL 2 is £10,020 and the Hackney CIL is £31,730 (combined CIL of £41,750).
- 5.13.3 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 CONCLUSION

- 6.1 The proposed erection of a two-storey roof extension, elevational alterations, excavation of basement and creation of 4 x 2 bed dwellings is deemed acceptable. The residential units will provide much needed housing and will have a good standard of accommodation; the proposals will not have a demonstrably adverse impact upon neighbouring amenity, nor on the character and appearance of both the application site, the South Shoreditch Conservation Area and the wider surrounding context.
- 6.2 The proposal is deemed to comply with the relevant policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021) and the granting of planning permission is recommended subject to conditions.

## 7.0 RECOMMENDATIONS

### Recommendation A

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

#### 7.1.1 Commencement within three years

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

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

#### 7.1.2 Development in accordance with plans

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

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

#### 7.1.3 Details of materials, windows and doors



Full details, with samples and/or product images and specification, of all the facing materials to be used on the external surfaces of the buildings, including glazing and doors, shall be submitted to and approved by the Local Planning Authority in writing before any work on the site is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the external appearance of the building is of a high quality and integrates with the host building and Conservation Area.

**7.1.4 Obscure glazed/fixed shut windows eastern elevation**

The windows located at third floor level within the eastern elevation of the extension shall be obscure-glazed to a height of 2m and fixed shut.

The windows specified above shall be maintained as described in this condition in perpetuity.

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

**7.1.5 Obscure glazed/fixed shut windows western elevation**

All windows located on the western elevation of the proposed extension shall be fixed shut. Those located at second and third floor levels on the western elevation shall be obscure-glazed to a height of 2m.

The windows specified above shall be maintained as described in this condition in perpetuity.

REASON: To safeguard the safe operation of the railway.

**7.1.6 Restriction on use of flat roof**

The flat roof of the development 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 and the safe operation of the railway.

**7.1.7 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

**7.1.8 Archaeology**

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and

the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefits

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

REASON: To safeguard the archaeological interest of the site, which is within an Area of Archaeological Priority and to ensure that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied.

#### **7.1.9 Asset Protection Agreement**

Prior to commencement of the development the applicant will enter into an Asset Protection Agreement with Rail for London (RfL) and Network Rail to ensure that the development is carried out safely and in accordance with RfL's requirements. Once the agreement has been made a final APA shall be submitted to the Local Planning Authority and approved in writing prior to the commencement of works. The development shall thereafter be undertaken in accordance with the APA.

REASON: To protect the safe operation of the railway

#### **7.1.10 Railway Safety**

The development hereby permitted shall not be commenced until detailed design, method statements & risk assessments for each stage of the development covering demolition, substructure and superstructure and all temporary works have been submitted to and approved in writing by the local planning authority (in consultation with RfL) such statements shall include the following:

- provide details on all structures
- provide details on the use of plant
- Provide logistics plans which ensures no risk to the railway viaduct and bridge.
- accommodate the location of the existing RfL Assets / Infrastructure
- accommodate RfL Operational and Maintenance requirements
- accommodate ground movement arising from the construction thereof

- mitigate the effects of noise, vibration & distractions arising from the adjoining operations to the RfL Infrastructure & Operations
- maintenance plan for the building which shall not utilise any elevations facing the railway

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

REASON: To ensure that the development does not impact on existing or proposed Rail for London transport infrastructure & operations, in accordance with London Plan 2015 Table 6.1, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

#### **7.1.11 Piling Method Statement**

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

REASON: To safeguard the underground sewerage utility infrastructure.

#### **7.1.12 Construction 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: In the interests of highway and public safety, protect air quality and safeguard neighbour amenity.

#### **7.1.13 Cycle parking plan**

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 10 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 adequate provision for the safe and secure storage of bicycles, to promote sustainable modes of transport and in the interest of safeguarding highway safety.

#### **7.1.14 Residential noise levels**

All residential units shall be designed in accordance with BS8233:2014 'Guidance on sound insulation and noise reduction for buildings' to attain the following noise levels:

Living room - 35dB LAeq,16hrs between 07:00 and 23:00

Dining area - 40dB LAeq,16hrs between 07:00 and 23:00

Bedroom - 35dB LAeq,16hrs between 07:00 and 23:00 and 30dB LAeq,8hrs between 23:00 and 07:00

No individual noise event to exceed 45dB LAF,max in bedrooms between 11pm to 7am

REASON: To safeguard the amenity of future occupiers from excessive noise and vibration.

#### **7.1.15 Plant noise**

Any plant shall be installed, together with any associated ancillary equipment, so as to prevent the transmission of noise and vibration into neighbouring premises. The rated noise level from all plant and ancillary equipment shall not increase the existing background sound level (LA90 15mins) when measured (LAeq 15mins) 1 metre external from the nearest residential or noise sensitive premises.

REASON: To safeguard the amenity of neighbouring residents, future occupiers and the area generally.

#### **7.1.16 Green/Brown Roof**

A bio-diverse, substrate-based extensive brown roof (80mm minimum depth) should be established on the roof of the proposal as shown on the approved plans. Full details thereof shall be submitted and approved in writing by the local planning

authority, prior to the commencement of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

#### **7.1.17 Flood Risk Assessment**

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 will not increase the potential for groundwater flooding to itself or to the surrounding area has been submitted to the Local Planning Authority for approval. Details of appropriate controls including flood resilience and/or resistance measures for the site against surface water (overland flow) and groundwater (if identified) shall be submitted to the LPA for approval and the approved measures incorporated before the basement is occupied. The basement shall be constructed and completed in accordance with the approved plans in line with BS 8102:2009 code of practice for "protection of below ground structures against water from the ground" and current best practice.

REASON: To address and mitigate the impacts of flood risk.

#### **Recommendation B**

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

- 1) Carbon Offset contribution of £2,445.
- 2) Car Free Development (Non-Blue Badge Holders).
- 3) Construction Management Plan monitoring fee of £2,200.
- 4) Considerate Constructors Scheme
- 5) Monitoring costs of £1,665 in accordance with the Planning Contributions SPD to be paid prior to completion of the proposed legal agreement.
- 6) Payment by the landowner/developer of all the Council's legal and other relevant fees, disbursements and Value Added Tax in respect of the proposed negotiations and completion of the proposed Legal Agreement.

#### **Recommendation C**

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

the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

**8.0 INFORMATIVES**

The following informatives should be added:

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

Thames Water - applicant to liaise with Thames Water and/or take note of: Groundwater Risk Management Permit, disposal of surface water, working near pipes, sewers and other assets and provision of water pressure

Network Rail - applicant to liaise with Network Rail and/or take note of: to stability of railway infrastructure, proximity of development to infrastructure, mitigating collapse of lifting equipment and temporary structures, light and glare affecting drivers’ vision, effect on infrastructure from construction, electromagnetic compatibility, risk of electrocution and EMC interference, environmental pollution on railway, disruption of access to railway and drainage.

Rail for London - in relation to requirements for drainage, light and glare assessment and radio/GSMR surveys

NPPF Applicant/Agent Engagement

**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>Danny Huber Planning Officer</p>	<p>1 Hillman Street London E8 1FB</p>



	<p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>		
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**Site Photos 18 French Place - 2022/0995**



**View from south east**



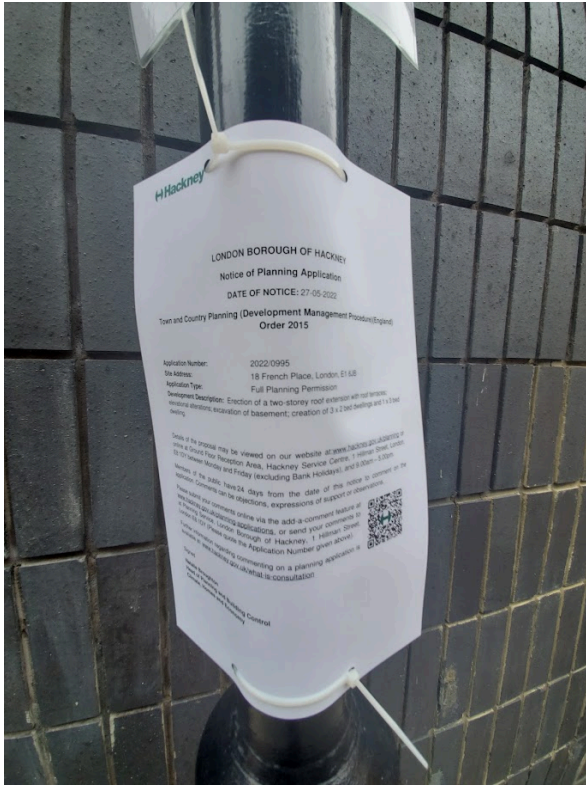
**View from north**



**East elevation**



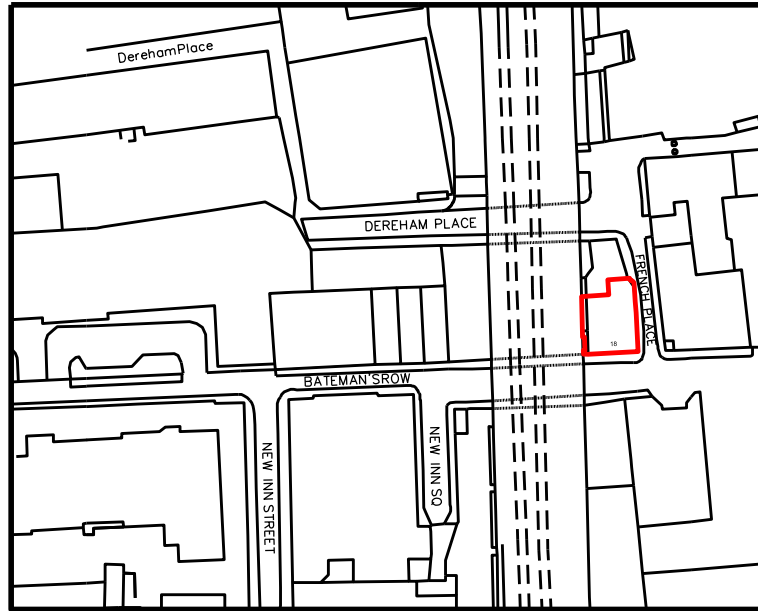
**South-facing ground floor window**



Site Notice

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**3** 1:1250  
SITE LOCATION

0 10 20 40  
SCALE IN METRES @ 1:1250

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SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2007 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

00	26.11.2021	PLANNING APPLICATION	ED
REV	DATE	NOTES	INIT.

CLIENT / PROJECT  
**18 FRENCH PLACE**

DRAWING TITLE  
**SITE LOCATION PLAN**

STATUS **PLANNING**

DATE	DRAWN	CHECK	SCALE @ A4
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PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
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DRAWING NO.				
<b>0444</b>	<b>A</b>		<b>0000</b>	<b>00</b>



**CHRIS DYSON ARCHITECTS**

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Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2348	1 Digby Crescent, N4 2HS	Householder Planning	Erection of a single story rear and side extension; alterations to the fenestration; excavation of a front lightwell and basement extension.	Catherine Nichol	Brownswood	Delegated	Granted - Standard Conditions	15-12-2023
2023/2439	11a Finsbury Park Road, N4 2LA	Works to a Tree in Conservation Area Notification	Sycamore x 2 (T1, T2) - Re-pollard crowns back to previous most recent pollard points (approx 5m reduction in height and 3m on lateral branches). To let more light into the very small garden.	Eugene McGee	Brownswood	Delegated	No Objection	29-01-2024
2023/2433	143 Queens Drive, N4 2BB	Works to a Tree in Conservation Area Notification	Tree location - front garden T6 - Approx. H14 S6 20+DBH Silver Birch Fell as close as possible to ground level and apply appropriate herbicide.	Eugene McGee	Brownswood	Delegated	No Objection	29-01-2024
2023/2435	15 Digby Crescent, N4 2HS	Works to a Tree in Conservation Area Notification	Fell elder tree (T1) as it is in poor condition, leaning and mostly overhanging the neighbours.	Eugene McGee	Brownswood	Delegated	No Objection	29-01-2024
2023/1133	27 Brownswood Road, N4 2HP	Full Planning Permission	Erection of single storey rear extension at ground floor level and excavation of enlarged rear lightwell.	Danny Huber	Brownswood	Delegated	Granted - Standard Conditions	14-02-2024
2023/1955	29 Finsbury Park Road, N4 2LA	Full Planning Permission	Replacement of the existing rear conservatory with a single-storey rear extension	Thomas Russell	Brownswood	Delegated	Granted - Extra Conditions	19-01-2024
2023/2453	44 Digby Crescent, N4 2HR	Works to a Tree in Conservation Area Notification	Large bay tree in the garden of the property, about 7-9m tall and 4-6m wide. Tree has grown too large since previous reduction. Propose reduce back to previous growth, removing 1-3m of regrowth, maintaing shorter branches.	Eugene McGee	Brownswood	Delegated	No Objection	29-01-2024
2023/2606	5 Gloucester Drive, N4 2LE	Full Planning Permission	Erection of a detached 2 storey building, plus roof addition, to create a 1x1-bedroom and 1x3-bedroom self-contained units	Catherine Nichol	Brownswood	Delegated	Refuse	20-02-2024
2023/2894	56 Myddleton Avenue, N4 2FG	Works to a Tree in Conservation Area Notification	T1. Paper birch - Betula papyrifera: Remove deadwood. Prune climbing rose back from crown. T2. Rowan - Sorbus aucuparia: Remove deadwood. Remove branch pressing against fence line. Cut back climbing rose to improve light penetration. T3. False acacia - Robinia pseudoacacia: Remove deadwood; Remove branch interfering with cherry plum tree back to main stem. Cut back climbing rose. T4. Cherry plum - Prunus cerasifera: Formative prune. Remove epicormic growth from with crown. Prune back over extended northern limb by 2m to rebalance weight distribution. T6. Common hawthorn - Crataegus monogyna: Remove Epicormic shoots in crown. Prune to give Amelanchier 0.5m clearance. Nip back branch tips from road.	Leif Mortensen	Brownswood	Delegated	No Objection	22-01-2024
2023/2250	6 Digby Crescent, N4 2HR	Works to a Tree in Conservation Area Notification	Routine maintenance / minor works to two small trees in the back garden. 5m tall fig in northwest corner: reduce back to previous, removing 1-2m regrowth. 5m tall maple in southwest corner: reduce height by 1-2m and reshape.	Eugene McGee	Brownswood	Delegated	No Objection	22-01-2024
2023/2311	99 Finsbury Park Road, N4 2JU	Works to a Tree in Conservation Area Notification	Three trees in the rear garden, two on the left [North], one on the right [East]. The rear boundary wall has collapsed, we believe, due to the pressure from the trees, especially from the two on the left. We are seeking permission to cut and remove the two trees located to the left and cut as much as we can from the one on the right.	Leif Mortensen	Brownswood	Delegated	No Objection	22-01-2024
2023/2498	Flat 5, 302 Seven Sisters Road, N4 2AG	Full Planning Permission	Erection of a rear dormer roof extension.	Jonathan Bainbridge	Brownswood	Delegated	Grant	10-01-2024
2023/2559	Flat A, 101 Finsbury Park Road, N4 2JU	Works to a Tree in Conservation Area Notification	Acer Pseudoplatanus - Sycamore to be carry out a reduction of 30% all around ,and a lift to 5 meters	Eugene McGee	Brownswood	Delegated	No Objection	29-01-2024
2023/2296	Ground Floor Flat, 74 Wilberforce Road, N4 2SR	Discharge of Condition	Submission of details pursuant to conditions 3 (external materials), 4 (SUDs) and 5 (Flood resilience) attached to planning permission 2022/2591 dated 10-03-2023.	James Clark	Brownswood	Delegated	Grant	14-02-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2877	Kings Crescent Estate Queens Drive, N4 2SY	Non-Material Amendment	Non material Amendment to planning permission 2019/1969 dated 27 July 2023, to delay the trigger of condition 28 ( Sustainable Urban Drainage) to allow works of demolition, site clearance and utilities diversions works.	Nick Bovaird	Brownswood	Delegated	Granted - Extra Conditions	19-02-2024
2023/1249	Second Floor Flat, 43 Queens Drive, N4 2SZ	Full Planning Permission	Proposed works: Replacement of all existing single glazed windows with double glazed units.	Jessica Neeve	Brownswood	Delegated	Granted - Extra Conditions	15-12-2023
2023/1696	110 Osbaldeston Road, N16 6NL	Discharge of Condition	Submission of details pursuant to condition 3 (Flood) 4 (Suds), 5 (Materials), 6 (Windows and doors) of planning permission 2022/2404 dated 06/07/2023	Micheal Garvey	Cazenove	Delegated	Grant	19-01-2024
2023/2668	16 Belfast Road, N16 6UH	Householder Planning	Excavation to add additional depth to the existing basement including associated external alterations	Livi Whyte	Cazenove	Delegated	Granted - Standard Conditions	16-02-2024
2022/0628	185 Kyverdale Road, N16 6PQ	Full Planning Permission	Erection of three-storey terrace property.	Clive Theobald	Cazenove	Delegated	Granted - Extra Conditions	10-01-2024
2022/1345	28b Lampard Grove, N16 6XB	Full Planning Permission	Conversion of a dwelling into 3 flats, and associated alterations to fenestration.	Catherine Nichol	Cazenove	Delegated	Granted - Standard Conditions	16-02-2024
2023/2692	31 Firsby Road, N16 6PX	Householder Planning	Erection of single storey ground floor rear extension	Micheal Garvey	Cazenove	Delegated	Granted - Extra Conditions	17-01-2024
2023/2951	39 Darenth Road, N16 6ES	Discharge of Condition	Submission of details pursuant to condition 4 (SUDS) and 6 (basement groundwater flooding) of planning permission 2021/3194 granted 19/01/2022 for the erection of a ground, first, and rear dormer extension together with erection of a basement extension to the existing basement with rear lightwells at 39 Darenth Road.	Erin Glancy	Cazenove	Delegated	Grant	14-02-2024
2023/2796	42C Braydon Road, N16 6QB	Certificate of Lawful Development Existing/Proposed	Existing use of outbuilding to rear of no.42 as residential (Class C3)	Matthew Hollins	Cazenove	Delegated	Grant	25-01-2024
2023/2686	5 Clapton Terrace, E5 9BW	Listed Building Consent	Replacement of existing asphalt flat roof to existing two storey side extension with new asphalt roof	Clive Theobald	Cazenove	Delegated	Granted - Extra Conditions	16-01-2024
2023/2567	5 Windus Mews, N16 6AQ	Prior approval - Enlargement of a Dwellinghouse	Prior-approval: Addition of one storey atop of the existing dwelling house.	Jessica Neeve	Cazenove	Delegated	Refuse	21-12-2023
2023/2946	50 Chardmore Road, N16 6JH	Discharge of Condition	Submission of details pursuant to conditions 4 (SUDS) and 5 (flood resilience) attached to planning permission ref 2023/1807 dated 05/12/2023	Danny Huber	Cazenove	Delegated	Grant	14-02-2024
2023/2854	52 Forburg Road, N16 6HT	Certificate of Lawful Development Existing/Proposed	Certificate to confirm that works associated with permission no . 2019/1320 have commenced onsite.	Jessica Neeve	Cazenove	Delegated	Grant	21-02-2024
2023/2544	68 Filey Avenue, N16 6JJ	Householder Planning	Erection of ground floor infill extension and raising the height of the ground floor rear extension and enlargement of existing basement.	Livi Whyte	Cazenove	Delegated	Granted - Standard Conditions	15-01-2024
2023/2568	71 Northwold Road, E5 8RN	Full Planning Permission	Construction of a basement extension with rear lightwells, loft extension to existing rear dormer with two front rooflights, and internal alterations to facilitate increase from existing 8-bed HMO to a 10-bed HMO (maximum occupancy of 10 people).	Laurence Ackrill	Cazenove	Delegated	Grant	22-12-2023
2023/2607	73 Kyverdale Road, N16 6PH	Householder Planning	Erection of a single-storey side/rear wraparound extension at ground-floor level to replace existing	Thomas Russell	Cazenove	Delegated	Granted - Extra Conditions	12-01-2024
2023/2614	74 - 80 Stamford Hill, N16 6XS	Discharge of Condition	Submission of details pursuant to conditions 3 (Materials), 4 (Detailed Drawings), 6 (Refuse Storage), 7 (Cycle Storage) & 12 (Hard and Soft Landscaping) of planning permission 2018/2789, dated 25 March 2018	Laurence Ackrill	Cazenove	Delegated	Grant	24-01-2024
2023/2818	8 & 10 Braydon Road, N16 6QB	Full Planning Permission	Erection of a ground floor side and rear extension to Nos. 8 and N.10 Braydon Road	Laurence Ackrill	Cazenove	Delegated	Grant	12-02-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2534	8 Gilda Crescent, N16 6JP	Certificate of Lawful Development Existing/Proposed	Existing excavation of a basement, front lightwell and metal balustrade in the front garden.	Matthew Hollins	Cazenove	Delegated	Grant	22-01-2024
2023/2368	93 Kyverdale Road, N16 6PP	Discharge of Condition	Submission of details pursuant to Condition 5 (green roof) of planning permission 2023/1111 dated 14/09/2023	Thomas Russell	Cazenove	Delegated	Grant	23-01-2024
2023/2382	Greenfeld's, 10 - 20 Windus Road, N16 6UP	Discharge of Condition	Discharge of condition pursuant to condition 7 (green roof) and condition 14 (contaminated land) of planning permission 2016/0466 granted 15/06/2020 for the demolition of existing single storey building and erection of new five storey building (including basement) with B1 commercial space at basement and ground floor level, and residential accommodation comprising 9No flats at first, second and third floor levels along with associated cycle parking and refuse storage.	Erin Glancy	Cazenove	Delegated	Grant	05-01-2024
2023/2381	Greenfeld's, 10 - 20 Windus Road, N16 6UP	Discharge of Condition	Discharge of condition 9 (bicycle storage) pursuant to planning consent Ref.2016/0466 granted 15/06/2020 for the demolition of existing single storey building and erection of new five storey building (including basement) with B1 commercial space at basement and ground floor level, and residential accommodation comprising 9No flats at first, second and third floor levels along with associated cycle parking and refuse storage.	Erin Glancy	Cazenove	Delegated	Grant	22-12-2023
2023/2429	House Excluding Basement, 34 Fountayne Road, N16 7DT	Certificate of Lawful Development Existing/Proposed	Certificate of lawful development (existing) for the ground floor sukkah, as well as the first floor outrigger extension including first floor terrace.	Erin Glancy	Cazenove	Delegated	Grant	21-12-2023
2023/2619	Malvern House Stamford Hill, N16 6RR	Full Planning Permission	Replacement roof including increase in ridge height to facilitate the installation of insulation and renewal of existing roof dormers to incorporate additional insulation.	Laurence Ackrill	Cazenove	Delegated	Grant	02-01-2024
2023/2617	Quantock House, Stamford Hill estate N16 6XN	Full Planning Permission	Replacement roof including increase in ridge height to facilitate the installation of insulation and renewal of existing roof dormers to incorporate additional insulation.	Laurence Ackrill	Cazenove	Delegated	Grant	02-01-2024
2023/2628	Wicklow House Stamford Hill, N16 6RL	Full Planning Permission	Replacement of roof including increase in ridge height to facilitate the installation of insulation and renewal of existing roof dormers to incorporate additional insulation.	Livi Whyte	Cazenove	Delegated	Granted - Standard Conditions	19-01-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2527	Site Bounded By 40 Liverpool Street, 50 Liverpool Street, Open Space From Liverpool Street (Hope Square) And Bishopsgate (Bishopsgate Square), And Sun Street Passage/Liverpool Street Bus Station At The Western Boundary, London	Adjoining Borough Observations	Notification from City of London of application 23/00453/FULEIA for... Liverpool Street Station: Partial demolition of Station including concourse, train sheds and entrances to Bishopsgate, Liverpool Street and Sun Street Passage. Demolition of 50 Liverpool Street. Construction and remodelling of station at basement, lower and upper concourses, new station roof, new entrances to Bishopsgate, Liverpool Street and Sun Street Passage, new lifts and escalators. Provision of units at basement, lower and upper concourse firs for retail, café/restaurant, public house/bar. Remodelling of existing bus station and provision of a cycle hub on upper concourse. Andaz/Great Eastern Hotel: Alteration of existing building at basement, ground and upper firs including insertion of new structure, creation of new west wall and removal and replacement of mansard roof. Change of use from hotel to office at part ground fir and across firs 1-4; access to servicing area from vehicle lifts at fir 3; provision of units at basement and ground for retail, café/restaurant, and public house/bar; spaces for leisure and community uses; retail and café/restaurant at part of fir 5. Over Station Development: Erection of a new building above Liverpool Street Station and 40 Liverpool Street with maximum height of 108.6 metres AOD in height (excluding rooftop plant) comprising office use at firs 5-13, and partly at firs 14-15, with ancillary lobby and functions at firs 3-4. New hotel at firs 17-20 and partly within firs 14-16, ancillary restaurant/bar at fir 15 and ancillary leisure facility at fir 16. New public amenity space at podium level comprising café/restaurant, retail, leisure; and partially at fir 16 comprising outdoor pool, leisure court and café/restaurant, alongside a publicly accessible roof garden. Provision of lifts, cycle parking, servicing, refuse, and plant. Public Realm: Refurbishment and extension of Hope Square and Bishopsgate Plaza. New pedestrian routes, including the pedestrianisation of Liverpool Street and new pedestrian footway to Exchange Square	Robert Brew	City of London (N)	Delegated	Objection	03-01-2024
2023/2573	115 Shakspeare Walk, N16 8TB	Householder Planning	Erection of single storey rear extension; use of roof of the proposed extension as a terrace.	Matthew Hollins	Clissold	Delegated	Granted - Standard Conditions	22-12-2023
2023/2650	149 Winston Road, N16 9LL	Householder Planning	Proposed single storey ground floor rear wrap-around extension, mansard roof extension, rear outrigger roof extension and enlargement of existing windows on the 1st floor of the outrigger.	Jonathan Bainbridge	Clissold	Delegated	Grant	16-01-2024
2023/2800	162 Safedale Green Lanes, N16 9DL	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate (Existing) for the use of the third-floor of the property as a self-contained studio flat (Use Class C3)	Thomas Russell	Clissold	Delegated	Grant	19-02-2024
2023/1950	244 Albion Road, N16 9JP	Discharge of Condition	Submission of details pursuant to conditions 4 (Drainage) and 5 (Flood Resilient Details) attached to planning permission 2022/2760 dated 27/01/2023	Thomas Russell	Clissold	Delegated	Grant	25-01-2024
2024/0080	28 Aden Grove, N16 9NJ	Non-Material Amendment	Non-material amendment following a grant of planning permission 2023/0450 to amend the ground floor rear elevation opening and additional rooflight to rear ground floor extension roof.	Laurence Ackrill	Clissold	Delegated	Grant	12-02-2024
2023/2642	33 - 34 Newington Green, N16 9PR	Listed Building Consent	Addition of secondary roof over existing within lightwell over Member Bar and associated replacement like for like of sash windows. Replacement like for like of degraded sash window to 2nd floor east elevation to common stair (in accordance with 2023/2638).	Erin Glancy	Clissold	Delegated	Grant	10-01-2024
2023/2638	33 - 34 Newington Green, N16 9PR	Full Planning Permission	Addition of secondary roof over existing within lightwell over Member Bar and associated replacement like for like of sash windows. Replacement like for like of degraded sash window to 2nd floor east elevation to common stair (in accordance with listed building consent Ref.2023/2642).	Erin Glancy	Clissold	Delegated	Grant	10-01-2024
2023/2341	4 Canonbury Mews Petherton Road, N5 2RT	Full Planning Permission	Erection of single-storey side extension	Thomas Russell	Clissold	Delegated	Granted - Extra Conditions	03-01-2024



Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2414	44 Lordship Park, N16 5UD	Works to Tree with Preservation Order	Front Garden T1 Large Lime - Crown reduce 4-5m - Remove epicormic & basal Growth - Crown lift 5.4m over road T2 Large Lime - Crown reduce 4-5m - Remove epicormic & basal Growth - Crown lift 5.4m over road Rear garden T3 - Large Elder - Crown reduce 1-2m G4 - x4 Medium Sycamore - Deadwood Tree work is to be undertaken to remove dead branches to improve form and increase safety in accordance with good arboriculture practice and maintain the future wellbeing and growth of the trees.	Eugene McGee	Clissold	Delegated	Grant	29-01-2024
2023/2651	57 Winston Road, N16 9LN	Householder Planning	Erection of two-storey rear extension to rear of original outrigger feature; erection of a single-storey side infill extension; alterations to fenestrations	Thomas Russell	Clissold	Delegated	Granted - Extra Conditions	15-01-2024
2023/2257	60 Lordship Park, N16 5UA	Works to a Tree in Conservation Area Notification	T1 - plane tree (8m) - reduce crown to previous pruning points, approximately 2m reduction. T2 - birch tree (6m) - reduce crown to previous pruning points, approximately 1m reduction and sever and shave ivy back to main stem.	Eugene McGee	Clissold	Delegated	No Objection	22-01-2024
2023/2504	74 Winston Road, N16 9LT	Householder Planning	Erection of a mansard roof extension with the installation of 1x rooflight	Thomas Russell	Clissold	Delegated	Granted - Extra Conditions	20-12-2023
2023/2922	Flat A, 207 Stoke Newington Church Street, N16 9ET	Works to a Tree in Conservation Area Notification	T1 Yew - to crown reduce by 2 to 3 meters from the branch tips and to cut back from the building by 2 meters.	Leif Mortensen	Clissold	Delegated	No Objection	22-01-2024
2023/1660	Flat B, 93 Milton Grove, N16 8QX	Full Planning Permission	Retrospective application for the installation of an external staircase to replace pre-existing; installation of visual screens; installation of fencing subdividing rear garden between lower and upper floor flats (AMENDED)	Thomas Russell	Clissold	Delegated	Granted - Standard Conditions	19-01-2024
2023/1521	Ground Floor, 169 Stoke Newington Church Street, N16 0UL	Listed Building Consent	Erection of single-storey rear extension	Matthew Hollins	Clissold	Delegated	Granted - Standard Conditions	26-01-2024
2023/1467	Ground Floor, 169 Stoke Newington Church Street, N16 0UL	Full Planning Permission	Erection of single-storey rear extension	Matthew Hollins	Clissold	Delegated	Granted - Standard Conditions	26-01-2024
2023/2769	Synagogue, 69 Lordship Road, N16 0QX	Discharge of Condition	Submission of details pursuant to condition 7 (Drainage Strategy) and condition 8 (SuDs) attached to planning permission 2016/1003 granted 02/02/2018 for the erection of two-storey side and rear extension and excavation at basement level, to create additional floorspace for the existing synagogue use.	Erin Glancy	Clissold	Delegated	Grant	13-02-2024
2023/2616	Taverner House Stoke Newington Church Street, N16 9JD	Discharge of Condition	Submission of details pursuant to condition 24 (Bat and Bird Box Locations) attached to planning permission ref 2019/2116 dated 08/02/2021.	James Bellis	Clissold	Delegated	Grant	19-02-2024
2023/2278	Taverner House Stoke Newington Church Street, N16 9JD	Discharge of Condition	Submission of details pursuant to condition 3 (Materials - Tiles) attached to planning permission ref 2019/2116 dated 08/02/2021.	James Bellis	Clissold	Delegated	Grant	09-01-2024
2023/2234	Taverner House Stoke Newington Church Street, N16 9JD	Discharge of Condition	Submission of details pursuant to condition 33 (Sound Insulation) attached to planning permission ref 2019/2116 dated 08/02/2021.	James Bellis	Clissold	Delegated	Grant	19-02-2024
2023/2063	Taverner House Stoke Newington Church Street, N16 9JD	Discharge of Condition	Submission of details pursuant to condition 3 (Materials - Brick and Mortar Details) attached to planning permission ref 2019/2116 dated 08/02/2021.	James Bellis	Clissold	Delegated	Grant	09-01-2024
2023/2789	110 Dalston Lane, E8 1NG	Full Planning Permission	Retrospective application for the removal of the pre-existing chimney stacks	Thomas Russell	Dalston	Delegated	Refuse	26-01-2024
2023/2691	128 Kingsland High Street, E8 2NS	Advertisement Consent	Advertisement Consent for the display of non-illuminated advertisement hoarding on the flank elevation.	Erin Glancy	Dalston	Delegated	Refuse	20-02-2024
2023/2422	16 Graham Road, E8 1BZ	Works to a Tree in Conservation Area Notification	1x mature lime tree in front garden. Pollarded three years ago to maintain its size. Branches have since grown substantially and are now touching the house and spreading over neighbouring property (no.18) Requires further pollarding, once leaves have fallen, aiming to retain as much as possible (including ivy on trunk)	Eugene McGee	Dalston	Delegated	No Objection	29-01-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1631	16 Wilton Way, E8 3EE	Householder Planning	Erection of dormer extension to rear elevation; installation of two roof lights to front elevation; installation of sash window to side elevation	Matthew Hollins	Dalston	Delegated	Refuse	13-02-2024
2023/2776	17 Elrington Road, E8 3BJ	Discharge of Condition	Submission of details pursuant to condition 3 (materials details) and condition 4 (detailed drawings) of planning permission 2020/4083 granted 19/02/2021 for the replacement of windows on the rear elevation at first floor level and refurbishment of the existing main roof and dormer, including replacement of roof tiles, increase in height of dormer, replacement of dormer windows and installation of roof lights to the front roof slope.	Erin Glancy	Dalston	Delegated	Grant	26-01-2024
2023/2254	18 - 22 Shacklewell Lane, E8 2EZ	Removal/Variation of Condition(s)	Variation of condition 2 (Approved plans) attached to planning permission ref 2019/4193 dated 17/07/2020 for the Variation of condition 2 (plans) attached to planning permission ref: 2017/4332 dated 30/05/2018. The variation seeks to make changes to the roof (extension and layout) on level 5, changes to the design of the windows, and the front entrance, and add drainpipes.	Jonathan Bainbridge	Dalston	Delegated	Grant	04-01-2024
2023/2137	19 Cecilia Road, E8 2EP	Works to a Tree in Conservation Area Notification	Tree location - front garden T1 - Approx. H16 S8 46DBH Lime Crown reduce height and sides by 2-3m Thin 15% Remove deadwood Lift 5m Open access	Eugene McGee	Dalston	Delegated	No Objection	22-01-2024
2023/2719	19 Ritson Road, E8 1DE	Householder Planning	Replacement of glazed roof to single storey existing rear return extension with new roof and rooflights.	Livi Whyte	Dalston	Delegated	Granted - Standard Conditions	25-01-2024
2023/2661	1a John Campbell Road, N16 8JY	Works to a Tree in Conservation Area Notification	T3 Pittosporum 1A John Campbell Road The pittosporum was planted as an ornamental shrub in 2005 and is now approximately 8m tall with a canopy spread of approximately 4m; it flowers in spring but doesn't produce berries. It is evergreen and so limits the light received to adjacent planting including the mature native elder and conference pear tree, as well as a wildlife pond. It is considered that the benefits to biodiversity of its removal will outweigh the benefits of its own support of wildlife. It is proposed to fell this tree to the ground but to retain all timber on site for biodiversity benefit. It is not proposed to replace this tree as the garden is already overcrowded. T4 Elder 1A John Campbell Road The healthy self-seeded elder is approximately 30 years old and leaning away from the boundary walls against which it grows; it is important to maintain a small canopy to ensure its survival given its precarious position. It is proposed to reduce its canopy diameter to about 30% of its current size. T5 Ash 7 John Campbell Road The tree is located in a small back garden and has a very large canopy which is severely reducing sunlight and daylight received by no.s 1, 3, 5, 7 and 9 John Campbell Road. Despite minor evidence of ash dieback it is proposed to retain the tree, and pollard it back to 50% of its canopy diameter and to continue regular pruning to manage its size. Leaf litter is to be collected to help reduce the spread of the fungus. The larger of the timber sections will be retained on site to support biodiversity.	Leif Mortensen	Dalston	Delegated	No Objection	31-01-2024
2023/2461	30 Colvestone Crescent, E8 2LH	Works to a Tree in Conservation Area Notification	Front Garden T2 - Sycamore Re-Pollard - T2 is located in the front garden of number 30. - The works are part of a regular maintenance program to retain the tree at a suitable size for its location. - The tree is the cause of an unreasonable amount of shade to the front aspect of the property.	Eugene McGee	Dalston	Delegated	No Objection	29-01-2024
2023/1610	4 Graham Road, E8 1BZ	Certificate of Lawful Development Existing/Proposed	Existing use of the premises as two self-contained dwellings (use class C3).	Jonathan Bainbridge	Dalston	Delegated	Grant	03-01-2024
2023/1253	5 Dalston Lane, E8 3DF	Advertisement Consent	Advertisement consent for the display of one down-lit illuminated portrait frame-mounted banner advertisement (7m x 7m) on the exposed flank wall.	James Clark	Dalston	Delegated	Refuse	18-12-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2497	57 Cecilia Road, E8 2ES	Discharge of Condition	Submission of details pursuant to condition 3 (Drainage Layout and Maintenance Plan) attached to planning permission ref 2023/1069 dated 06/07/2023.	Livi Whyte	Dalston	Delegated	Grant	19-12-2023
2023/2235	6 Graham Road, E8 1BZ	Works to a Tree in Conservation Area Notification	T1 - Cherry - Reduce height by 1m, side growth by 0.5m T2 - Bay - Reduce height by 2-3m, side growth by 1-1.5m T3 - White Mulberry - Reduce height by 2-3m, side growth by 1-1.5m	Eugene McGee	Dalston	Delegated	No Objection	22-01-2024
2023/2484	600 Kingsland Road, E8 4AH	Advertisement Consent	Temporary installation of two externally illuminated shroud screen advertisements until 08/04/2024.	Catherine Nichol	Dalston	Delegated	Grant	20-12-2023
2023/1684	79 Kingsland High Street, E8 2PB	Full Planning Permission	Erection of first and second floor rear extensions, to provide 2 x 1 bedroom self-contained residential units.	Catherine Nichol	Dalston	Delegated	Refuse	29-01-2024
2023/2322	Flat A, 2 Alvington Crescent, E8 2NW	Works to a Tree in Conservation Area Notification	Tree location - front garden GRP1 - Approx. H2 S1 10DBH - 3 x Buddleia Fell as close as possible to ground level and apply appropriate herbicide	Eugene McGee	Dalston	Delegated	No Objection	22-01-2024
2023/2280	Flat A, 366 - 368 Queensbridge Road, E8 3AR	Works to a Tree in Conservation Area Notification	T1 - Tilia x europaea Lime tree. Re-pollard tree to previous points T2 - Tilia x europaea Lime tree. Re-pollard tree to previous points Both trees last pollarded approx 5 years ago and need re-pruning to keep them contained and safe.	Eugene McGee	Dalston	Delegated	No Objection	22-01-2024
2023/2550	Flat A, 43 Colvestone Crescent, E8 2LG	Works to a Tree in Conservation Area Notification	Rear garden Access T1 - Approx. H16 S12 55+DBH 1x Acer Crown reduce height by 2-3m Reduce laterals by 3m Crown thin 15% Deadwood Lift 5m	Leif Mortensen	Dalston	Delegated	No Objection	29-01-2024
2023/2428	Flat A, 52 Colvestone Crescent, E8 2LH	Works to a Tree in Conservation Area Notification	T1 - Approx. H10 S4 26DBH - Conifer Fell as close as possible to ground level Open access T2 - Approx. H10 S4 26DBH - Conifer Fell as close as possible to ground level Open access	Eugene McGee	Dalston	Delegated	No Objection	22-01-2024
2023/2487	Flat A, 61 Colvestone Crescent, E8 2LJ	Works to a Tree in Conservation Area Notification	The BAY TREE is located in the rear garden of 61a Colvestone Crescent and is adjacent to the boundary wall between 61 and 63, overhanging in to the garden of 63 by some way. The proposed works would reduce the overall height of the tree by approximately 2.5 meters and the overall spread by approximately 1.5 meters.	Eugene McGee	Dalston	Delegated	No Objection	29-01-2024
2023/2413	Flat B, 2 Downs Park Road, E8 2HD	Works to a Tree in Conservation Area Notification	Tree location - rear garden Access – no side access. T1 - Approx. H8 S4 35DBH Elder Crown reduce height and sides by 1-2m Thin 15% Deadwood Lift 3m Tortured route T2 - Approx. H11 S5 70DBH Ivy clad Plane Repollard Tortured route GRP1 - Mixed self set Ash/Elder & Sycamore saplings Fell as close as possible to ground level	Eugene McGee	Dalston	Delegated	No Objection	29-01-2024
2023/2595	Kingsland Groceries Sea Food, 46 Kingsland High Street, E8 2JP	Full Planning Permission	Demolish existing single storey rear extension, construction of new single storey rear extension with alterations to external staircase.	Erin Glancy	Dalston	Delegated	Grant	02-02-2024
2024/0020	Massie House, 1 Massie Road, E8 1BY	Works to a Tree in Conservation Area Notification	Tree location - front garden : T1 - 22DBH Conifer Cut back from property by 2m. T2 - 60DBH Ash Crown reduce by 2m to previous points. T3 - 35DBH Sycamore Crown reduce by 2m to previous points.	Leif Mortensen	Dalston	Delegated	No Objection	22-01-2024
2023/2179	Saffron House, 5 Ramsgate Street, E8 2FH	Full Planning Permission	Replace the timber panels with fibre cement weatherboard cladding and replace the timber balcony decking with aluminum decking system.	Erin Glancy	Dalston	Delegated	Grant	31-12-2023
2023/2061	10 Ufton Road, N1 5BX	Works to a Tree in Conservation Area Notification	Rear garden with no side access T1 - Self-set Sycamore - Fell as close as possible to ground level and treat the stump to prevent regrowth T2 - Cotoneaster in the neighbouring estate growing over the boundary fence - Lift and cutback to the boundary	Leif Mortensen	De Beauvoir	Delegated	No Objection	22-01-2024
2023/1067	11 Southgate Grove, N1 5BP	Discharge of Condition	Submission of details pursuant to Condition 3 (materials), Condition 4 (Flooding) and Condition 5 (SUDS) of planning permission 2020/1366 dated 29/06/2020.	Catherine Nichol	De Beauvoir	Delegated	Refuse	12-01-2024
2023/1247	121 Culford Road, N1 4HT	Householder Planning	Erection of detached outbuilding to replace existing (AMENDED)	Thomas Russell	De Beauvoir	Delegated	Granted - Extra Conditions	19-12-2023
2023/2483	123 Culford Road, N1 4HT	Works to a Tree in Conservation Area Notification	8m tall willow tree in the back garden, visible from Culford Grove. Propose routine maintenance / minor works: reduce back to previous reduction points, removing 1-3m regrowth.	Eugene McGee	De Beauvoir	Delegated	No Objection	29-01-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2663	128 Culford Road, N1 4HU	Householder Planning	Erection of a single-storey rear extension and alterations to the existing lower ground floor (basement), together with the provision of a new window on the rear elevation at ground floor level in restored opening to match the original.	Jonathan Bainbridge	De Beauvoir	Delegated	Grant	26-01-2024
2023/2577	13 Southgate Grove, N1 5BP	Householder Planning	Replacement of an existing lower ground floor window with french doors to front elevation.	Livi Whyte	De Beauvoir	Delegated	Refuse	02-01-2024
2023/1622	13 Stamford Road, N1 4JP	Householder Planning	Proposed retention of one AC unit, relocation of one AC unit and the installation of 2x acoustic enclosures to air condenser units (part retrospective).	Catherine Nichol	De Beauvoir	Delegated	Refuse	26-01-2024
2023/1958	134 Southgate Road, N1 3HX	Householder Planning	Proposed works: The creation of a new paved path in the front yard; replacement of the windows on the front elevations; the installation of a new front door; and installation of a triple bin shed.	Jessica Neeve	De Beauvoir	Delegated	Granted - Standard Conditions	12-01-2024
2023/2276	141 Balls Pond Road, N1 4BG	Works to a Tree in Conservation Area Notification	T1 - oak tree (14m) - remove epicormic shoots from main stem, thin crown by approximately 25%, remove deadwood from crown and reduce branches away from buildings by approximately 3m.	Eugene McGee	De Beauvoir	Delegated	No Objection	22-01-2024
2023/2360	144 De Beauvoir Road, N1 4DJ	Works to a Tree in Conservation Area Notification	We would like to remove a leylandii tree in the front garden of our property. It is the only tree located in the small (3.5meters deep x 8meters wide) front garden. This tree is all that's left of a leylandii front hedge as the other shrubs died. It has now overgrown its site and its base is only 3meters from the foundations of both 144 and 146. The tree is now some 12 meters high (higher than the house itself) and we fear its close proximity to the houses could cause the foundations of these 1860's houses to crumble. Total removal is requested. We would shred/chip the foilage and branches to use as mulch to the front and rear gardens and use the cut logs as boarder definition in the rear garden so that there would be no waste or need to remove material from site. There is a mature council Birch tree in the footpath area in front of 144 and so there is no loss of tree coverage to the immediate area.	Eugene McGee	De Beauvoir	Delegated	No Objection	22-01-2024
2023/2781	148 De Beauvoir Road, N1 4DJ	Householder Planning	Enlargement of ground floor rear opening	Danny Huber	De Beauvoir	Delegated	Granted - Standard Conditions	25-01-2024
2023/2735	14a Ardleigh Road, N1 4HP	Certificate of Lawful Development Existing/Proposed	Certificate of lawful development for the use of 14a Ardleigh Road as a nursery (Use Class E).	Erin Glancy	De Beauvoir	Delegated	Grant	19-01-2024
2023/2226	16 Northchurch Terrace, N1 4EG	Works to a Tree in Conservation Area Notification	Repollard lime tree in front garden to its previous points. Currently blocking light and overhanging the pavement.	Eugene McGee	De Beauvoir	Delegated	No Objection	22-01-2024
2023/2206	182 Culford Road, N1 4DS	Works to a Tree in Conservation Area Notification	Removal of the rowan/mountain ash tree at the front of the property. The tree's roots are damaging the driveway of the property and a tree surgeon has advised that those roots cannot be removed without likely killing the tree (at least in part). This means that removal of the tree is the only option to remedy the property damage already caused and prevent more arising	Eugene McGee	De Beauvoir	Delegated	No Objection	22-01-2024
2023/2208	2 Ardleigh Road, N1 4HP	Householder Planning	Erection of single storey ground floor rear extension, new rooflights to front and rear roof slopes, two new rear windows and removal of front grills to basement windows and external alterations	Micheal Garvey	De Beauvoir	Delegated	Granted - Extra Conditions	15-12-2023
2023/2289	27 Ufton Road, N1 5BN	Works to a Tree in Conservation Area Notification	Wild Plum - Reduce the height by 3-3.5m Reduce the crown all round to balance and shape (approx. 1.8-2.4m) Remove the low branches over the garden Maintenance works in line with good Arboricultural practice	Eugene McGee	De Beauvoir	Delegated	No Objection	22-01-2024
2023/2236	28 Northchurch Terrace, N1 4EG	Works to a Tree in Conservation Area Notification	T1 - Cherry - Fell. This tree has significant die back and a fungal fruiting body at its base	Eugene McGee	De Beauvoir	Delegated	No Objection	22-01-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1709	58 De Beauvoir Road, N1 5AT	Householder Planning	Replacement of existing single glazed timber window with double glazed timber window	Matthew Hollins	De Beauvoir	Delegated	Granted - Standard Conditions	26-01-2024
2023/2581	65 Englefield Road, N1 4HD	Works to a Tree in Conservation Area Notification	1 x Large Ash - Remove all trunk growth to give a clearance of 6m from ground level Remove or reduce the horizontal branches growing towards and over the properties to give a clearance of 2.5-3m 1 x Large Lime - Remove all trunk growth to give a clearance of 6m from ground level Remove or reduce the horizontal branches growing towards and over the properties to give a clearance of 2.5-3m Maintenance works in line with good arboricultural practice	Leif Mortensen	De Beauvoir	Delegated	No Objection	29-01-2024
2023/0638	7 Enfield Road, N1 5EN	Full Planning Permission	Retention of wooden decking area and metal railing to the frontage of existing cafe/restaurant to form an outdoor seating area	Micheal Garvey	De Beauvoir	Delegated	Refuse	19-01-2024
2023/2584	71 De Beauvoir Road, N1 5AU	Works to a Tree in Conservation Area Notification	Rear Garden: 1 x Copper Beech - Crown reduce the height and spread by 10-15% (approx. 1.5-1.8m) 1 x Triple-stem Bay Laurel - Cut the entire stems down to the main trunk base 1 x Acacia - Crown reduce back to the previous reduction points (approx. 2-2.5m) leaving small furnishing growth where possible Remove any low branches overhanging the neighbouring property to give a clearance of 3-4m Remove all major deadwood from the crown Maintenance works in line with good arboricultural practice. There is a report on the Acacia tree attached	Leif Mortensen	De Beauvoir	Delegated	No Objection	29-01-2024
2023/2172	75 De Beauvoir Road, N1 4EL	Listed Building Consent	External works: Repainting of front and side doors (light blue); replacement of timber French doors in rear elevation with steel doors; Internal alterations including Replacement of lower ground floor covering with underfloor heating and tiles; increase in size of opening between front and rear rooms; alterations to ceiling and kitchen; new door to utility room	Clive Theobald	De Beauvoir	Delegated	Granted - Standard Conditions	25-01-2024
2023/2167	75 De Beauvoir Road, N1 4EL	Householder Planning	Replacement of timber French doors in rear elevation with steel doors	Clive Theobald	De Beauvoir	Delegated	Granted - Standard Conditions	25-01-2024
2023/2827	8 Southgate Grove, N1 5BT	Works to a Tree in Conservation Area Notification	Dead tree trunk in front garden close to the property boundary, see sketch plan, has become unstable and should be cut down as close to the ground as possible	Leif Mortensen	De Beauvoir	Delegated	No Objection	22-01-2024
2023/2589	86 Mortimer Road, N1 4LH	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development (Existing) for the use of the single-storey side extension (AMENDED)	Thomas Russell	De Beauvoir	Delegated	Grant	20-12-2023
2023/2630	9 De Beauvoir Square, N1 4LG	Listed Building Consent	Alterations at first-floor level including to the rear bedroom to create a bathroom and shower room; retention of existing WC with altered position of toilet to be located beneath front window; Alterations at second-floor level including replacement of existing bathroom with a bedroom	Thomas Russell	De Beauvoir	Delegated	Granted - Extra Conditions	10-01-2024
2023/1488	94 - 96 De Beauvoir Road, N1 4EN	Full Planning Permission	Re-cladding of existing roof extensions at third floor level comprising replacement of existing rubber cladding with black colour coated aluminium roofing system; installation of concealed gutters and minor works to window and door thresholds	Thomas Russell	De Beauvoir	Delegated	Granted - Standard Conditions	20-02-2024
2023/2848	97 Balls Pond Road, N1 4BL	Listed Building Consent	Internal alterations; amalgamation of two flats into a single dwelling house	Danny Huber	De Beauvoir	Delegated	Granted - Standard Conditions	06-02-2024
2023/2847	97 Balls Pond Road, N1 4BL	Full Planning Permission	Amalgamation of two flats into a single dwelling house	Danny Huber	De Beauvoir	Delegated	Granted - Standard Conditions	06-02-2024
2023/2462	Altair Court, 204 Southgate Road, N1 3HA	Works to a Tree in Conservation Area Notification	Cut back 2 trees located in the car park, overhanging onto Culford Mews. Continue to maintain the size of growth yearly.	Eugene McGee	De Beauvoir	Delegated	No Objection	22-01-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1778	Flat A, 123 Tottenham Road, N1 4EA	Works to a Tree in Conservation Area Notification	T1 – 104 DBH Sycamore in rear garden Remove all dead hanging limbs. Remove all major deadwood, leaving tree in a safe state.	Eugene McGee	De Beauvoir	Delegated	No Objection	22-01-2024
2023/2530	Flat B, 172 Culford Road, N1 4DS	Works to a Tree in Conservation Area Notification	T1: Sycamore - A self sown tree that has become established and is now the height of the building. Propose to remove and poison the stump with eco-plugs	Eugene McGee	De Beauvoir	Delegated	No Objection	22-01-2024
2023/2610	Flat B, 62 Englefield Road, N1 4HA	Householder Planning	Erection of rear dormer window and new front and rear windows	Micheal Garvey	De Beauvoir	Delegated	Granted - Extra Conditions	26-01-2024
2023/2895	Ground Floor Unit, 29 Downham Road, N1 5AA	Full Planning Permission	Change of use from B2 (motorbike repair) to Class E (commercial, business and service)	Micheal Garvey	De Beauvoir	Delegated	Granted - Standard Conditions	15-02-2024
2024/0026	Our Lady & St Joseph School, Our Lady And St Joseph Primary School Buckingham Road, N1 4JB	Works to a Tree in Conservation Area Notification	T1 Cedar, reduce lateral limbs by 2m, remove lowest limb T2 Mimosa, overall crown reduction by 2m T4 Cherry, reduce to previous points, approx. 1.5m T4 Birch, reduce limb growing over school roof by 3m, thin 20%, lift 2.5m over footpath Cyclical maintenance	Leif Mortensen	De Beauvoir	Delegated	No Objection	22-01-2024
2023/1607	Oz Burger, 495 Kingsland Road, E8 4AU	Removal/Variation of Condition(s)	Variation of condition 2 (Development not in accordance), of planning permission 2022/1051 dated 12/07/2022. In relation to: removal of existing flue/extractor and installation of new flue/extractor system to two storey rear addition.	Micheal Garvey	De Beauvoir	Delegated	Granted - Extra Conditions	15-02-2024
2023/2464	Rear of 30-36 Stamford Road, N1 4JL	Discharge of Condition	Submission of details pursuant to condition 17 (SUDS) attached to 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	21-12-2023
2023/2709	121 Dalston Lane, E8 1AL	Householder Planning	Proposed single storey rear extension, two storey side extension, basement excavation and full refurbishment.	Catherine Nichol	Hackney Central	Delegated	Refuse	19-01-2024
2023/1785	154 Dalston Lane, E8 1NG	Discharge of Condition	Submission of details pursuant to conditions 5 (Construction Management Plan) & 6 parts a & b only (Contamination) of planning permission 2021/1126, dated 26 June 2023	Laurence Ackrill	Hackney Central	Delegated	Grant	04-01-2024
2024/0141	165 Sandringham Road, E8 2HS	Non-Material Amendment	Non-material amendment to planning permission ref. 2019/3369 dated 26/11/2019 comprising the enlargement of the lower ground floor plan; and enlargement of the basement.	Jessica Neeve	Hackney Central	Delegated	Grant	22-02-2024
2023/2144	165 Sandringham Road, E8 2HS	Discharge of Condition	Submission of details pursuant to condition 5 (Bicycle storage) attached to planning permission ref. 2019/3369 dated 26/11/2019	Jessica Neeve	Hackney Central	Delegated	Granted - Standard Conditions	25-01-2024
2023/2772	197 Richmond Road, E8 3NJ	Full Planning Permission	Retention of replacement shopfront	Laurence Ackrill	Hackney Central	Delegated	Refuse	23-01-2024
2023/2517	21 Navarino Road, E8 1AD	Discharge of Condition	Submission of details pursuant to conditions 4 (Materials) and 5 (SUDs) attached to planning permission ref 2022/2542 dated 05/01/2023	Danny Huber	Hackney Central	Delegated	Refuse	22-12-2023
2023/2536	21 Navarino Road, E8 1AD	Works to a Tree in Conservation Area Notification	Rear garden T1 - Malus - reduce by 2m from branch ends T2 - Prunus - Prunus - Bacterial canker affecting main scaffold limbs - 30% reduction 2 -3 m from branch ends.	Eugene McGee	Hackney Central	Delegated	No Objection	29-01-2024
2021/2659	231 - 237 Graham Road, E8 1PE	Discharge of Condition	Submission of details pursuant to conditions 3 (Materials) 4 (Landscaping) 5 (Green roof) 6 ( Construction Logistics Plan and Construction Management Plan) 7 (Cycle storage) 8 & 9 (Waste), 10 (SuDS), and 11 (Lighting) attached to planning permission 2020/3325 dated 15/07/2021.	James Clark	Hackney Central	Delegated	Grant	20-02-2024
2023/2525	26 Horton Road, E8 1DP	Works to a Tree in Conservation Area Notification	The tree in front garden, which is growing too big and damaging the walls around the property. The tree also has quite low growing branches, which often need trimming to keep the pavement free for people walking by. We are considering to reconfigure the front garden area and would like to replace the tree with a more seasonal tree (for example a magnolia)	Leif Mortensen	Hackney Central	Delegated	No Objection	29-01-2024



Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2954	3 Penpoll Road, E8 1EX	Householder Planning	Erection of single-storey lower ground floor rear infill extension and replacement of rear window with timber double doors.	Matthew Hollins	Hackney Central	Delegated	Granted - Standard Conditions	22-02-2024
2023/2633	3 Sigdon Road, E8 1AP	Householder Planning	Erection of a single-storey lower ground-floor rear extension to replace existing; enlargement of upper ground-floor extension and erection of first-floor rear extension	Thomas Russell	Hackney Central	Delegated	Granted - Extra Conditions	17-01-2024
2023/2626	3 Sigdon Road, E8 1AP	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development (Proposed) for the erection of a rear dormer and the installation of 4x front rooflights	Thomas Russell	Hackney Central	Delegated	Grant	10-01-2024
2023/2921	365 - 371 Mare Street, E8 1HY	Advertisement Consent	Proposed projecting sign at first and part second floor level.	Livi Whyte	Hackney Central	Delegated	Refuse	14-02-2024
2023/2715	5 Horton Road, E8 1DP	Removal/Variation of Condition(s)	Variation of condition 2 (Development not in accordance) of planning permission 2020/0374 dated 22/04/2020; In relation to enlarging the two rear dormers into one large rear dormer window	Micheal Garvey	Hackney Central	Delegated	Granted - Extra Conditions	19-01-2024
2023/2304	5 Navarino Grove, E8 1AJ	Discharge of Condition	Submission of details pursuant to condition 4 (SUDS) attached to planning permission ref 2023/0545 dated 14/06/2023	Danny Huber	Hackney Central	Delegated	Grant	16-01-2024
2023/1949	Ash News, 309 Mare Street, E8 1EJ	Advertisement Consent	Retention of an automated teller machine, non-illuminated logo panel and new surround.	Erin Glancy	Hackney Central	Delegated	Granted - Standard Conditions	21-12-2023
2023/1826	First To Third Floors, 416 Mare Street, E8 1HP	Listed Building Consent	Internal alterations including partition walls and doors, replacement of existing sash windows.	Catherine Nichol	Hackney Central	Delegated	Granted - Standard Conditions	29-01-2024
2023/1756	First To Third Floors, 416 Mare Street, E8 1HP	Full Planning Permission	Change of use of first, second and third floors, from office (Class E) to visitor accommodation (Class C1); replacement of existing sash windows.	Catherine Nichol	Hackney Central	Delegated	Granted - Standard Conditions	24-01-2024
2023/2852	Flat 1, 142 Amhurst Road, E8 2AG	Works to Tree with Preservation Order	T1: Mature London plane tree. Large; 20m+. Lapsed low pollard, latterly repollarded at around 16m. Recently cut back but generally no consistent routine management. Close proximity to buildings. High footfall and high traffic area. Close proximity to bus stop. Proposed works: Establish high framework pollard with a view to routine management. Removing up to 5m from branch ends.	Leif Mortensen	Hackney Central	Delegated	Grant	29-01-2024
2023/2363	Flat A, 28 Greenwood Road, E8 1AB	Works to a Tree in Conservation Area Notification	Front Garden: T1, T2 Limes, crown reduce to previous pruning points, approx. 2m Rear Garden: T3, T4 Sycamore, crown reduce to previous pruning points, approx. 1.5m Cyclical maintenance	Leif Mortensen	Hackney Central	Delegated	No Objection	22-01-2024
2023/2364	Flat A, 30 Greenwood Road, E8 1AB	Works to Tree with Preservation Order	T1 Lime, crown reduce to previous points, approx. 1.5m Cyclical Maintenance	Eugene McGee	Hackney Central	Delegated	Grant	29-01-2024
2023/2362	Flat A, 34 Greenwood Road, E8 1AB	Works to a Tree in Conservation Area Notification	Tree location - rear garden and front garden Rear garden T1 - Approx. H16 S8 42DBH Sycamore Crown reduce height and sides by 2-3m Crown thin 15% Lift 5m T2 - Approx. H16 S8 46DBH Sycamore Crown reduce height and sides by 2-3m Crown thin 15% Lift 5m T3 - Approx. H16 S8 43DBH Sycamore Crown reduce height and sides by 2-3m Crown thin 15% Lift 5m T4 - Approx. H16 S4 30DBH Sycamore Crown reduce height and sides by 2-3m Crown thin 15% Lift 5m T5 - Approx. H16 S8 43DBH Sycamore Crown reduce height and sides by 2-3m Crown thin 15% Lift 5m Front garden T6 - Approx. H14 S8 42DBH Lime Crown reduce height and sides by 2-3m Crown thin 15% Lift 5m	Eugene McGee	Hackney Central	Delegated	No Objection	22-01-2024
2023/2186	Flat A, 52 Navarino Road, E8 1AQ	Works to a Tree in Conservation Area Notification	T1- Lime tree to re Pollard T2- Lime tree to re Pollard Both Lime trees are approximately 2.5 metres tall, they both need the regrowth to be pruned back to original points. T3- Apple tree, fell to ground level and treat. Tree has grown to big for situation, it is blocking out light and dropping apples everywhere. T4- Cherry tree, 1 metre crown reduction. The tree is growing very close to the building and just needs to be cut back lightly.	Eugene McGee	Hackney Central	Delegated	No Objection	22-01-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2265	Flat A, 6 Navarino Road, E8 1AD	Works to a Tree in Conservation Area Notification	Tree location - rear garden Access - side access via roof car park T1 - Approx. H18 S12 60+DBH dead Sycamore Fell as close as possible to ground level	Eugene McGee	Hackney Central	Delegated	No Objection	22-01-2024
2023/2881	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	Grant	07-02-2024
2023/1737	Flat C, 138 Graham Road, E8 1BS	Full Planning Permission	Insertion of two rooflights in each of the front and rear roof slopes; replacement of existing windows and door	Jessica Neeve	Hackney Central	Delegated	Granted - Standard Conditions	24-01-2024
2023/1860	Ground Floor Flat, 201 Graham Road, E8 1PE	Full Planning Permission	Erection of extension to rear elevation; excavation and enlargement of basement; installation of lightwell to front elevation.	Matthew Hollins	Hackney Central	Delegated	Granted - Standard Conditions	17-01-2024
2023/2552	Nationwide Bldg Soc, 374 Mare Street, E8 1HS	Advertisement Consent	Installation of 1x externally illuminated fascia sign to replace existing; installation of 1x externally illuminated projecting sign to replace existing; replacement of ATM surround sign; installation of window graphic with company slogan	Thomas Russell	Hackney Central	Delegated	Granted - Standard Conditions	08-01-2024
2023/2720	Rawduck, 197 Richmond Road, E8 3NJ	Advertisement Consent	Retention of non-illuminated fascia sign	Laurence Ackrill	Hackney Central	Delegated	Grant	23-01-2024
2023/2700	Santander, 390 - 392 Mare Street, E8 1HP	Full Planning Permission	Proposed replacement windows at rear of building and repairs to rear flat roof	Livi Whyte	Hackney Central	Delegated	Granted - Standard Conditions	17-01-2024
2023/1522	Unit F, Anton Studios, 2 - 8 Anton Street, E8 2AD	Full Planning Permission	Change of use of two commercial units on the ground floor from Use Class E (Commercial, Business and Service) to Use Class C3 to create 2x self-contained units; installation of cycle storage units; associated landscaping works	Thomas Russell	Hackney Central	Delegated	Refuse	15-02-2024
2023/2679	106 Stellman Close, E5 8QZ	Prior approval - Enlargement of a Dwellinghouse	Prior Approval for the enlargement of the dwellinghouse by the erection of an additional storey above the existing two-storey dwellinghouse (to a maximum additional height of 9.3m).	Livi Whyte	Hackney Downs	Delegated	Grant	15-01-2024
2023/2157	121 Evering Road, N16 7BU	Works to a Tree in Conservation Area Notification	T1 = TO RE POLLARD 2 X LIME TREES TO OLD PRUNING POINTS. CIRCA 2.0/3.0MTRS LIGHT ACCESS GENERAL MAINTENANCE	Eugene McGee	Hackney Downs	Delegated	No Objection	22-01-2024
2023/2532	143 Evering Road, N16 7BL	Full Planning Permission	Erection of a rear dormer roof extension, the insertion of a skylight on the side and front roof slope, insertion of windows to side elevation at lower ground level, replacement of white timber framed windows to first floor rear elevation and the erection of a lower ground floor extension.	Jonathan Bainbridge	Hackney Downs	Delegated	Grant	10-01-2024
2023/2917	15 Reighton Road, E5 8SQ	Works to a Tree in Conservation Area Notification	Front garden: T1 3m tall hawthorn grown from the hawthorn hedge. Propose routine maintenance: reduce back to previous points, removing 1m regrowth. Back garden: T2 6m tall beech grown from the beech hedge. Propose routine maintenance: reduce back to previous points, removing 2m regrowth. T3 4m tall elder, mixed with rose and jasmine. Takes too much light from this and neighbouring garden. Elder is over mature with significant wounds in the trunk. Propose to reduce to 1.8m to encourage lower growth. T4 3-4m tall multi-stemmed bay. Propose to take two of the four stems to ground level, and reduce the remainder back to previous points, removing 1-2m regrowth.	Leif Mortensen	Hackney Downs	Delegated	No Objection	22-01-2024
2023/2570	187 Lower Clapton Road, E5 8EG	Advertisement Consent	Advertisement Consent for new metal fascia and non-illuminated lettering.	Erin Glancy	Hackney Downs	Delegated	Grant	12-01-2024
2023/2150	218 Evering Road, E5 8AJ	Works to a Tree in Conservation Area Notification	We kindly request permission to crown lift Lime tree at front of property to 3m to provide adequate clearance and remove all basal growth	Eugene McGee	Hackney Downs	Delegated	No Objection	22-01-2024
2023/2520	28 Northwold Road, N16 7EH	Householder Planning	Erection of single storey ground floor rear extension and a rear dormer roof extension	Danny Huber	Hackney Downs	Delegated	Granted - Extra Conditions	17-01-2024

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2023/2791	43 Ickburgh Road, E5 8AF	Certificate of Lawful Development Existing/Proposed	Erection of single-storey extension to rear and installation of rooflights to front and rear elevations	Matthew Hollins	Hackney Downs	Delegated	Grant	25-01-2024
2023/2342	58 Ickburgh Road, E5 8AD	Householder Planning	Erection of a ground floor rear side infill extension.	Jonathan Bainbridge	Hackney Downs	Delegated	Grant	10-01-2024
2023/2024	68 Maury Road, N16 7BT	Works to a Tree in Conservation Area Notification	T1, 2, 3 - Sycamores - Reduce crowns to previous points of reduction (5-6m from height, 2-3m from lateral branches), crown lift to 6m from ground level	Leif Mortensen	Hackney Downs	Delegated	No Objection	22-01-2024
2023/1420	83 Maury Road, N16 7BT	Works to a Tree in Conservation Area Notification	Rear garden area: Sycamore T1 (14M high, multi-stemmed) - Fell	Leif Mortensen	Hackney Downs	Delegated	No Objection	22-01-2024
2023/1396	Basement And Ground Floor Flat, 144 Evering Road, N16 7BD	Removal/Variation of Condition(s)	Removal of condition 4 (green roof) and variation of conditions 1 (approved plans), 3 (details of windows, rainwater goods and windows), 5 (sustainable drainage) and 6 (flood-resilient scheme) of planning permission 2022/2644 dated 13/01/2023. Effect of the variation of condition 1 would be to reduce the width of the proposed extension and alter the roof design from flat to mono-pitched. Effect of the variation of conditions 3, 5 and 6 would be to alter their wording to comply with the additional information submitted. (AMENDED)	Thomas Russell	Hackney Downs	Delegated	Granted - Extra Conditions	05-01-2024
2023/2797	Ethiopian Orthodox Church Of St Mary Zion, 229 Lower Clapton Road, E5 8EG	Non-Material Amendment	Non-material amendment to planning permission ref 2011/3486 dated 06/06/2012 comprising the installation of rooflights on the eastern and western roof slopes; soft landscaping at the front of the site; installation of the external condensing unit, and an electrical intake enclosure.	Jessica Neeve	Hackney Downs	Delegated	Refuse	05-01-2024
2023/2863	Flat A, 143 Evering Road, N16 7BL	Works to a Tree in Conservation Area Notification	Front garden - 2 large trees of Heaven. To fell these over a period of 2 years.	Leif Mortensen	Hackney Downs	Delegated	No Objection	22-01-2024
2023/2682	Kidzmania, Adjacent St James Church, 28 Powell Road, E5 8DJ	Non-Material Amendment	Non-material amendment to planning application 2016/0901 granted 07/04/2017 for the Demolition of existing childrens indoor play area on site and erection of a 4 storey building (plus basement) comprising 424sqm of D2 (Leisure) floorspace and 21 residential flats (comprising 3 x 1 bed, 12 x 2 bed and 6 x 3 bed) with associated cycle parking and landscaping. Extent of variation: amendment to approved roof level plan and guardrail detail.	Erin Glancy	Hackney Downs	Delegated	Grant	05-02-2024
2023/1903	Kidzmania, Adjacent St James Church, 28 Powell Road, E5 8DJ	Discharge of Condition	Submission of details pursuant to condition 16 (disabled parking space) of planning permission 2016/0901 granted 01/02/2017 for the demolition of existing childrens indoor play area on site and erection of a 4 storey building (plus basement) comprising 424sqm of D2 (Leisure) floorspace and 21 residential flats (comprising 3 x 1 bed, 12 x 2 bed and 6 x 3 bed) with associated cycle parking and landscaping.	Erin Glancy	Hackney Downs	Delegated	Grant	22-12-2023
2022/0438	Stylistic, 32 Downs Road, E5 8DB	Prior approval - new dwellings	Prior notification under Class M of Part 3, Schedule 2, of the GPDO 2015 to change the use from commercial (Use Class E) to 1 residential unit (Use Class C3) together with associated works.	Catherine Nichol	Hackney Downs	Delegated	Refuse	10-01-2024
2023/2020	1 Bramshaw Road, E9 5BF	Works to a Tree in Conservation Area Notification	T1-5) Lime x5 (Cassland Road) - Reduce height back to previous T6-10) Empress Tree x5 (Bradstock Road) - Reduce height by up to 3.0m to reshape into a more natural shape T11) Empress Tree (Bradshaw Road) - Reduce height by up to 3.0m and lateral growth by 2.0m (to previous pruning points)	Leif Mortensen	Hackney Wick	Delegated	No Objection	22-01-2024
2023/2380	21 Cassland Road, E9 7AL	Householder Planning	Installation of air conditioning units within two acoustic enclosure in the rear garden.	Jonathan Bainbridge	Hackney Wick	Delegated	Grant	16-01-2024
2023/2687	25 Meynell Crescent, E9 7AS	Certificate of Lawful Development Existing/Proposed	Proposed erection of a single storey rear outbuilding	Danny Huber	Hackney Wick	Delegated	Grant	17-01-2024

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2023/2491	30 Meynell Road, E9 7AP	Certificate of Lawful Development Existing/Proposed	Proposed demolition of existing rear and infill extensions, erection of a new bay window and installation of new casement window to side of outrigger at ground floor.	Livi Whyte	Hackney Wick	Delegated	Grant	20-12-2023
2023/1926	Flat A, 8 Brookfield Road, E9 5AH	Full Planning Permission	Installation of a new external air source heat pump located in the rear garden.	Jonathan Bainbridge	Hackney Wick	Delegated	Grant	20-12-2023
2023/2518	Flat A, 82 Kenworthy Road, E9 5RA	Full Planning Permission	Erection of a rear roof extension together with the installation of rooflights in the front roofslope.	James Clark	Hackney Wick	Delegated	Grant	19-12-2023
2023/2738	1 Queensbridge Road, E2 8NP	Listed Building Consent	Internal wall to create a new bedroom.	Catherine Nichol	Haggerston	Delegated	Granted - Standard Conditions	23-01-2024
2023/2736	1 Queensbridge Road, E2 8NP	Householder Planning	Internal wall to create a new bedroom.	Catherine Nichol	Haggerston	Delegated	Granted - Standard Conditions	23-01-2024
2023/2398	250 - 256 Kingsland Road, E8 4EB	Advertisement Consent	Advertisement consent for a Free-Standing Advertising CIP unit featuring double-sided digital displays	Erin Glancy	Haggerston	Delegated	Refuse	12-01-2024
2023/2055	325 Kingsland Road, E8 4DL	Full Planning Permission	Change of use of the first, second and third floors from Use Class E to Bed and Breakfast accommodation (C1).	James Clark	Haggerston	Delegated	Refuse	22-02-2024
2023/2288	49 Brownlow Road, E8 4NS	Works to a Tree in Conservation Area Notification	Cedar (T1) - fell. The tree is inappropriate for the size of the garden. There is localised cracking to the base of the front railings and pavement, there is cracking to the front path, the tree blocks light to the property and all adjacent properties, and there is concern that the tree will pose a risk to the foundations of the house in the future. Replant with a tree more appropriate for the size of the garden.	Leif Mortensen	Haggerston	Delegated	No Objection	22-01-2024
2023/2932	Cardonet, 7 Stean Street, E8 4ED	Non-Material Amendment	Non material amendment to planning permission 2021/2349 dated 05/01/2022 in relation to retaining front and rear gutters .	Micheal Garvey	Haggerston	Delegated	Grant	20-02-2024
2023/1951	First Floor Flat, 134e Kingsland Road, E2 8DY	Full Planning Permission	Placement of air condition condenser units on rear extension roof along with associated works.	James Clark	Haggerston	Delegated	Grant	20-02-2024
2023/0837	First Floor Flat, 134e Kingsland Road, E2 8DY	Full Planning Permission	Proposed erection of a rear roof extension at first floor	Livi Whyte	Haggerston	Delegated	Granted - Standard Conditions	15-02-2024
2023/2743	Soda Studios & Infinity Heights, 260-268 Kingsland Road, E8 4BH	Certificate of Lawful Development Existing/Proposed	Certificate of lawfulness for the proposed replacement of external facade including insulated rendered finishes, cavity masonry walling and metal rainscreen cladding to match the existing	Laurence Ackrill	Haggerston	Delegated	Grant	20-02-2024
2023/2255	Travis Perkins, 305a Kingsland Road, E8 4DL	Discharge of Condition	Submission of details pursuant to conditions 7 (Contamination assessment) and 8 (Remediation scheme) attached to planning permission 2019/2175 dated 12/12/2020.	Louise Prew	Haggerston	Delegated	Grant	19-12-2023
2023/2602	Tyme Food, 6a Scawfell Street, E2 8NG	Removal/Variation of Condition(s)	Variation of condition 1 (approved plans) attached to planning permission ref 2020/3728 dated 03-02-2021 for the erection of a single storey roof extension at second floor level to provide additional ancillary commercial floorspace. It would vary the rear flat roof, double doors access, the perimeter to the rear roof garden/terrace, windows and installation of full height double doors with side windows.	Jonathan Bainbridge	Haggerston	Delegated	Refuse	24-01-2024
2023/2586	Unit A, Infinity Heights, 264 Kingsland Road, E8 4DG	Certificate of Lawful Development Existing/Proposed	Existing use of the premises as a self-contained dwelling (use class C3).	Catherine Nichol	Haggerston	Delegated	Grant	08-01-2024
2023/2588	Unit B, Infinity Heights, 264 Kingsland Road, E8 4DG	Certificate of Lawful Development Existing/Proposed	Existing use of the premises as a self-contained dwelling (use class C3).	Catherine Nichol	Haggerston	Delegated	Grant	08-01-2024
2023/2603	Unit C, Infinity Heights, 264 Kingsland Road, E8 4DG	Certificate of Lawful Development Existing/Proposed	Existing use of the premises as a self-contained dwelling (use class C3).	Catherine Nichol	Haggerston	Delegated	Grant	16-01-2024

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2023/2591	Unit D, Infinity Heights, 264 Kingsland Road, E8 4DG	Certificate of Lawful Development Existing/Proposed	Existing use of the premises as a self-contained dwelling (use class C3).	Catherine Nichol	Haggerston	Delegated	Grant	08-01-2024
2023/2596	Unit E, Infinity Heights, 264 Kingsland Road, E8 4DG	Certificate of Lawful Development Existing/Proposed	Existing use of the premises as a self-contained dwelling (use class C3).	Catherine Nichol	Haggerston	Delegated	Grant	08-01-2024
2023/2307	1 Isabella Road, E9 6DX	Works to a Tree in Conservation Area Notification	1 Sycamore, reduce vertical and lateral growth by 3-3 M back to most recent previous pruning points	Eugene McGee	Homerton	Delegated	No Objection	22-01-2024
2023/2062	17 Isabella Road, E9 6DX	Works to a Tree in Conservation Area Notification	Rear garden 1 Multi-stemmed Sycamore, reduce vertical growth by 3-4 M approx, and lateral growth by 2-3 M approx, thin by 10% and remove deadwood	Leif Mortensen	Homerton	Delegated	No Objection	22-01-2024
2023/2227	1a Clarence Place, E5 8HN	Removal/Variation of Condition(s)	Variation of Condition 2 (approved drawings) attached to planning permission ref 2021/1833 dated 01/06/2022. The variation would set the roof extension further back from front and rear elevations	Catherine Nichol	Homerton	Delegated	Refuse	13-02-2024
2023/0684	1a Clarence Place, E5 8HN	Deed of Variation by Agreement (S106A)	Variation of S106 agreement attached to planning permission 2021/1833 dated 01-06-2022. The Effect of variation would be to reduce the affordable housing financial contribution.	Catherine Nichol	Homerton	Delegated	Refuse	26-01-2024
2023/0717	206a Mare Street, E8 3RD	Full Planning Permission	Change of use from Nail Bar (Sui Generis Use Class) to Bubble Tea Shop / Cafe (Use Class E)	Danny Huber	Homerton	Delegated	Granted - Standard Conditions	29-01-2024
2023/2751	230 Mare Street, E8 1HE	Listed Building Consent	Demolition of existing rear extension, erection of new single storey ground floor rear extension. New windows and external renovations to front and rear facades, new front railings and new front gate.	Micheal Garvey	Homerton	Delegated	Granted - Extra Conditions	12-01-2024
2023/2625	230 Mare Street, E8 1HE	Householder Planning	Demolition of existing rear extension, erection of new single storey ground floor rear extension. New windows and external renovations to front and rear facades, new front railings and new front gate.	Micheal Garvey	Homerton	Delegated	Granted - Extra Conditions	12-01-2024
2023/2777	6 Stevens Avenue, E9 6RX	Certificate of Lawful Development Existing/Proposed	Proposed loft conversion with rear roof dormer and two velux roof lights on front facing roof.	Livi Whyte	Homerton	Delegated	Grant	14-02-2024
2023/2706	99 & 101 Lower Clapton Road, E5 0NP	Advertisement Consent	Installation of non-illuminated fascia signs.	Laurence Ackrill	Homerton	Delegated	Grant	16-01-2024
2023/2652	Flat 16, St Johns Mansions Clapton Square, E5 8HT	Works to a Tree in Conservation Area Notification	T1: Cotinus species. leggy phototropic growth encroaching on buildings, requires routine pruning. Proposed works: crown reduction removing between 2 and 4 meters from the branch ends. T2 pittosporum. Encroaching on building crown reduction removing between 1-2m from branch ends	Leif Mortensen	Homerton	Delegated	No Objection	31-01-2024
2023/2437	St John At Hackney Church Lower Clapton Road, E5 0PD	Listed Building Consent	Installation of access gates and retractable bollards	Laurence Ackrill	Homerton	Delegated	Grant	16-02-2024
2023/2403	St John At Hackney Church Lower Clapton Road, E5 0PD	Full Planning Permission	Installation of access gates and retractable bollards	Laurence Ackrill	Homerton	Delegated	Grant	16-02-2024
2023/2479	Studio 104, 280 Mare Street, E8 1HE	Certificate of Lawful Development Existing/Proposed	Existing use of the premises as an office (use class E).	Livi Whyte	Homerton	Delegated	Grant	22-01-2024

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2023/2855	The Prince Edward, The Prince Edward, 97 Wick Road, E9 5AB	Discharge of Condition	Submission of details pursuant to condition nos. 3 e) (Cycle parking to front, paving, cellar hatch), 3 f) ( Internal cycle storage (at least 20 spaces), 10 a) (living roof) 10 b) (PV panels), 12 (flood resilient and resistant construction details) & 13 (SuDs) of planning permission 2019/1828 granted 17/10/2019 for the Erection of a mansard extension to existing public house (use class A4) and erection of part 4/5 storey rear extension to provide additional accommodation for the existing public house as well as 9 new self-contained dwellings (use class C3). Proposal includes demolition of existing structures to the rear of the development site.	Erin Glancy	Homerton	Delegated	Refuse	07-02-2024
2023/2192	1 Principal Place, London , EC2A 2BA	Full Planning Permission	Temporary installation of sculptures for a temporary period between 15th October 2023 to 25th January 2024	Jessica Neeve	Hoxton East and Shoreditch	Delegated	Granted - Extra Conditions	05-01-2024
2023/2676	1 Snowden Street, Broadgate Estates, EC2A 2DQ	Advertisement Consent	Installation of 1 x fascia sign, 1 x projecting sign, 1 x plain frosted window and 1 x vinyl sticker sign.	Catherine Nichol	Hoxton East and Shoreditch	Delegated	Grant	12-01-2024
2023/0686	124 - 130 Tabernacle Street, EC2A 4SA	Full Planning Permission	Replacement of front and rear elevation windows with double glazed units.	Matthew Hollins	Hoxton East and Shoreditch	Delegated	Granted - Standard Conditions	14-02-2024
2023/2842	136 - 146 Curtain Road, EC2A 3AR	Discharge of Condition	Submission of details pursuant to condition 3 (Highways improvement works) of planning permission 2022/1941 granted 01/06/2023 for the refurbishment and alteration of the existing office building (Use Class E), comprising refurbishment of entrances facing Curtain Road and Rivington Place including installation of new glazing and doors; repair and part replacement of glazed windows, rooflights and doors across building; relocation of existing lightwell; relocation of fire escape staircase; erection of fire stair core overrun; repair of brickwork; installation of roof plant and PV array; new soft-landscaping and installation of x2 single storey glazed orangeries at roof level to extend existing terraces; and internal reconfiguration and alteration of the existing building including new cycle parking and internal sub-station and associated external louvres.	Erin Glancy	Hoxton East and Shoreditch	Delegated	Refuse	21-02-2024
2023/2611	149 - 150 Shoreditch High Street, E1 6HU	Advertisement Consent	Advertisement consent for temporary display (period of 6 months) of advert at first floor level.	Erin Glancy	Hoxton East and Shoreditch	Delegated	Refuse	05-01-2024
2023/2285	16 - 17 Hoxton Square, N1 6NT	Listed Building Consent	Elevational alterations comprising installation of louvre panels, removal of external signage to the front elevation; internal alterations; installation of new heating and cooling systems between basement and second floor mezzanine levels	Danny Huber	Hoxton East and Shoreditch	Delegated	Granted - Standard Conditions	20-02-2024
2023/2135	16 - 17 Hoxton Square, N1 6NT	Full Planning Permission	Elevational alterations comprising installation of louvre panels, removal of external signage to the front elevation	Danny Huber	Hoxton East and Shoreditch	Delegated	Granted - Standard Conditions	20-02-2024
2023/2673	183 - 187 Shoreditch High Street, E1 6HU	Discharge of Condition	Submission of details pursuant to condition 10 (BREEAM Post Construction Assessment) of planning permission 2017/0596 dated 18 May 2018	Nick Bovaird	Hoxton East and Shoreditch	Delegated	Grant	19-02-2024
2023/1676	2 - 4 Paul Street, EC2A 4JH	Full Planning Permission	Use of first and second floors as pub/bar space in connection with ground floor pub (change of use from offices (Class E(g)(i) to drinking establishment (Sui Generis)).	Danny Huber	Hoxton East and Shoreditch	Delegated	Refuse	21-02-2024
2023/2771	2-4 Paul Street, EC2A 4JH	Listed Building Consent	Installation of 2 x security cameras painted to match facade, installation of 2 x entrance wall lights, installation of 1 x security box to match porch and removal of 1 x security box (retrospective).	Danny Huber	Hoxton East and Shoreditch	Delegated	Granted - Standard Conditions	18-01-2024
2023/2229	2-4 Paul Street, EC2A 4JH	Full Planning Permission	Installation of 2 x security cameras painted to match facade, installation of 2 x entrance wall lights, installation of 1 x security box to match porch and removal of 1 x security box (retrospective).	Danny Huber	Hoxton East and Shoreditch	Delegated	Granted - Standard Conditions	18-01-2024
2023/0872	48 - 56 Orsman Road, N1 5RA	Full Planning Permission	Installation of external plant, equipment and flues on the west elevation and roof of Franks House 1, associated with the internal use of the collections store for conservation purposes.	Catherine Nichol	Hoxton East and Shoreditch	Delegated	Granted - Standard Conditions	24-01-2024

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2023/2214	7 Bowl Court, EC2A 3BH	Full Planning Permission	Change of use of existing Retail Unit from Use Class A1/A2/A3/A4 to Use Class E	Jonathan Bainbridge	Hoxton East and Shoreditch	Delegated	Grant	02-01-2024
2023/2788	73 Drysdale Street, N1 6ND	Full Planning Permission	Change of use of existing live/work unit from sui generis to Use Class C3 (residential).	Jonathan Bainbridge	Hoxton East and Shoreditch	Delegated	Grant	16-02-2024
2023/0212	74 Rivington Street, EC2A 3AY	Discharge of Condition	Submission of details pursuant to condition 7 (Air Permeability/ CHP/ Green Roof/ Solar PV) attached to planning permission 2018/3095 dated 02/05/2019.	Nick Bovaird	Hoxton East and Shoreditch	Delegated	Grant	19-02-2024
2023/2774	82 Bridport Place, N1 5DS	Householder Planning	Use of rear flat roof as a roof terrace	Matthew Hollins	Hoxton East and Shoreditch	Delegated	Granted - Standard Conditions	25-01-2024
2023/1751	84 - 86 Great Eastern Street and 1 - 3 Rivington Street EC2A 3JL	Non-Material Amendment	Non-material amendment to planning permission 2018/4549 dated 29/03/019 as amended by NMA 2021/2811 dated 20/06/2022 comprising modifying the wording of condition 37 (CHP) to remove the requirement to connect to a district heat network; altering condition 16 (landscaping) to remove reference to planted and trees and alterations to condition 1 (approved plans) to allow for the following alterations: removal of seven tree planters at ground floor level change of fenestration at ground floor from doors to windows narrowing of drop/off entrance and exit repositioning of disabled parking bays revised location of the substation entrance alterations to plant screen and glazing on north wing block amendments to courtyard windows reconfiguration of the plant equipment at roof level internal alterations to increase hotel rooms from 343 to 345 rooms Reduction of office floorspace (Use Class B1), retail, bar and restaurant use (Use Class A1/ A3/ A4) and art gallery, cinema/auditorium, gym floorspace (Use Classes D1 and D2) Proposal includes alterations to the description of development to reflect the above.	Alix Hauser	Hoxton East and Shoreditch	Delegated	Granted - Extra Conditions	19-02-2024
2023/1747	84 - 86 Great Eastern Street and 1 - 3 Rivington Street EC2A 3JL	Full Planning Permission	Erection of an external canopy structure to the western entrance of the building together with associated works.	Alix Hauser	Hoxton East and Shoreditch	Delegated	Granted - Extra Conditions	19-02-2024
2023/2509	84-86 Great Eastern Street And , 1-3 Rivington Street Rivington Street, London, EC2A 3JL	Discharge of Condition	Submission of details pursuant to condition 29 (Verification report) attached to planning permission 2018/4549 dated 29/03/2019	Louise Prew	Hoxton East and Shoreditch	Delegated	Grant	19-12-2023
2023/1275	84-86 Great Eastern Street and 1-3 Rivington Street EC2A 3JL	Discharge of Condition	Submission of details pursuant to condition 55 (access arrangement) attached to planning permission 2018/4549 dated 29/03/2019.	Louise Prew	Hoxton East and Shoreditch	Delegated	Grant	19-12-2023
2023/2911	87 Leonard Street, EC2A 4QS	Full Planning Permission	Installation of an extraction system and associated flue to the rear of the building.	Livi Whyte	Hoxton East and Shoreditch	Delegated	Refuse	13-02-2024
2021/2878	Anna Lomax Ltd, Unit 7, Canalside Studios, 2 - 4 Orsman Road, N1 5FB	Removal/Variation of Condition(s)	Variation of condition 3 (Opening Hours) attached to planning permission 2019/1858 dated 13/09/201 to extend hours from 08:00 to 22:00 Monday to Saturday and 08:00 to 21:00 on Sundays to 08:00 to 23:59 Monday to Sunday and Bank Holiday.	Micheal Garvey	Hoxton East and Shoreditch	Delegated	Refuse	15-12-2023
2023/2580	Art Buro, 73 Rivington Street, EC2A 3AY	Advertisement Consent	Removal of existing hanging projecting sign and replace with new hanging projecting sign and new retractable awning.	Micheal Garvey	Hoxton East and Shoreditch	Delegated	Granted - Standard Conditions	18-01-2024
2023/2562	Art Buro, 73 Rivington Street, EC2A 3AY	Full Planning Permission	Replacing existing ground floor front window with new window and replace existing ground floor front door with new door	Micheal Garvey	Hoxton East and Shoreditch	Delegated	Granted - Standard Conditions	08-02-2024



Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2197	Britannia Leisure Centre (including car park and hard courts) adjacent to Hyde Road and Pitfield Street N15 JU; land on the corner of Penn Street and Bridport Place; and other land within Gopsall Street, Northport Street and Shoreditch Park (including, but not limited to, Grange Street).	Discharge of Condition	Submission of partial details pursuant to condition 31a (Buildings H4, H5 and H6 only, sound insulation) attached to planning permission 2021/3335 dated 08/04/2022.	Nick Bovaird	Hoxton East and Shoreditch	Delegated	Grant	19-12-2023
2023/2732	By The Bridge, 283a Kingsland Road, E2 8AS	Removal/Variation of Condition(s)	Variation of condition 4 (Hours of Opening) attached to planning permission ref 2016/2589 dated 06/11/2016 to extend the opening hours at the internal ground floor. The variation would allow opening hours of Sunday – Wednesday: 08:00 – 00:00 & Thursday – Saturday: 08:00 – 02:00.	Jonathan Bainbridge	Hoxton East and Shoreditch	Delegated	Grant	25-01-2024
2023/2689	Former St Michael and All Angels Church, Mark Street, London EC2A 4QX	Discharge of Condition	Submission of details pursuant to condition 21 (Sustainable Urban Drainage) attached to planning permission 2021/0537 dated 16/11/2021.	Nick Bovaird	Hoxton East and Shoreditch	Delegated	Grant	03-01-2024
2023/2056	Former St Michael and All Angels Church, Mark Street, London EC2A 4QX	Discharge of Condition	Submission of details pursuant to condition 17 (Demolition and Construction Management Plan) attached to planning permission 2021/0537 dated 16/11/2021.	Nick Bovaird	Hoxton East and Shoreditch	Delegated	Grant	03-01-2024
2023/2539	Ground Floor, 5 Hoxton Market, N1 6HG	Full Planning Permission	Change of use from a restaurant (Use Class E) to ancillary student accommodation (Sui Generis) and associated works, including the installation of an air source heat pump.	Jessica Neeve	Hoxton East and Shoreditch	Delegated	Granted - Extra Conditions	20-02-2024
2023/2753	Iceland Foods Ltd, 209 Hoxton Street, N1 5LG	Discharge of Condition	Submission of details pursuant to conditions 7 (Solar PV) and 8 (Glazing) of 2020/4110.	James Bellis	Hoxton East and Shoreditch	Delegated	Grant	19-02-2024
2023/1833	Land between Gopsall Street, Mawson Court, Grange Street and Phase 2B (Buildings H3 and H4) of the Britannia Redevelopment Project	Full Planning Permission	Erection of extension to existing bin store; landscaping to include new boundary walls and gates, removal of existing stair to north, raised site levels, landscape planting and erection of stair to south; removal of public access.	Nick Bovaird	Hoxton East and Shoreditch	Delegated	Granted - Extra Conditions	03-01-2024
2023/2923	London Metropolitan University, 35 Kingsland Road, E2 8AA	Certificate of Lawful Development Existing/Proposed	Certificate of lawful development for the proposed use of the building for continued education use (F1).	Erin Glancy	Hoxton East and Shoreditch	Delegated	Grant	13-02-2024
2023/2399	Outside 231 Kingsland Road, E2 8AN	Advertisement Consent	Advertisement consent for a Free-Standing Advertising CIP unit featuring double-sided digital displays	Erin Glancy	Hoxton East and Shoreditch	Delegated	Refuse	22-01-2024
2023/2217	Patient Catering Services, Mary Seacole Nursing Home, 39 Nuttall Street, N1 5JS	Works to a Tree in Conservation Area Notification	T1 London plane Platanus x hispanica Re pollard to most recent reduction 4m from branch ends T2 London plane Platanus x hispanica Re pollard to most recent reduction 4m from branch ends T3 False acacia Robinia pseudoacacia Remove deadwood Lift to 4.5 m T4 Whitebeam Sorbus aria Remove deadwood Reduce back from building 1.5m clearance Lift to 3m T5 Whitebeam Sorbus aria Remove deadwood Reduce back from building 1.5m clearance Lift to 3m T6 Whitebeam Sorbus aria Remove deadwood Reduce back from building 1.5m clearance Lift to 3m T7 Whitebeam Sorbus aria Remove deadwood Reduce back from building 1.5m	Eugene McGee	Hoxton East and Shoreditch	Delegated	No Objection	22-01-2024
2023/2785	Queen Of Hoxton, 1 - 5 Curtain Road, EC2A 3JX	Non-Material Amendment	Non-material amendment following a grant of planning permission 2023/2082 to lower the opening panel of approved windows	Laurence Ackrill	Hoxton East and Shoreditch	Delegated	Grant	18-12-2023
2023/2486	Quick House, 65 Clifton Street, EC2A 4JE	Discharge of Condition	Submission of details pursuant to condition 21 (Ecology management plan) attached to planning permission 2019/0462 dated 30/06/2020	James Bellis	Hoxton East and Shoreditch	Delegated	Grant	19-02-2024
2023/2007	Quick House, 65 Clifton Street, EC2A 4JE	Discharge of Condition	Submission of details pursuant to condition 17 (Overlooking mitigation) attached to planning permission 2019/0462 dated 30/06/2020	Louise Prew	Hoxton East and Shoreditch	Delegated	Grant	19-12-2023

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1822	1 - 5 Shepherdess Walk, N1 7QE	Listed Building Consent	Replacement of six single-glazed timber framed windows and a door to rear elevation, repairs to remaining windows, painting of railings, repairs to rainwater goods, masonry and brickwork.	Livi Whyte	Hoxton West	Delegated	Granted - Standard Conditions	19-12-2023
2023/1795	1 - 5 Shepherdess Walk, N1 7QE	Full Planning Permission	Replacement of 6 rear single-glazed timber framed windows and a rear door	Livi Whyte	Hoxton West	Delegated	Granted - Standard Conditions	19-12-2023
2023/2960	127 Shepherdess Walk, N1 7QA	Works to a Tree in Conservation Area Notification	T1 - Reduce the neighbours Lilac tree back to the boundary line of 125, 2 Branches to be reduced by about 2 meters Trees can be seen from the rear of the property in the estate	Eugene McGee	Hoxton West	Delegated	No Objection	22-01-2024
2023/2142	17-33 Westland Place, N1 7LP	Advertisement Consent	Installation of internally illuminated vertical projecting sign, internally illuminated horizontal solid letters on top of the entrance canopy parallel to the west façade, and plaque sign to right of entrance.	Matthew Hollins	Hoxton West	Delegated	Refuse	20-12-2023
2023/2714	17-33 Westland Place, N1 7LP	Discharge of Condition	Submission of details pursuant to condition 8 (Air quality management plan) of planning permission ref 2019/1733 dated 14/02/2020	Alix Hauser	Hoxton West	Delegated	Grant	14-02-2024
2023/2471	209 - 211 City Road, EC1V 1JN	Full Planning Permission	Shopfront alterations comprising installation of new cladding at ground floor level	Danny Huber	Hoxton West	Delegated	Refuse	18-01-2024
2023/2291	209 - 211 City Road, EC1V 1JN	Advertisement Consent	Installation of 2 x non illuminated fascia signs	Danny Huber	Hoxton West	Delegated	Grant	15-01-2024
2022/1657	209-211 City Road, EC1V 1JT	Full Planning Permission	Erection of a single storey roof extension to facilitate the creation of 143sqm of office floorspace (Class E), extension of existing staircase and lift core and upgrade to existing building services within new enclosure.	Danny Huber	Hoxton West	Delegated	Granted - Standard Conditions	13-02-2024
2023/2640	5 Godwin Close, N1 7HY	Certificate of Lawful Development Existing/Proposed	Proposed replacement of windows with anthracite grey aluminum windows of the same overall size and shape and replacement of existing door.	Livi Whyte	Hoxton West	Delegated	Grant	18-01-2024
2023/2047	53 Shepherdess Walk, N1 7QE	Works to a Tree in Conservation Area Notification	Rear garden with side access T1 - 58DBH Field Maple - Fell to ground level and treat the stump to prevent regrowth	Leif Mortensen	Hoxton West	Delegated	No Objection	22-01-2024
2023/2755	Basement And Ground Floor, 73 Nile Street, N1 7RD	Advertisement Consent	Installation of 3no. internally illuminated fascia signs and 1no. internally illuminated projecting sign	Laurence Ackrill	Hoxton West	Delegated	Grant	20-02-2024
2023/2272	Basement And Ground Floor, 73 Nile Street, N1 7RD	Full Planning Permission	Retention of change of use of ground floor from E(b) (restaurant/café) to mixed use E(b) / Sui Generis (restaurant and café/ hot food takeaway), retention of commercial kitchen (Sui Generis) at basement level and associated shop front alterations and ventilation/ extraction flue and louvre vent.	Laurence Ackrill	Hoxton West	Delegated	Refuse	20-02-2024
2021/2025	Flat 1, Prince Arthur Mews, 49a Brunswick Place, N1 6EB	Full Planning Permission	Formation of a roof terrace at main roof level; erection of a balustrade and boundary fence; replacement of a roof light with an openable roof light for access; installation of timber decking and planters	Danny Huber	Hoxton West	Delegated	Granted - Standard Conditions	19-02-2024
2023/2958	Flat C, 121 Shepherdess Walk, N1 7QA	Works to a Tree in Conservation Area Notification	T1 - Reduce the Cherry tree by about 20% removing no more than 2 meters growth all round forming the tree into a rounded shape. We will be leaving appropriate growth points at the ends of the branches Tree can be seen from the rear of the property in the estate	Leif Mortensen	Hoxton West	Delegated	No Objection	22-01-2024
2023/0444	Marten House, 39 - 47 East Road, N1 6AH	Discharge of Condition	Submission of details pursuant to condition 25 (Archaeology) of planning permission 2021/3294 dated 7 October 2022	Nick Bovaird	Hoxton West	Delegated	Grant	19-02-2024
2023/2578	1 Ashenden Road, E5 0DP	Certificate of Lawful Development Existing/Proposed	Proposed erection of an L-shaped rear roof extension and the installation of three front roof lights.	Jonathan Bainbridge	Kings Park	Delegated	Grant	19-12-2023
2023/2730	108 Glyn Road, E5 0JE	Householder Planning	Proposed works: Erection of a single-storey side infill extension.	Jessica Neeve	Kings Park	Delegated	Granted - Extra Conditions	18-01-2024
2023/2916	12 Trehurst Street, E5 0EB	Certificate of Lawful Development Existing/Proposed	Proposed erection of an L-shaped rear roof extension and the installation of three front roof lights.	Jonathan Bainbridge	Kings Park	Delegated	Grant	16-02-2024

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2023/2829	14 Tower Mews, E5 0ES	Discharge of Condition	Submission of details pursuant to condition 3 (materials) attached to planning permission ref 2023/0516 dated 21/06/2023	Danny Huber	Kings Park	Delegated	Grant	08-02-2024
2023/0614	143 Elderfield Road, E5 0AY	Certificate of Lawful Development Existing/Proposed	Existing use of the property as two self-contained residential units (use Class C3)	Matthew Hollins	Kings Park	Delegated	Refuse	23-01-2024
2023/2898	27 Adley Street, E5 0DY	Full Planning Permission	Replacement of existing windows, replacement of window with door, canopy to rear door all to ground floor. Replacement fencing and gates to front and rear gardens and new bin store.	Livi Whyte	Kings Park	Delegated	Granted - Standard Conditions	12-02-2024
2023/2694	44 Adley Street, E5 0DY	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate (Proposed) for the erection of a side/rear dormer and the installation of 2x front rooflights	Thomas Russell	Kings Park	Delegated	Grant	17-01-2024
2023/2693	44 Adley Street, E5 0DY	Householder Planning	Erection of ground floor side/rear extension; Installation of 1x rooflight above outrigger feature. (AMENDED)	Thomas Russell	Kings Park	Delegated	Granted - Extra Conditions	17-01-2024
2023/2563	9 Symington Mews, E9 6BG	Householder Planning	Erection of a rear roof dormer extension; insertion of three rooflights to the front roof slope	Danny Huber	Kings Park	Delegated	Granted - Standard Conditions	21-12-2023
2023/2799	9 Tower Mews, E5 0ES	Householder Planning	Proposed works: Conversion of garage into workshop/habitable room.	Jessica Neeve	Kings Park	Delegated	Granted - Extra Conditions	21-02-2024
2023/2834	106 Chatsworth Road, E5 0LS	Householder Planning	Erection of a single storey rear extension at upper ground floor level	Danny Huber	Lea Bridge	Delegated	Granted - Standard Conditions	14-02-2024
2023/2636	14 Atherden Road, E5 0QP	Certificate of Lawful Development Existing/Proposed	Existing use of six studio units contained within one building (use class C3).	Livi Whyte	Lea Bridge	Delegated	Grant	16-02-2024
2023/2707	140 Chatsworth Road, E5 0LT	Discharge of Condition	Submission of details pursuant to condition 6 (waste storage) attached to permission 2022/1162 dated 06/10/2023	Danny Huber	Lea Bridge	Delegated	Refuse	18-01-2024
2023/1035	147 Powerscroft Road, E5 0PR	Full Planning Permission	Erection of mansard-style roof extension	Danny Huber	Lea Bridge	Delegated	Granted - Standard Conditions	15-02-2024
2023/2839	22 Elmcroft Street, E5 0SQ	Certificate of Lawful Development Existing/Proposed	Certificate of lawfulness for a proposed rear dormer roof extension and insertion of front elevation rooflights	Laurence Ackrill	Lea Bridge	Delegated	Grant	05-02-2024
2023/2838	22 Elmcroft Street, E5 0SQ	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, 2.95m eaves height, and 3.3m maximum height.	Laurence Ackrill	Lea Bridge	Delegated	Grant	23-01-2024
2023/2794	40 Gunton Road, E5 9JS	Householder Planning	Installation of External Wall Insulation and a render finish to the front elevation, and reinstatement of existing facade features; a secure bike box accessed from the front with double hinged sliding doors and with planter on top, adjacent to the boundary.	Livi Whyte	Lea Bridge	Delegated	Refuse	26-01-2024
2023/2220	42 Blurton Road, E5 0NL	Full Planning Permission	Conversion of two flats into a single dwelling house. Demolition and part replacement of existing side/rear extension. Alterations to front step, new steps to lower ground floor rear	Micheal Garvey	Lea Bridge	Delegated	Granted - Extra Conditions	15-12-2023
2023/2758	42 Lea Bridge Road, E5 9QD	Prior Notification - Larger Home Extension	Erection of a side rear extension at ground floor.	Jessica Neeve	Lea Bridge	Delegated	Refuse	15-01-2024
2023/2817	49 Thistlewaite Road, E5 0QG	Discharge of Condition	Submission of details pursuant to condition 5 (Groundwater Flooding) attached to planning permission 2021/1343 dated 24-06-2021.	Erin Glancy	Lea Bridge	Delegated	Grant	15-01-2024
2023/2697	4A Powerscroft Road, E5 0PU	Full Planning Permission	Proposed works: Erection of a rear side infill extension at ground floor; the replacement of the existing kitchen window on the rear elevation with bi-fold doors; and the replacement of the existing bedroom window on the rear elevation with a larger timber double glazed unit.	Jessica Neeve	Lea Bridge	Delegated	Granted - Extra Conditions	17-01-2024

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2023/2010	60 Detmold Road, E5 9NJ	Prior approval - Enlargement of a Dwellinghouse	Prior approval for the erection of an additional storey to provide two additional bedrooms.	Jessica Neeve	Lea Bridge	Delegated	Refuse	21-12-2023
2023/2712	60 Rushmore Road, E5 0EX	Certificate of Lawful Development Existing/Proposed	Rear roof extension over outrigger; and outbuilding in rear garden.	Jessica Neeve	Lea Bridge	Delegated	Grant	18-01-2024
2023/2501	60 Thistlewaite Road, E5 0QQ	Certificate of Lawful Development Existing/Proposed	Proposed rear roof extension and insertion of 3 x roof lights to front roof slope.	Livi Whyte	Lea Bridge	Delegated	Grant	21-12-2023
2023/2499	60 Thistlewaite Road, E5 0QQ	Householder Planning	Erection of a rear roof extension.	Livi Whyte	Lea Bridge	Delegated	Granted - Standard Conditions	21-12-2023
2023/2033	61 Rushmore Road, E5 0EX	Householder Planning	Retrospective application for a hidden mansard roof extension	James Clark	Lea Bridge	Delegated	Grant	08-01-2024
2023/2579	80 Gunton Road, E5 9JS	Householder Planning	Alterations to existing outbuilding to facilitate reduction in size	Erin Glancy	Lea Bridge	Delegated	Grant	13-02-2024
2023/2609	9 Newick Road, E5 0RP	Full Planning Permission	Erection of a rear dormer roof extension; insertion of 3 x rooflights to front roof slope	Danny Huber	Lea Bridge	Delegated	Refuse	08-01-2024
2023/2757	98 Rushmore Road, E5 0EX	Householder Planning	Proposed erection of a single-story side infill extension to the ground floor.	Jonathan Bainbridge	Lea Bridge	Delegated	Grant	07-02-2024
2023/2392	Basement Flat, 3 Glenarm Road, E5 0LY	Full Planning Permission	Erection of a single storey outbuilding in the rear garden.	Erin Glancy	Lea Bridge	Delegated	Grant	31-12-2023
2023/2905	Chicken Lickin 74 Chatsworth Road, E5 0LS	Certificate of Lawful Development Existing/Proposed	Existing use of the premises as a HMO (use class C4).	Jessica Neeve	Lea Bridge	Delegated	Grant	13-02-2024
2023/2480	Flank Wall, 28 Upper Clapton Road, E5 8BQ	Advertisement Consent	Replacement of existing internally illuminated digital advertisement display with a new internally illuminated digital advertisement display.	Laurence Ackrill	Lea Bridge	Delegated	Grant	20-12-2023
2023/2812	J & J Confectionery Ltd, 140 Chatsworth Road, E5 0LT	Non-Material Amendment	Non material amendment to planning permission ref 2022/1162 dated 06/10/2023 comprising alterations to front door, cycle storage, front boundary treatment and window material	Danny Huber	Lea Bridge	Delegated	Refuse	26-01-2024
2023/2859	10 Croston Street, E8 4PQ	Certificate of Lawful Development Existing/Proposed	Lawful development certificate for the erection of a two-storey infill extension.	Catherine Nichol	London Fields	Delegated	Refuse	20-02-2024
2023/2203	101 Middleton Road, E8 4LN	Householder Planning	Erection of a single storey timber garden studio and shed storage for ancillary residential purposes.	Catherine Nichol	London Fields	Delegated	Granted - Standard Conditions	22-01-2024
2023/2279	106 Mapledene Road, E8 3LL	Works to a Tree in Conservation Area Notification	Rear Garden : T1 - Douglas Fir, Psuedotsuga Menziesii. Fell to ground level due to weak branch structure and inappropriate location of tree	Leif Mortensen	London Fields	Delegated	No Objection	22-01-2024
2023/2804	10a Appleby Road, E8 3ET	Householder Planning	Erection of a single storey ground floor rear/side extension, elevational alterations comprising alterations to windows, insertion of new windows, rooflights, infill garage door with wall, replacement cladding, landscaping works	Danny Huber	London Fields	Delegated	Granted - Standard Conditions	26-01-2024
2023/2597	11 Albion Drive, Hackney, London, E8 4LX	Works to a Tree in Conservation Area Notification	T1 - Front garden - Horse chestnut - reduce to most recent points, 1 -2 m from branch ends	Eugene McGee	London Fields	Delegated	No Objection	29-01-2024
2023/1565	116 Mapledene Road, E8 3LL	Discharge of Condition	Submission of details pursuant to condition, 3 (Suds) 4 (Materials), 5 (Windows & door) attached to planning permission 2022/0214 dated 11/05/2022	Micheal Garvey	London Fields	Delegated	Grant	19-01-2024

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2023/2277	122 Forest Road, E8 3BH	Works to a Tree in Conservation Area Notification	Back garden T1 - myrtle shrub (2m) - take down to ground level. T2 - oleander tree (3m) - reduce height by approximately 1.5m. T3 - olive tree (5m) - reduce height by approximately 2m. T4 - wattle tree (5m) - reduce height by approximately 2m. T5 - Japanese holly shrub (1m) - take down to ground level. T6 - bamboo group (2m) - take down to ground level. T7 - yucca (2m) - take down to ground level. T8 - bean tree (2m) - take down to ground level. T9 - privet shrub (1.5m) - take down to ground level. T10 - golden bamboo group (4m) - reduce height to top of white wall behind, approximately 3m from ground level. T11 - black bamboo group (3m) - take down to ground level. T12 - green bamboo group (4m) - take down to ground level. T13 - dead birch tree (4m) - take down to ground level. T14 - peony shrub (2m) - take down to ground level. T15 - fig tree (3m) - take down to ground level. T16 - oakleaf hydrangea shrub (2m) - take down to ground level. T17 - fatsia shrub (2m) - take down to ground level. T18 - strawberry tree (2m) - take down to ground level. T19 - loquat tree (4m) - reduce crown by approximately 0.5m. T20 - Portuguese laurel tree (6m) - trim with hedge cutters. Front garden T21 - ceanothus tree (1.5m) - take down to ground level. T22 - fatsia shrub (1m) - take down to ground level. T23 - fatsia shrub (1m) - take down to ground level. T24 - sarcococca shrub (1m) - take down to ground level. T25 - euphorbia shrub (1m) - take down to ground level. T26 - laurel, red currants & pyracantha (3m) - trim back towards boundary	Eugene McGee	London Fields	Delegated	No Objection	22-01-2024
2023/2331	123 Middleton Road, E8 4LL	Works to a Tree in Conservation Area Notification	Turkey Oak (Quercus cerris), approx. 15m tall Located in far NW corner of rear garden Total removal	Eugene McGee	London Fields	Delegated	No Objection	22-01-2024
2023/2929	136 Middleton Road, E8 4LP	Works to a Tree in Conservation Area Notification	London Plane (T1 ) - reduce crown by up to 5m on all aspects.	Leif Mortensen	London Fields	Delegated	No Objection	22-01-2024
2023/0985	154 Richmond Road, E8 3HN	Householder Planning	Excavation of basement and front lightwell; erection of single storey rear extension with solar photovoltaic panels to roof; erection of dormer extension; installation of rooflight to rear outrigger; erection of bicycle and bin store to front elevation; replacement timber framed windows, resurfacing of driveway and boundary treatment to front elevation.	Matthew Hollins	London Fields	Delegated	Granted - Standard Conditions	22-12-2023
2023/2526	157 Middleton Road, E8 4LL	Householder Planning	Dormer on rear roof slope for loft conversion	Livi Whyte	London Fields	Delegated	Refuse	21-12-2023
2023/2627	16 Albion Drive, E8 4ET	Works to a Tree in Conservation Area Notification	The tree is an ash leaved maple in the front garden of 16 Albion Drive The work will reduce crown by 25-30 percent or 3-4 metres and then the remainder of the tree will be shaped (it is currently rather uncared for). The goal is to provide clearance to front of property and to stop leaves from clogging the gutters on the roof (access is difficult and the water pours down the front of the house in rainstorms when clogged).	Leif Mortensen	London Fields	Delegated	No Objection	31-01-2024
2023/2405	16 Beck Road, E8 4RE	Householder Planning	Proposed erection of a single storey side return extension including the creation of a courtyard, the erection of a full width dormer to the existing second floor rear roof slope and the addition of two new conservation style rooflights to the front roof slope; together with the replacement of existing UPVC windows with timber sash double glazed windows to the front elevation.	Erin Glancy	London Fields	Delegated	Grant	10-01-2024
2023/1214	178 Richmond Road, E8 3HN	Householder Planning	Installation of 2x external air conditioning unit and acoustic enclosure in rear garden (AMENDED)	Thomas Russell	London Fields	Delegated	Granted - Extra Conditions	19-02-2024
2023/1393	19 London Lane, E8 3PR	Full Planning Permission	Erection of two storey rear extension with roof terrace at first floor rear	Micheal Garvey	London Fields	Delegated	Granted - Extra Conditions	16-02-2024
2023/2764	1a London Fields West Side, E8 3EU	Discharge of Condition	Submission of details pursuant to condition 11 (Contamination) of planning permission 2018/0139, dated 12 June 2018	Laurence Ackrill	London Fields	Delegated	Grant	05-01-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2934	2-18 Warburton Road, E8 3FN	Discharge of Condition	Submission of partial details relating to Condition 21 Part B only (Air Quality: Report demonstrating implementation) of planning permission 2018/4172 dated 3 December 2019.	Nick Bovaird	London Fields	Delegated	Grant	19-02-2024
2023/0575	246 Queensbridge Road, E8 3NB	Discharge of Condition	Submission of details pursuant to Condition 6 (Flood Construction Details) attached to planning permission reference 2021/2292 dated 01/10/2021.	Matthew Hollins	London Fields	Delegated	Grant	13-02-2024
2023/0563	246 Queensbridge Road, E8 3NB	Discharge of Condition	Submission of details pursuant to Conditions 5 (SUDS) attached to planning permission ref 2021/2292 dated 01/10/2021.	Matthew Hollins	London Fields	Delegated	Grant	13-02-2024
2023/2558	248 Queensbridge Road, E8 3NB	Householder Planning	Removal of rear window and installation of new first floor rear window and replacement of existing doors with new doors to rear elevation	Micheal Garvey	London Fields	Delegated	Granted - Extra Conditions	15-01-2024
2023/2326	25 Albion Drive, E8 4LX	Works to a Tree in Conservation Area Notification	T1, T2, Apples, reduce to previous points, approx. 0.5m T4, Plum, reduce to previous points, approx. 0.5m T5 - T9 Birch, crown lift to 3.5m All works are cyclical maintenance.	Eugene McGee	London Fields	Delegated	No Objection	22-01-2024
2024/0033	27 London Lane, E8 3PR	Works to Tree with Preservation Order	Tree location - front garden T1, T2, T3, T4 - Approx. H18 S12 50+DBH Plane Remove all regrowth formed since last works (approx. 3m) back to old pruning points as per previous practice to leave a bare framework for future management Tree work is to be undertaken to remove dead branches to improve form and increase safety in accordance with good arboriculture practice and maintain the future wellbeing and growth of the trees.	Leif Mortensen	London Fields	Delegated	Grant	22-01-2024
2023/2780	2a Gayhurst Road, E8 3EH	Householder Planning	Erection of single-storey extension and balcony at first floor level.	Matthew Hollins	London Fields	Delegated	Refuse	26-01-2024
2023/2059	33 Albion Drive, E8 4LX	Works to a Tree in Conservation Area Notification	Gladitsia that I planted about 15 years ago. Structural engineer appointed by our buildings insurance company has advised that subsidence affecting our property is likely to be arising from this tree, and has advised removal.	Leif Mortensen	London Fields	Delegated	No Objection	22-01-2024
2023/2058	33 Albion Drive, E8 4LX	Works to a Tree in Conservation Area Notification	Removal of three ornamental cherry trees that I planted in the front garden of 33 Albion Drive about 5 years ago. we have been advised by the structural engineer that they should be removed as they are likely causing, or contributing to, subsidence affecting the house. Numbers 2, 3 and 4 on the sketch plan.	Leif Mortensen	London Fields	Delegated	No Objection	22-01-2024
2023/2389	35 London Lane, E8 3PR	Discharge of Condition	Submission of details pursuant to conditions 6 (Groundwater Flooding) & 7 (Drainage) of planning permission 2021/1211, dated 15 May 2023	Laurence Ackrill	London Fields	Delegated	Grant	15-01-2024
2023/2385	35 London Lane, E8 3PR	Discharge of Condition	Submission of details pursuant to condition 5 (Construction Management Plan) of planning permission 2021/1211, dated 08 June 2023	Laurence Ackrill	London Fields	Delegated	Grant	26-01-2024
2023/0365	460 Kingsland Road, E8 4AE	Full Planning Permission	Extension of existing basement (sui generis) and subdivision of existing property into 3x takeaway restaurants (sui generis) and 3 x shops (use class E). Replacement of flat roof over existing conservatory and insertion of 4 x slim frame skylights	Catherine Nichol	London Fields	Delegated	Refuse	26-01-2024
2023/2112	47 Bocking Street, E8 3GL	Householder Planning	Proposed erection of a ground floor extension and a first floor side extension	Jonathan Bainbridge	London Fields	Delegated	Refuse	18-01-2024
2024/0071	48 Grand Union Crescent, E8 4TR	Non-Material Amendment	Non-material amendment to planning permission 2022/0136 granted 28/03/2022 the erection of rear extension at ground floor level; erection of rear roof dormer with associated side extension at third floor level; installation of rooflights, replacement of windows and installation of bin store in front garden. Extent of variation is to amend the fenestration details of the approved dormer extension and materiality of the dormer extension.	Erin Glancy	London Fields	Delegated	Grant	13-02-2024
2023/2795	492 - 494 Kingsland Road, E8 4AE	Certificate of Lawful Development Existing/Proposed	Existing use of property as 17 self contained residential units.	Laurence Ackrill	London Fields	Delegated	Grant	05-02-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2305	5 Greenwood Road, E8 1AB	Discharge of Condition	Submission of details pursuant to conditions 3 (drainage) and 4 (flooding) attached to planning permission 2022/1797 dated 07/11/2022 for the demolition of existing rear ground floor extension and erection of replacement ground floor rear and side infill extensions. The installation of front roof lights, erection of rear dormer extension and excavation to provide extended basement and rear lightwell.	Jonathan Bainbridge	London Fields	Delegated	Grant	15-01-2024
2023/1128	50 Lamb Lane, E8 3PJ	Discharge of Condition	Submission of details pursuant to conditions 3 (materials) attached to planning permission ref 2018/4713 dated 18/10/2019.	Catherine Nichol	London Fields	Delegated	Grant	06-02-2024
2023/2920	54 Gayhurst Road, E8 3EL	Works to a Tree in Conservation Area Notification	T1 - Prunus species - purple leaved - reduce back to most recent point - 2 - 3 m from branch ends	Leif Mortensen	London Fields	Delegated	No Objection	22-01-2024
2023/2118	6 Wilman Grove, E8 3ES	Works to Tree with Preservation Order	T1 - Sycamore tree. Requires crown reduction to previous points to contain size and spread and keep tree proportionate to surroundings as the tree growing in close proximity to house and infrastructure	Eugene McGee	London Fields	Delegated	Grant	22-01-2024
2023/2365	70 Albion Drive, E8 4LX	Works to a Tree in Conservation Area Notification	Rear garden T1 - Almond tree (Prunus dulcis) - Dismantle and remove tree, grind stump to below ground level; The tree has become diseased or is otherwise failing to thrive despite attempts to improve and treat it. Will be replaced with a silver birch, which is more suited to the environment.	Eugene McGee	London Fields	Delegated	No Objection	22-01-2024
2023/2164	72 Lavender Grove, E8 3LS	Works to a Tree in Conservation Area Notification	T1-Birch (Betula utilis) (8m) - rear garden - left hand boundary- reduce crown by approximately 2 metres.	Eugene McGee	London Fields	Delegated	No Objection	22-01-2024
2024/0086	8 - 10 Westgate Street, E8 3RN	Non-Material Amendment	Non-material amendment to planning application 2022/1861 granted 18/01/2023 for the construction of a mansard extension, retaining rear terrace, together with external refurbishment work including replacement of windows and reinstatement of original features together with second floor extensions to rear of number 10 and second floor link extension to number 8. Extent of amendment installation of automatic opening vent in rear facade at second floor level of No.8 Westgate Street.	Erin Glancy	London Fields	Delegated	Grant	13-02-2024
2024/0084	8 - 10 Westgate Street, E8 3RN	Non-Material Amendment	Non-material amendment to planning application 2022/1861 granted 18/01/2023 for the construction of a mansard extension, retaining rear terrace, together with external refurbishment work including replacement of windows and reinstatement of original features together with second floor extensions to rear of number 10 and second floor link extension to number 8. Extent of amendment installation of composite aluminium framed windows within rear courtyards to 8 & 10 Westgate Street.	Erin Glancy	London Fields	Delegated	Grant	13-02-2024
2023/2454	86 Albion Drive, E8 4LY	Works to a Tree in Conservation Area Notification	The tree is a magnolia situated within a garden plot that it has now outgrown. It requires regular, extremely expensive pruning to keep it under control. Over the years, pruning has caused the tree's foliage to become increasingly dense, to the point that the canopy has now become impenetrable and is severely restricting the light entering the front of the property. Any pruning required to reduce the tree would need to be drastic and would, frankly, destroy the shape and integrity of the tree. To a certain extent, this has already happened. Further pruning will only exacerbate the situation. We would like Lancaster Gardening, a reputable arborist company, to carry out a complete removal of the tree to enable us to plant species more appropriate for the size of the garden plot, and increase the light into the property. Lancaster Gardening support our application to remove the tree	Eugene McGee	London Fields	Delegated	No Objection	29-01-2024



Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2444	88 Lenthall Road, E8 3JN	Householder Planning	Replacement of existing windows across the property with double-glazed, timber-framed windows; installation of 2x obscure-glazed side windows; alterations to the existing rear extension including installation of metal coping and fascia, and installation of a double-glazed timber door and oriel window; installation of an air source heat pump above three-storey rear outrigger	Thomas Russell	London Fields	Delegated	Granted - Extra Conditions	24-01-2024
2023/2545	Bristow Court, 14 Triangle Road, E8 3RP	Non-Material Amendment	Non material amendment to planning permission ref 2020/0644 dated 20/04/2020 comprising amendments to raise the parapet height at roof level to 1100 for health and safety purposes with freestanding guard rail and fixed rail.	Catherine Nichol	London Fields	Delegated	Refuse	19-02-2024
2023/2502	Flat A, 106 Middleton Road, E8 4LN	Full Planning Permission	Erection of single-storey ground floor rear extension.	Jonathan Bainbridge	London Fields	Delegated	Grant	26-01-2024
2023/2849	Flat A, 67 Malvern Road, E8 3LJ	Householder Planning	Replacement of rear windows and doors at lower and upper ground floor levels	Catherine Nichol	London Fields	Delegated	Granted - Standard Conditions	06-02-2024
2023/2451	Green Island, Basement To Ground Floors, 47 Broadway Market, E8 4PH	Discharge of Condition	Submission of details pursuant to Condition 4 (flood resilience measures) attached to planning permission ref 2023/0847 dated 04/08/2023	Thomas Russell	London Fields	Delegated	Grant	19-02-2024
2023/2418	Kricket Delivery, Railway Arch 369 To 370 Helmsley Place, E8 3SB	Non-Material Amendment	Non-material amendment to planning permission 2018/3662 dated 23/01/2020. Effect of amendment would be to amend the applications description of proposal.	Catherine Nichol	London Fields	Delegated	Grant	19-02-2024
2022/2873	Northside Studios, 16 - 29 Andrews Road, E8 4QF	Discharge of Condition	Submission of details pursuant to condition 3 (Materials) attached to planning permission 2020/1082 dated 23/12/2020	Thomas Russell	London Fields	Delegated	Grant	22-12-2023
2022/1578	Northside Studios, 16 - 29 Andrews Road, E8 4QF	Discharge of Condition	Submission of details pursuant to conditions 7 (Construction management plan) and 15 (Sample Panel) attached to planning permission 2020/1082 dated 23/12/2020	Thomas Russell	London Fields	Delegated	Grant	22-12-2023
2021/3766	Part Of Arch 376, 10 Helmsley Place, E8 3SB	Full Planning Permission	Use of part of premises for light industrial purposes with ancillary public sales area (sui generis use). (retrospective)	Catherine Nichol	London Fields	Delegated	Refuse	29-01-2024
2023/2841	Unit A, 2 Triangle Road, E8 3RP	Discharge of Condition	Submission of details pursuant to conditions 4 (Refuse details) & 5 (Noise insulation) of planning permission 2018/1229, dated 01 June 2018	Laurence Ackrill	London Fields	Delegated	Grant	05-02-2024
2023/2910	Ground Floor Retail Unit, Development Parcel 5.5a, Eastwick Phase 1 Planning Delivery Zone 5, Queen Elizabeth Olympic Park, E20	Adjoining Borough Observations	Notification from LLDC of application 23/00417/AOD for Submission of details to re-discharge LCS0.258 (Plant Noise) already discharged in 20/00445/AOD of planning reference 16/00520/REM dated 8th February 2017 as varied by 17/00668/NMA, 18/00571/NMA, 20/00150/NMA and 20/00373/NMA in so far as it relates to the ground floor retail unit (to be occupied by Tesco) located at Development Parcel 5.5a, which forms part of East Wick Phase 1.	Robert Brew	London Legacy Development Corporation	Delegated	No Objection	03-01-2024
2023/2909	Unit 3a Trafalgar Mews, E9 5JG	Adjoining Borough Observations	Notification from LLDC of application 23/00423/NMA for a non-material amendment to make changes to the staircases; Position of new front door (see drawing P-27); Natural ventilation grille sizes adjusted and minor reduction to the amount of glazing to the new roof top extension this is to meet Building Regulations associated with planning permission 22/00172/FUL date 11 July 2022 in so far as it relates to the Unit 3 Trafalgar Mews.	Robert Brew	London Legacy Development Corporation	Delegated	No Objection	03-01-2024
2023/2912	1 Belgrade Road, N16 8DH	Householder Planning	Increase in the height of the roof ridge; erection of 2x front dormers and a rear dormer; alterations to the roof design over the existing outrigger; erection of a single-storey side/rear extension (AMENDED)	Thomas Russell	Shacklewell	Delegated	Refuse	13-02-2024
2023/2740	1 Stoke Newington Road, N16 8BH	Advertisement Consent	Advertisement consent for a temporary (until 10/09/2024) display of an externally illuminated shroud advertisement.	Erin Glancy	Shacklewell	Delegated	Refuse	25-01-2024
2023/2775	100 Belgrade Road, N16 8DJ	Householder Planning	Erection of single storey glazed infill extension to the rear of the property; and new opening and window at the back of the closet wing at ground floor level.	Livi Whyte	Shacklewell	Delegated	Grant	25-01-2024

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2023/2523	100 Belgrade Road, N16 8DJ	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear dormer to main roof and dormer to rear outrigger, installation of new window to the rear at first floor; installation of two front rooflights at the front.	Livi Whyte	Shacklewell	Delegated	Grant	22-12-2023
2023/2759	2 Millers Terrace, E8 2DP	Discharge of Condition	Submission of details pursuant to Condition 5 (Detailed Drawings) of planning permission 2020/3661 dated 04/08/2023	Matthew Hollins	Shacklewell	Delegated	Refuse	14-02-2024
2023/2489	21 Gateway Mews, E8 2DF	Householder Planning	Demolition of existing structure and erection of new store area. Replacement of existing upper ground floor window with sliding door. Creation of terrace above store. Insertion of rooflight.	Livi Whyte	Shacklewell	Delegated	Granted - Standard Conditions	22-12-2023
2023/0986	3 - 17 Amhurst Terrace, E8 2BT	Non-Material Amendment	Non-material amendment to planning permission 2016/1016 dated 25/10/2019 comprising installation and replacement of fenestration glazing to existing buildings, installation of new doors.	Jonathan Bainbridge	Shacklewell	Delegated	Grant	18-12-2023
2023/2639	38 Palatine Road, N16 8SX	Householder Planning	Erection of a single-storey side infill extension; installation of 11x solar PV panels at roof level	Thomas Russell	Shacklewell	Delegated	Granted - Extra Conditions	11-01-2024
2023/2612	72 Shacklewell Lane, E8 2EY	Works to a Tree in Conservation Area Notification	(Front Garden ) T1 - Lime tree-(4m) crown reduction back to most recent pruning points (approximately 1.5m reduction). T2 and T3- Lime trees-(18m)- crown reduction back to most recent pruning points (approximately 2m reduction). Reduce height of Ivy by 2m. (Rear Garden) T4- Sycamore tree-(18m) remove approximately 4 dead branches.	Leif Mortensen	Shacklewell	Delegated	No Objection	31-01-2024
2023/1605	91 Barretts Grove, N16 8AP	Discharge of Condition	Submission of details pursuant to condition 25 (Overheating) attached to planning permission 2023/1265 dated 19/12/2023.	Alix Hauser	Shacklewell	Delegated	Grant	17-01-2024
2023/1593	91 Barretts Grove, N16 8AP	Discharge of Condition	Submission of details pursuant to condition 13 (SuDS) attached to planning permission 2023/1265 dated 19/12/2023.	Alix Hauser	Shacklewell	Delegated	Grant	17-01-2024
2023/1586	91 Barretts Grove, N16 8AP	Discharge of Condition	Submission of details pursuant to condition 14 (Remedial Action Plan) attached to planning permission 2023/1265 dated 19/12/2023.	Alix Hauser	Shacklewell	Delegated	Grant	17-01-2024
2023/2248	91 Barretts Grove, N16 8AP	Discharge of Condition	Submission of details pursuant to condition 24 (Urban Greening Factor) attached to planning permission 2023/1265 dated 19/12/2023.	Alix Hauser	Shacklewell	Delegated	Grant	17-01-2024
2023/2216	91 Barretts Grove, N16 8AP	Discharge of Condition	Submission of details pursuant to condition 5 (Piling Method Statement) attached to planning permission 2023/1265 dated 19/12/2023.	Alix Hauser	Shacklewell	Delegated	Grant	17-01-2024
2023/1861	91 Barretts Grove, N16 8AP	Discharge of Condition	Submission of details pursuant to condition 20 (Secure By Design) attached to planning permission 2023/1265 dated 19/12/2023.	Alix Hauser	Shacklewell	Delegated	Grant	17-01-2024
2023/1265	91 Barretts Grove, N16 8AP	Removal/Variation of Condition(s)	Variation of conditions 1 (Commencement), 2 (Approved Plans), 9 (Biodiverse Roof), 10 (Bird and Bat Boxes), 11 (Cycle Parking), 12 (Refuse), 13 (Lighting Plan), 15 (SUDS), 19 (Plant Equipment), 20 (Plant Noise), 21 (M4 (3) Dwellings) and 29 (Energy Strategy) and removal of conditions 6 (DCMP), 14 (Infiltration Test), 24 (Written Scheme of Investigation) and 25 (Air Quality Assessment) attached to planning permission 2020/3893 dated 16/03/2023 for 'Demolition of existing garage and construction of three buildings to provide 25 residential units along with associated landscaping' as amended.	Alix Hauser	Shacklewell	Delegated	Granted - Extra Conditions	19-12-2023
2023/2647	Flat A, 85 Princess May Road, N16 8DF	Full Planning Permission	Proposed works: Erection of a rear dormer roof extension.	Jessica Neeve	Shacklewell	Delegated	Granted - Extra Conditions	15-01-2024
2023/2415	O/S No. 92-100, Stoke Newington Road, N16 7XB	Advertisement Consent	Advertisement consent for a Free-Standing Advertising CIP unit featuring a single-sided digital display to replace a recently removed Free-Standing Advertising CIP unit.	James Clark	Shacklewell	Delegated	Refuse	08-01-2024
2023/2631	100 Darenth Road, N16 6ED	Full Planning Permission	Erection of first and second floor side extensions.	Danny Huber	Springfield	Delegated	Granted - Standard Conditions	18-01-2024
2023/2737	124 & 126 Stamford Hill, N16 6QT	Discharge of Condition	Part submission of details pursuant to condition 3 (Materials - Bricks Only) of planning permission 2018/4153, dated 13 June 2019	Laurence Ackrill	Springfield	Delegated	Grant	18-01-2024
2024/0025	13 Leadale Road, N16 6BZ	Discharge of Condition	Submission of details pursuant to condition 3 (Drainage details) of planning permission 2022/2113, dated 13 December 2022	Laurence Ackrill	Springfield	Delegated	Grant	15-02-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2138	13 Leadale Road, N16 6BZ	Removal/Variation of Condition(s)	Variation of condition 1 (approved plans) of planning permission 2022/2113 dated 13/12/2022. The effect of variation would be to increase the depth of the ground floor and basement extensions as well as the lightwell and change the layout of the rear garden.	Laurence Ackrill	Springfield	Delegated	Grant	09-01-2024
2023/2404	146-148 Stamford Hill, N16 6QT	Full Planning Permission	Erection of part ground floor rear extension at No. 146 and joint first-floor rear extensions at No. 146 and 148 together with associated works.	James Clark	Springfield	Delegated	Grant	15-12-2023
2023/2782	16 Hurstdene Gardens, N15 6NA	Householder Planning	Erection of a front and rear dormer, and part single part three storey rear extension of the outrigger	Erin Glancy	Springfield	Delegated	Grant	26-01-2024
2023/0186	22 Castlewood Road, N16 6DW	Full Planning Permission	Construction of a full width upper ground floor (Revised description.)	James Clark	Springfield	Delegated	Granted - Extra Conditions	24-01-2024
2023/2745	24 Alcester Crescent, E5 9PX	Certificate of Lawful Development Existing/Proposed	Erection of outbuilding	Matthew Hollins	Springfield	Delegated	Grant	23-01-2024
2023/2513	24 Sach Road, E5 9LJ	Certificate of Lawful Development Existing/Proposed	Existing use of property as seven self contained residential units.	Laurence Ackrill	Springfield	Delegated	Grant	15-12-2023
2023/0558	268c Stamford Hill, N16 6TU	Full Planning Permission	Demolition and reconstruction of the existing commercial unit along the rear boundary of no. 268, Stamford Hill	Thomas Russell	Springfield	Delegated	Granted - Extra Conditions	17-01-2024
2022/3100	268c Stamford Hill, N16 6TU	Listed Building Consent	Demolition and reconstruction of the existing commercial unit along the rear boundary of no. 268, Stamford Hill	Thomas Russell	Springfield	Delegated	Granted - Extra Conditions	17-01-2024
2023/2488	27 Ravensdale Road, N16 6TJ	Householder Planning	Proposed works: Erection of a ground floor rear infill extension; loft conversion with front dormer; roof lights; and rear dormer.	Jessica Neeve	Springfield	Delegated	Granted - Extra Conditions	19-12-2023
2023/2698	34 Castlewood Road, N16 6DW	Certificate of Lawful Development Existing/Proposed	Certificate of lawfulness for existing front and rear dormer roof extensions	Danny Huber	Springfield	Delegated	Grant	18-01-2024
2023/2747	348-350 Craven Park Road, N15 6AN	Prior approval - Enlargement of a Dwellinghouse	Prior Approval for the addition of a third storey extension (additional floor) on an existing dwellinghouse resulting in a maximum dwelling height of 11.1m.	Livi Whyte	Springfield	Delegated	Refuse	26-01-2024
2023/2615	43 Leadale Road, N16 6DG	Householder Planning	Erection of rear and side extensions at ground and first floor, and side and rear roof extensions to create an additional floor.	Matthew Hollins	Springfield	Delegated	Refuse	22-02-2024
2023/2760	43 Lingwood Road, E5 9BN	Discharge of Condition	Discharge of Condition 4 (SuDS) pursuant to planning permission 2023/2110 dated 03/11/2023	Matthew Hollins	Springfield	Delegated	Grant	26-01-2024
2023/2790	50 Jessam Avenue, E5 9DU	Householder Planning	Roof alterations involving a front, side and rear dormer extension.	Livi Whyte	Springfield	Delegated	Refuse	26-01-2024
2023/2071	54 Clapton Common, E5 9AL	Discharge of Condition	Submission of details pursuant to condition 26 (Blue Badge Parking Design and Management Plan, including tree protection) attached to permission reference 2022/1584 dated 09 January 2023	Nick Bovaird	Springfield	Delegated	Grant	19-12-2023
2023/2067	54 Clapton Common, E5 9AL	Discharge of Condition	Submission of details pursuant to condition 13 (Delivery and Servicing Management Plan) attached to permission reference 2022/1584 dated 09 January 2023	Nick Bovaird	Springfield	Delegated	Grant	03-01-2024
2023/2809	6 Leaside Road, E5 9LU	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate (existing) for the use of 6a Leaside Road as a separate self-contained dwelling.	Erin Glancy	Springfield	Delegated	Grant	13-02-2024
2023/2805	6 Leaside Road, E5 9LU	Certificate of Lawful Development Existing/Proposed	Certificate of lawful development (existing) for the use of 6 Leaside Road as 6 self-contained flats.	Erin Glancy	Springfield	Delegated	Grant	26-01-2024
2023/2547	7 Spring Hill, E5 9BE	Householder Planning	Erection of single storey ground floor rear and side extension	Micheal Garvey	Springfield	Delegated	Granted - Extra Conditions	21-12-2023
2023/2883	9 Muston Road, E5 9LH	Prior Notification - Larger Home Extension	Proposed works: Erection of a rear extension at ground floor, measuring 6m (length) x 3m (height).	Jessica Neeve	Springfield	Delegated	Prior Approval Not Required	25-01-2024
2023/2871	9 Muston Road, E5 9LH	Prior Notification - Larger Home Extension	Proposed works: Erection of a 6m deep ground floor rear extension.	Jessica Neeve	Springfield	Delegated	Grant	22-02-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2629	92 Hillside Road, N15 6NB	Householder Planning	Proposed works: Demolition of part of existing ground floor side extension; erection of a single-storey ground floor extension, including the addition of a sukka roof light.	Jessica Neeve	Springfield	Delegated	Granted - Extra Conditions	10-01-2024
2024/0063	First Floor And Second Floor Flat, 30 Castlewood Road, N16 6DW	Discharge of Condition	Discharge of condition 3 (bee brick and nesting box) attached to planning permission ref 2023/2555 dated 04/01/2014 for the erection of a rear roof extension with a Juliet balcony and insertion of roof lights to the front roof slope.	Jonathan Bainbridge	Springfield	Delegated	Grant	16-02-2024
2023/2555	First Floor And Second Floor Flat, 30 Castlewood Road, N16 6DW	Full Planning Permission	Erection of a rear roof extension with a Juliet balcony and insertion of roof lights to the front roof slope.	Jonathan Bainbridge	Springfield	Delegated	Grant	04-01-2024
2023/1516	Flat 7, 2 Olinda Road, N16 6TL	Certificate of Lawful Development Existing/Proposed	Certificate of lawful development (existing) for the use of Flat 7, Olinda House, as solely residential self-contained unit (Class C3).	Erin Glancy	Springfield	Delegated	Grant	14-02-2024
2023/2346	Leaside Young Mariners Youth Centre, 34 Spring Lane, E5 9HQ	Full Planning Permission	Ground floor entrance extension, with covered external walkway, fence and associated landscape surface works	Catherine Nichol	Springfield	Delegated	Granted - Standard Conditions	22-02-2024
2023/2241	Regent Court, Amhurst Park, N16 5LP	Full Planning Permission	Installation of 2 x side access gates	Danny Huber	Springfield	Delegated	Granted - Standard Conditions	15-01-2024
2023/2256	11 St Kildas Road, N16 5BP	Householder Planning	Erection of single storey ground floor rear extension	Micheal Garvey	Stamford Hill West	Delegated	Granted - Extra Conditions	18-12-2023
2023/2604	133 - 135 Holmleigh Road, N16 5QG	Householder Planning	Demolition of existing ground floor rear extension and the rebuilding of a ground floor extension	Erin Glancy	Stamford Hill West	Delegated	Grant	16-01-2024
2023/2546	14 Heathland Road, N16 5NH	Full Planning Permission	Excavation and construction of a basement extension, with associated boundary alterations and construction of a two storey rear extension along with associated works	Laurence Ackrill	Stamford Hill West	Delegated	Grant	16-02-2024
2022/2406	18 Durley Road, N16 5JS	Full Planning Permission	Conversion of single dwellinghouse into two flats	Catherine Nichol	Stamford Hill West	Delegated	Granted - Standard Conditions	16-02-2024
2023/2275	3 Lordship Park, N16 5UE	Works to a Tree in Conservation Area Notification	Large Sycamore tree at back preventing light and affecting shrubs and planting • Clean to remove all dead, diseased, or crossing branches • Thin 10% of the live branches throughout the canopy to allow more light and air penetration throughout the canopy/ reduce crown density • Reduce the Height and Spread by 3m in height and 2-3m in width to balance and shape • Raise the height of the lower branches TO 3M in order to provide sunlight penetration to the understory and provide clearance Reasons: Multi stemmed, blocking light, poor form, to improve structure and shape, allow light and reduce root activity	Eugene McGee	Stamford Hill West	Delegated	No Objection	22-01-2024
2023/1449	35 Bethune Road, N16 5DA	Full Planning Permission	Erection of a new residential dwelling of 3 storeys plus basement to provide 5 x self contained residential units,with associated private and communal amenity space, cycle and refuse/recycling storage	Catherine Nichol	Stamford Hill West	Delegated	Refuse	21-02-2024
2023/2132	37 Queen Elizabeths Walk, N16 5UG	Householder Planning	Construction of a rear extension together with a roof extension and associated works.	James Clark	Stamford Hill West	Delegated	Grant	05-01-2024
2023/2417	41 Lordship Park, N16 5UN	Works to a Tree in Conservation Area Notification	Trees in Rear garden T3 - Large Sycamore - Deadwood - Sever Ivy 2m from Base T4 - Large Sycamore - Deadwood	Eugene McGee	Stamford Hill West	Delegated	No Objection	29-01-2024
2021/1544	53 Bethune Road, N16 5EE	Full Planning Permission	Erection of single storey ground floor infill extension	Micheal Garvey	Stamford Hill West	Delegated	Granted - Extra Conditions	05-01-2024
2023/2449	6 Durley Road, N16 5JS	Full Planning Permission	Basement and ground floor rear extension with front and rear lightwells	Erin Glancy	Stamford Hill West	Delegated	Refuse	05-01-2024
2023/2632	Flat 2, 206 Lordship Road, N16 5ES	Full Planning Permission	Erection of second floor rear infill extensions with sukkah roof.	Catherine Nichol	Stamford Hill West	Delegated	Granted - Standard Conditions	26-01-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2702	10 Manse Road, N16 7QD	Certificate of Lawful Development Existing/Proposed	The erection of an outbuilding in the rear garden; 5.75m wide, 7.5m deep, 2.45m high.	Jessica Neeve	Stoke Newington	Delegated	Grant	15-01-2024
2023/2178	16 Fleetwood Street, N16 0ND	Householder Planning	Erection of ground-floor side infill extension; erection of ground-floor rear extension; erection of a rear dormer roof extension; installation of a rooflight above two-storey rear outrigger; alterations to fenestrations; excavation at basement level to increase floor-to-ceiling height (AMENDED)	Thomas Russell	Stoke Newington	Delegated	Granted - Extra Conditions	25-01-2024
2023/2022	17 Fleetwood Apartments, 2 Northwold Road, N16 7HG	Certificate of Lawful Development Existing/Proposed	Replacement of existing timber framed windows with uPVC timber effect windows	Matthew Hollins	Stoke Newington	Delegated	Refuse	25-01-2024
2023/2165	17 Foulden Road, N16 7UU	Householder Planning	Proposed works: Erection of a mansard roof extension; and rear ground floor extension.	Jessica Neeve	Stoke Newington	Delegated	Granted - Extra Conditions	12-01-2024
2023/2600	19 Manse Road, N16 7QH	Discharge of Condition	Discharge of conditions 3 (Drainage) & 4 (SUDs) attached to planning permission ref 2022/1726 dated 07/09/2022 for the erection of new rear ground floor side and rear infill extension and ground floor rear extension.	Jonathan Bainbridge	Stoke Newington	Delegated	Grant	04-01-2024
2023/2648	20 Harcombe Road, N16 0SA	Discharge of Condition	Submission of details pursuant to Condition 3 (SUDS) and Condition 4 (Flood Resilience and Resistance) of planning permission reference 2023/1965 dated 18/10/2023	Matthew Hollins	Stoke Newington	Delegated	Grant	23-01-2024
2023/2411	27 Foulden Road, N16 7UU	Discharge of Condition	Submission of details pursuant to Conditions 4 (sustainable drainage) and 5 (flood resilient measures) attached to planning permission ref 2023/1289 dated 26/07/2023	Thomas Russell	Stoke Newington	Delegated	Grant	23-01-2024
2023/2928	30 Farleigh Road, N16 7TH	Householder Planning	Replacement of existing single glazed timber framed windows and doors with new double glazed slimline uPVC framed windows and doors.	Thomas Russell	Stoke Newington	Delegated	Refuse	14-02-2024
2023/2918	30 Harcombe Road, N16 0SA	Householder Planning	Proposed front and rear mansard roof conversion with 2 dormer windows at the front and 2 at the rear, over the main roof of the house.	Laurence Ackrill	Stoke Newington	Delegated	Grant	13-02-2024
2023/2873	30 Harcombe Road, N16 0SA	Certificate of Lawful Development Existing/Proposed	Certificate of lawfulness for a proposed dormer roof extension	Laurence Ackrill	Stoke Newington	Delegated	Grant	15-01-2024
2023/1645	33 Oldfield Road, N16 0RR	Discharge of Condition	Submission of details pursuant to condition 3 & 4 (drainage) pursuant to planning permission 2023/0940 dated 05-07-2023.	Jessica Neeve	Stoke Newington	Delegated	Grant	19-01-2024
2023/2835	41 Rectory Road, N16 7PP	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear roof dormer and outrigger roof extension.	Catherine Nichol	Stoke Newington	Delegated	Refuse	05-02-2024
2023/1805	53a, 53b Brighton Road, N16 8EQ	Full Planning Permission	Joint application at nos 53A and 53B for a single-storey side/rear extension; Erection of first-floor rear extension; Replacement of 2x windows at first-floor level and 1x window at second-floor along front elevation; Replacement of 1x window at first-floor level and 1x window at second-floor level along rear elevation (AMENDED)	Thomas Russell	Stoke Newington	Delegated	Granted - Extra Conditions	22-01-2024
2023/1862	55 Dynevor Road, N16 0DL	Certificate of Lawful Development Existing/Proposed	Lawful Development Certificate (Existing) for the use of the roof of the rear extension as a terrace	Thomas Russell	Stoke Newington	Delegated	Refuse	21-12-2023
2023/2728	59 Walford Road, N16 8EF	Householder Planning	Erection of ground floor single storey side/rear extension; loft extension; replacement fenestration and associated works.	Livi Whyte	Stoke Newington	Delegated	Refuse	23-01-2024
2023/1462	63 Harcombe Road, N16 0RX	Full Planning Permission	Demolition of existing rear structures and construction of new extensions at the lower and upper ground floor levels together with a roof terrace at the first-floor level, a front lightwell, a mansard roof extension, works to the front garden, alterations to the fenestration and associated minor works.	Jonathan Bainbridge	Stoke Newington	Delegated	Refuse	09-01-2024
2023/2927	81b Stoke Newington High Street, N16 8EL	Full Planning Permission	Change of use from Beauty Salon (Sui Generis) to Restaurant (Class E).	Catherine Nichol	Stoke Newington	Delegated	Granted - Standard Conditions	16-02-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2188	85 Stoke Newington Church Street, N16 0AS	Works to a Tree in Conservation Area Notification	T1: Cherry (centre of the garden): Reduce back to previous points whilst leaving furnishing growth. T2: Cherry (far right hand corner): Reduce crown by 1.5m. T3: Holly Oak (far left corner): Pollard by 40%.	Eugene McGee	Stoke Newington	Delegated	No Objection	22-01-2024
2023/2879	90 Leswin Road, N16 7ND	Householder Planning	Raise existing roof ridge by 150mm	Erin Glancy	Stoke Newington	Delegated	Grant	07-02-2024
2023/2624	Abney Park Cemetery, 215 Stoke Newington High Street N16 0LH	Discharge of Condition	Submission of details pursuant to conditions 12 (Details of materials), 20 (External pipework) and 21 (External equipment). Submission of details to part discharge conditions 13 (b, d and f) (details of East Entrance), 14 (b) (details of Church Street Entrance), 15 (g, h, i, n) (details of Mortuary Chapel), 16 (a) (Details to be varied & approved post determination) attached to Listed Building Consent 2019/3177 dated 13-11-2019.	Catherine Nichol	Stoke Newington	Delegated	Grant	09-01-2024
2023/2654	Flat B, 46 Manse Road, N16 7QD	Full Planning Permission	Proposed First Floor rear terrace and floor plan redesign.	Livi Whyte	Stoke Newington	Delegated	Granted - Standard Conditions	15-01-2024
2023/2460	1 St Agnes Close, E9 7HS	Works to a Tree in Conservation Area Notification	T1 = TO REDUCE 1 X LONDON PLANE TREE BY 4.0/5.0MTRS OVER ROAD & 3.0/4.0MTRS OVER CAR PARKING BAYS & REMAINS OF THE TREE BY 3.0/4.0MTRS. LIGHT ACCESS GENERAL MAINTENANCE	Eugene McGee	Victoria	Delegated	No Objection	29-01-2024
2023/2621	14 - 18 Shore Road, E9 7TA	Certificate of Lawful Development Existing/Proposed	Certificate of Lawful Development (Existing) for use of 3x self-contained flats within 14-18 Shore Road (AMENDED)	Thomas Russell	Victoria	Delegated	Grant	09-01-2024
2023/2949	174 Victoria Park Road, E9 7HD	Full Planning Permission	Retrospective application for the erection of a single-storey upward outrigger extension at second-floor level; alterations to shopfront; enlargement of 2x front rooflights; enlargement of rear dormer; alterations to fenestrations including installation of double doors along rear elevation at first-floor level	Thomas Russell	Victoria	Delegated	Refuse	20-02-2024
2023/2556	189 Victoria Park Road, E9 7JN	Works to a Tree in Conservation Area Notification	T1 + T2 = 2 X ACACIA TREES TO REDUCE BY CIRCA 2.0/2.5MTRS T3 = TO FELL 1 X DEAD LABURNHAM TREE TO GROUND LEVEL	Leif Mortensen	Victoria	Delegated	No Objection	29-01-2024
2023/2961	37 Penshurst Road, E9 7DT	Householder Planning	Erection of single storey rear extension to lower ground floor	Matthew Hollins	Victoria	Delegated	Granted - Standard Conditions	16-02-2024
2023/2634	38 Southborough Road, E9 7EF	Householder Planning	Part-Retrospective planning for installation of existing AC unit and proposed alterations to include a wooden casing to conceal and insulate AC unit.	Jonathan Bainbridge	Victoria	Delegated	Refuse	15-01-2024
2023/2819	4 Penshurst Road, E9 7DX	Discharge of Condition	Submission of details pursuant to condition 3 (Roof Substrate) & 4 (Surface Water Mitigation) of planning permission 2022/2355, dated 16 November 2022	Laurence Ackrill	Victoria	Delegated	Grant	26-01-2024
2023/2196	73 Victoria Park Road, E9 7NA	Works to a Tree in Conservation Area Notification	T1 - Medium Lime - Repollard by removal of 1-2 meters growth back to pollard head T2 - Medium Lime - Repollard by removal of 1-2 meters growth back to pollard head T3 - Medium Lime - Repollard by removal of 1-2 meters growth back to pollard head T4 - Medium Lime - Repollard by removal of 1-2 meters growth back to pollard head T5 - Medium Lime - Repollard by removal of 1-2 meters growth back to pollard head T6 - Medium Lime - Repollard by removal of 1-2 meters growth back to pollard head T7 - Medium Cherry - Fell & Grind	Eugene McGee	Victoria	Delegated	No Objection	22-01-2024
2023/2587	Flat A, 21 Groombridge Road, E9 7DP	Works to a Tree in Conservation Area Notification	T1 and T2 - front garden - Tilia species - Reduce back to most previous reduction points (not beyond) 3 -4 m from branch ends	Eugene McGee	Victoria	Delegated	No Objection	29-01-2024
2023/2416	Flat A, 22 Church Crescent, E9 7DH	Works to a Tree in Conservation Area Notification	T1: prunus domestica, removal T2: betula pendula, removal	Eugene McGee	Victoria	Delegated	No Objection	29-01-2024

Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/2503	Flat A, 81 Gore Road, E9 7HW	Works to a Tree in Conservation Area Notification	Small Cherry tree in front garden to fell to ground level, Conifer tree in front garden to fell to ground level, reason for these works is tree management.	Leif Mortensen	Victoria	Delegated	No Objection	29-01-2024
2023/2293	Flat B, 112 Victoria Park Road, E9 7JL	Works to a Tree in Conservation Area Notification	T1 + T2 = To Reduce 2 X Lime Trees by 2.0/2.5Mtrs G1 = To Reduce & Face Group of Conifer Tree by 1.5/2.0Mtrs LIGHT ACCESS GENERAL MAINTENANCE	Eugene McGee	Victoria	Delegated	No Objection	22-01-2024
2024/0001	Flat B, 68 Victoria Park Road, E9 7JJ	Works to a Tree in Conservation Area Notification	Tree location – rear garden Access – side access T1 - Approx. H14 S10 46+DBH Lime Crown reduce height and sides by 2-3m (regrowth) Thin 15% Remove deadwood Lift 5m T2 - Approx. H10 S6 28DBH Holly Oak Crown reduce height by 2-3m Reduce laterals by 2m Remove deadwood Lift 4m	Eugene McGee	Victoria	Delegated	No Objection	22-01-2024
2023/2560	Flat B, 98 Victoria Park Road, E9 7JL	Works to a Tree in Conservation Area Notification	T1 = 1 X LIME TREE TO POLLARD BY CIRCA 2.0/2.5MTRS T2 = 1 X SYCAMORE TREE TO REDUCE BY CIRCA 2.0/2.5MTRS Light Access General Maintenance	Eugene McGee	Victoria	Delegated	No Objection	29-01-2024
2024/0102	Grove House, 16 Tudor Grove, E9 7QP	Non-Material Amendment	Non-material amendment to planning permission ref 2023/0462 dated 14/06/2023 comprising the variation of the glazing (to the openings) on the north and south-facing side elevations to comply with fire regulations.	Jonathan Bainbridge	Victoria	Delegated	Grant	14-02-2024
2023/2506	Mossbourne Victoria Park Academy, Victoria Park Road, E9 7HD	Works to a Tree in Conservation Area Notification	Tree 28 Tree of heaven - (leaning at 60%) Crown reduce spread by circa 3m. To reduce the lean. Tree 19 Tree of heaven - Top split - Tidy tear to circa 1m. For general maintenance Tree 34 Cherry - Cut back off building to 2m. For general maintenance Tree 35 Robinia - Cut back off building to 2m crown reduce height to 2.5m and spread circa 2.5m. For general maintenance.	Leif Mortensen	Victoria	Delegated	No Objection	29-01-2024
2023/1763	Room 487, St Mungos, 146 Mare Street, E8 3SG	Full Planning Permission	Proposed works: Installation of a stub tower atop of St Mungo's Mare Street Hostel.	Jessica Neeve	Victoria	Delegated	Refuse	20-12-2023
2023/2384	The Old Forge, 79 Lauriston Road, E9 7HJ	Householder Planning	Remodelling of existing roof to provide a part flat roof, part dormer roof extension and associated internal alterations and alterations; alterations to ground floor fenestration including replacement openings and alteration to rooflight to outrigger and to boundary treatment.	Laurence Ackrill	Victoria	Delegated	Grant	08-01-2024
2023/2548	132 Bethune Road, N16 5DS	Discharge of Condition	Submission of details pursuant to condition 4 (Drainage Layout and Maintenance Plan) attached to planning permission ref 2023/0505 dated 28/02/2023.	Matthew Hollins	Woodberry Down	Delegated	Grant	20-12-2023
2024/0027	408 Seven Sisters Road, N4 2LX	Non-Material Amendment	Non-material amendment following a grant of planning permission 2020/3047 to change the size of the access doors to the front of the structure, to add service pipes to the rear elevation of the brick/render structure and to increase 30mm in length/ width to accommodate render finish.	Laurence Ackrill	Woodberry Down	Delegated	Grant	05-02-2024
2023/2199	46 Cranwich Road, N16 5JN	Full Planning Permission	Proposed replacement of existing single-glazed timber and UPVc windows and doors with new double-glazed UPVC frames to the front and rear elevations.	Jonathan Bainbridge	Woodberry Down	Delegated	Grant	03-01-2024
2023/2787	52 Woodberry Grove, N4 1SN	Discharge of Condition	Submission of details pursuant to condition, 3 (Suds), of planning permission 2022/0796 dated 03/04/2022	Micheal Garvey	Woodberry Down	Delegated	Grant	15-02-2024
2023/2884	59 Cranwich Road, N16 5JA	Certificate of Lawful Development Existing/Proposed	Proposed erection of rear roof extension over the existing outrigger.	Jonathan Bainbridge	Woodberry Down	Delegated	Grant	12-02-2024
2023/2875	61 Cranwich Road, N16 5JA	Certificate of Lawful Development Existing/Proposed	Erection of dormer extension to rear roof slope	Matthew Hollins	Woodberry Down	Delegated	Grant	20-02-2024
2023/1925	Communal Areas of New River Way, N4 2ND	Works to a Tree in Conservation Area Notification	Various works to trees one Fell of Ash tree that has basal decay. Tree works as per attached Survey within Stoke Newington Reservoirs, Filter Beds and New River Conservation Area	Leif Mortensen	Woodberry Down	Delegated	No Objection	20-12-2023



Application Reference	Location Description	Application Type	Proposal	Officer Name	Ward	Decision Level	Decision	Decision Issued Date
2023/1921	Communal Areas Of New River Way, N4 2ND	Works to Tree with Preservation Order	Tree location - In communal area as per attached site map T12 - Lombardy Poplar - 100+DBH - is known to have significant decay from previous investigations, but what has changed since the last inspection is the acuteness of the trunk lean. The probability of failure has become high - Fell & Poison Stump	Leif Mortensen	Woodberry Down	Delegated	Granted - Standard Conditions	19-12-2023
2023/2793	Woodberry Down Primary School Woodberry Grove, N4 1SY	Listed Building Consent	Installation of 260 solar PV panels on the south and west facing roofs of the main school building.	Micheal Garvey	Woodberry Down	Delegated	Granted - Standard Conditions	15-02-2024
2023/2040	Woodberry Down Primary School Woodberry Grove, N4 1SY	Full Planning Permission	Installation of 260 solar PV panels on the south and west facing roofs of the main school building.	Micheal Garvey	Woodberry Down	Delegated	Granted - Extra Conditions	15-02-2024