



PLANNING SUB - COMMITTEE

Wednesday, 11th March, 2009

at 6.30 pm

Council Chamber, Hackney Town Hall, Mare
Street, London E8 1EA

Committee Members:

Cllr Barry Buitekant, Cllr Michael Desmond (Vice-Chair),
Cllr Katie Hanson, Cllr Ian Sharer, Cllr Linda Smith,
Cllr Joseph Stauber, Cllr Vincent Stops (Chair),
Cllr Simon Tesler and Cllr Jessica Webb

Gifty Edila
Corporate Director of
Legal and Democratic
Services

Emma Perry
Democratic Services Officer
0208 356 3338
emma.perry@hackney.gov.uk

The press and public are welcome to attend this meeting

AGENDA

Wednesday, 11th March, 2009

ORDER OF BUSINESS

| Title | Ward | Page No |
|--|--------------|-------------------|
| 1. Apologies for Absence | | |
| 2. Members to agree the order of business | | |
| 3. Declarations of Interest | | |
| 4. Minutes of the Previous Meeting - 7 January 2009 | | (Pages 1 - 32) |
| 5. Minutes of the Previous Meeting - 4 February 2009 | | (Pages 33 - 68) |
| 6. Phase 1 of Haggerston West Estate - E8 and Kingsland Estate, London, E2 | Haggerston | (Pages 69 - 110) |
| 7. Adjacent to 58 Aden Grove, London, N16 9NJ | Clissold | (Pages 111 - 138) |
| 8. 2 Andrews Road, London, E8 4QL | Queensbridge | (Pages 139 - 160) |
| 9. Unit L, East Cross Centre, Waterden Road, London, E15 | Wick | (Pages 161 - 176) |
| 10. Digby Road/Berger Road, Homerton, London, E9 5SB | Chatham | (Pages 177 - 212) |
| 11. 194 Pitfield Street, London, N1 6JP | Hoxton | (Pages 213 - 244) |
| 12. Hackney Hospital Site, Kenworthy Road, London, E9 5TD | Wick | (Pages 245 - 294) |
| 13. 32-38 Scrutton Street, London | Haggerston | (Pages 295 - 326) |
| 14. Land within Planning Delivery Zone 6 of the Olympic Park. Bounded by the Loop Road, to the South and East, of the West by River Lea, the proposed Velodrome to the North and A12 further to the West | | (Pages 327 - 342) |
| 15. Buccleuch House, Clapton Common, London, E5 | Springfield | (Pages 343 - 436) |

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| 16. Delegated Decisions - October 2008-January 2009 | | (Pages 437 - 592) |
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Access and Information

Location

Hackney Town Hall is on Mare Street, bordered by Wilton Way and Reading Lane, almost directly opposite The Ocean.

Trains – Hackney Central Station (Silverlink Line) – Turn right on leaving the station, turn right again at the traffic lights into Mare Street, walk 200 metres and look for the Hackney Town Hall, almost next to The Empire immediately after Wilton Way.

Buses 30, 48, 55, 106, 236, 254, 277, 394, D6 and W15.

Facilities

There are public toilets available, with wheelchair access, on the ground floor of the Town Hall.

Induction loop facilities are available in Rooms 102 and the Council Chamber

Access for people with mobility difficulties can be obtained through the ramp on the side to the main Town Hall entrance.

Copies of the Agenda

The Hackney website contains a full database of meeting agendas, reports and minutes. Log on at: www.hackney.gov.uk

Paper copies are also available from local libraries and from Democratic Services officer whose contact details are shown on page 2 of the agenda.

Local Democracy Website – www.hackney.gov.uk

The Local Democracy section of the Hackney Council website contains full details about the democratic process at Hackney, including:

- Councillor contact details
- Information about MPs, MEPs and GLA members
- Agendas, reports and minutes from council meetings
- The council's constitution
- Overview and Scrutiny information
- Details and links to area forums and local consultations
- And more.

ADVICE TO MEMBERS ON DECLARING INTERESTS

Hackney Council's Code of Conduct applies to **all** Members of the Council including the Mayor, co-opted Members and independent Members.

This note is intended to provide general guidance for Members on declaring interests. However, you may often need to obtain specific advice on whether you have an interest in a particular matter. If you need advice, you can contact:

- The Corporate Director of Legal and Democratic Services;
- another Council lawyer; or
- Democratic Services.

If at all possible, you should try to identify any potential interest you may have before the meeting so that you and the person you ask for advice can fully consider all the circumstances before reaching a conclusion on what action you should take.

1. Do you have a personal interest in any matter on the agenda or which is being considered at the meeting?

You will have a personal interest in a matter if it:

- relates to an interest that you have already registered on the Register of Interests;
- relates to an interest that should be registered but you have not yet done so; or
- affects your well-being or financial position or that of members of your family or your close associates, to a greater extent than it would affect the majority of people in the ward affected by the decision.

Note: The definition of family is very wide and includes a partner, step-relations and in-laws. A "close associate" is someone whom a reasonable member of the public might think you would be prepared to favour or disadvantage.

2. If you have a personal interest you must:

- declare the existence and nature of the interest (in relation to the relevant agenda item) at the beginning of the meeting, before it is discussed or as soon as it becomes apparent to you; but**
- you can remain in the meeting, speak and vote on the matter unless the personal interest is also prejudicial.**

However, in certain circumstances you may have an exemption which means that you might not have to declare your interest.

Exemption 1: You will have an exemption where your interest arises solely from your membership of or position of control/management in:

- a body to which you have been appointed or nominated by the authority; and/or
- a body exercising functions of a public nature (e.g. another local authority).

Exemption 2: You will have an exemption if your personal interest is simply having received a gift or hospitality over £25 which you registered more than 3 years ago.

If you have an exemption:

- you need only declare your interest if you address the meeting; and**
- you can vote without declaring the interest providing you do not speak.**

3. When will a personal interest also be prejudicial?

Your personal interest will also be prejudicial if a member of the public who knows the relevant facts would reasonably think the personal interest is so significant that it is likely to prejudice your judgement of the public interest; and

- i. either the matter affects your financial position or the financial position of any person or body through whom you have a personal interest; or
- ii. the matter relates to the determining of any approval, consent, licence, permission or registration that affects you or any relevant person or body with which you have a personal interest.

Exemptions: You will not have a prejudicial interest if the matter relates to the following:

- i. the Council's housing functions - if you hold a lease or tenancy with the Council, provided that the matter under consideration is not your own lease or tenancy;
- ii. school meals, transport or travel expenses – if you are the parent or guardian of a child of school age, provided that the matter under consideration is not the school the child attends;
- iii. statutory sick pay;
- iv. Members' allowances;
- v. ceremonial honours for Members; or
- vi. setting the Council Tax.

4. If you have a prejudicial interest you must:

- i. **Declare the existence and nature of the interest (in relation to the relevant agenda item) as soon as it becomes apparent to you.**
- ii. **Leave the room unless members of the public are allowed to make representations, give evidence or answer questions about the matter. If that is the case, you can also attend to make representations, give evidence or answer questions about the matter.**
- iii. **Once you have finished making representations, answering questions etc., you must leave the room. You cannot stay in the room whilst the matter is being discussed neither can you remain in the public gallery to observe the vote on the matter. In addition, you must not seek to improperly influence a decision about the matter.**

Further Information

Advice can be obtained from Gifty Edila, Corporate Director of Legal and Democratic Services, on 020 8356 3265 or email Gifty.Edila@hackney.gov.uk

Guidance is also available from the Standards Board for England's website: www.standardsboard.gov.uk/TheCodeofConduct/Guidance/

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MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY, 7TH JANUARY, 2009

| | |
|-------------------------------|---|
| Councillors Present: | Cllr Michael Desmond in the Chair Cllr Barry Buitekant, Cllr Michael Desmond (Vice-Chair), Cllr Linda Smith, Cllr Katie Hanson and Cllr Jessica Webb |
| Apologies: | Cllr Simon Tesler and Cllr Vincent Stops (Chair) |
| Officers in Attendance | Sue Foster (Assistant Director of Regeneration and Planning), Rokos Frangos (Senior Planning Officer), John Kaimakamis (Senior Planning Officer), Rosemary Lansdowne (Principal Solicitor), Graham Loveland (Interim Head of Regulatory Services), Ron Madell (Senior Planning Officer), John McRory (Team Leader, Major Applications), Femi Nwanze (Planning Applications Unit Manager), Ray Rogers (Urban Design and Conservation Manager), Scott Schimanski (Team Leader, Area Team), Emma Perry (Democratic Services Officer) and David Rees (Democratic Services Manager) |

1 APOLOGIES OF ABSENCE

- 1.1 Apologies for absence were received from Councillors Stops and Tesler.

2 MEMBERS TO AGREE THE ORDER OF BUSINESS

- 2.1 The order of business remained as per the agenda.

3 DECLARATIONS OF INTEREST

- 3.1 Councillor Smith declared a personal and prejudicial interest in Item 6 – 1-29 Lyme Grove House, Lyme Grove, Loddiges Road, as she has a personal relationship with one of the objectors and left the Chamber during the discussion of this item.

4 MINUTES OF THE PREVIOUS SPECIAL MEETING – 19 NOVEMBER 2008

- 4.1 **RESOLVED** – that the minutes of the Special Meeting held on 19 November 2008 be APPROVED as a true and accurate record.

5 **MINUTES OF THE PREVIOUS MEETING – 3 DECEMBER 2008**

5.1 **RESOLVED** – that the minutes of the meeting held on 3 December 2008 be APPROVED as a true and accurate record, subject to the following amendments:

- That paragraph 8.6 be replaced with the following:

‘Councillor Smith felt that the Council’s normal rules on the provision of larger sized units should apply, regardless of proximity to the mental health unit. She believed that children would end up living in the block even if only smaller units were provided and raised the issue that families already live around the mental health unit site in other developments. As a consequence, it is imperative that the mental health unit has the appropriate safeguards in place with regard to all of its neighbours in what is an area densely populated by all age groups. This was supported by Councillor Webb’.

6 **1-29 LYME GROVE HOUSE, LYME GROVE, LODDIGES ROAD, LONDON**

(Councillor Smith left the Chamber during the discussion of this item).

Demolition of existing buildings and the construction of a new part 3, part 8 storey building to provide 36 residential units (6 x 1 bed, 18 x 2 bed, 8 x 3 bed, 4 x 4 bed) along with 4 disabled car parking spaces and associated landscaping.

NB: The application was reported to members of the Planning Sub-Committee on 3 December 2008. At this meeting, members DEFERRED the application to allow them to carry out a visit to the site and similar schemes built by the developer. The site visit was carried out on 19 December 2008.

- 6.1 The Planning Officer introduced the report, as set out in the agenda. The applicants circulated samples of the proposed materials, for Members’ information.
- 6.2 The Planning Officer referred to the addendum and informed the Sub-Committee that following the previous meeting, where an addendum had outlined changes to the mix of affordable housing to reduce the intermediate units from 24 units to 9 units, the applicant had submitted, that for ease of management, 10 intermediate units would provide the optimal arrangement. This was an increase from the 9 that had been considered the minimum number of intermediate units, and as such, the Council’s Housing Officer considered this to be acceptable.
- 6.3 Councillor Akehurst spoke in objection to the scheme, on behalf of residents, his comments are summarised as follows:
- Received many representations from local residents expressing their strong opinions of objection to this application. This was only the second time in his seven years as a Councillor he had attended a Planning Sub-Committee meeting to speak in objection to a scheme.
 - The local residents were not in objection to additional housing in the area but were purely in objection to the 8 storey tower.

Wednesday, 7th January, 2009

- Felt that the meaningfulness of the consultation seemed to have been lost and wanted to ensure that the concerns raised throughout the consultation period were considered.
- Felt that the Council should look at ways for section 106 money to be used locally, as a result of loss of amenity for residents.
- A good relationship between the neighbours and developers was needed.

6.4 Martin Sugarman spoke in objection to the scheme, his comments are summarised as follows:

- Fully aware that the 8 storey tower was in-line with guidance, however it did not promote quality of life for local residents.
- Felt that the views of residents were being ignored and expressed his objection to the 8 storey tower and stated that residents were especially disappointed as this was being developed by a housing association.
- The tower will create lack of privacy and overshadowing.
- Lack of communication between the housing association and residents.
- ISHA should come back with an alternative plan with the tower reduced.

6.5 Justin Kelly and Colin Archer spoke in support of the scheme, their comments are summarised as follows:

- This was not just a re-submission of the previous scheme, as the number of dwellings had been reduced from 42 to 36 following consultation, however the proposal of reducing the 8 storey tower was not justified.
- Happy to continue dialogue with local residents and community groups/resident associations.
- Trying to replace 29 sub-standard units with 36 units, which will be aimed at families.
- The new scheme will make the area of Lyme Grove safer.

6.6 Councillor Hanson made reference to a similar site built by Islington and Shoreditch Housing Association and asked whether this scheme would be of the same standard of design.

6.7 The applicant stated that some of the details of the design of the scheme referred to were unfortunate and that the scheme would be monitored by the planning department. He recognised that they did not get it entirely right last time and had learnt from their mistakes.

6.8 The Chair asked whether the section 106 money could be allocated to the locality and the Principal Solicitor stated that any s106 money should benefit the ward as far as possible. The Assistant Director added that the Council now had project banks which looked at allocating funding locally.

6.9 The Chair requested that the following conditions be added to the recommendation:-

- Section 106 monies be prioritised for the immediate area. This was **AGREED**.
- The developer to liaise closely with local residents throughout the construction of the development. This was **AGREED**.

Unanimously RESOLVED that:-

A) Permission be GRANTED, subject to the following conditions:

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.

2. Commencement within three years

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

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

3. Materials to be approved (entire site)

Details, including samples, of materials to be used on the external surfaces of the building, boundary walls and ground surfaces shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

4. Modifications to be Approved

Detailed drawings showing the following modification(s) to the scheme shall be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced on site:

- The bin store and the service space entrances should be grouped together with darker coloured (and more low profile) doors to avoid the dominance of the bin store and service space entrance.
- A canopy or similar should be provided to address the main entrance.

This part of the development shall be completed only in accordance with the modification(s) thus approved.

REASON: The details are considered unsatisfactory in the form shown on the drawings submitted to date and these aspects of the scheme should be modified to ensure an acceptable form of development.

5. No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

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

6. Parking

No part of the development hereby approved shall be occupied until accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers and/or users of, and/or persons calling at, the premises only, and shall not be used for any other purposes.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/loading and unloading purposes.

7. Parking for persons with disabilities

Before the use hereby permitted first commences the 4 accessible car parking spaces shall be provide for use by the vehicles of persons with disabilities as located on drawing number J06.262/D(00)102.

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

8. Provision for cycles

Secure, covered parking shall be provided for 54 bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

9. Landscaping

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

10. Protection of trees on-site during site works

No demolition, site clearance or building operations shall commence until chestnut paling fencing of a height not less than 1.2 metres shall have been

erected around each tree or tree group to be retained on the site, at a radius from the trunk of not less than 4.5 metres. Such fencing is to be maintained during the course of development to the satisfaction of the Local Planning Authority.

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

11. No roof plant

No roof plant (including all external enclosures, machinery and other installations, except for photovoltaic and solar hot water heating panels) shall be placed upon or attached to the roof or other external surfaces of the building.

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.

12. Refuse Disposal

Adequate refuse storage shall be provided as shown on the plans hereby approved, prior to the occupation of the development hereby permitted.

REASON: In order to assist in the proper disposal of waste and to protect the appearance of the area.

13. Waste Storage

Except on days of collection, all refuse and waste shall be stored in sealed containers in the refuse areas shown on the plans hereby approved.

REASON: In the interests of the appearance of the street and the amenity of adjoining occupiers.

14. Level Access

A level access shall be provided to all ground floor units hereby approved before the use is first commenced.

REASON: In order to ensure that people with disabilities are able to gain proper access to the development.

15. Provision of access and facilities

All provisions and facilities to be made for people with disabilities as shown on the plans and details hereby approved shall be implemented in full to the satisfaction of the Local Planning Authority before the use is first commenced.

REASON: In order to ensure that access and facilities for people with disabilities are provided in order to ensure that they may make full use of the development.

16. Ecological (Green) Roof

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. 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.

17. Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

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

18. Construction Method Statement

Full details of a work method statement including measures to control and minimise noise emissions, and details of measures for the disposal of materials from the site, during demolition and construction, shall be submitted to, and approved by, the Local Planning Authority prior to any work commencing on the site. The development, including disposal of materials from the site, shall in all respects be carried out in accordance with the approved details.

REASON: In order to safeguard the amenities of neighbouring properties and the area generally.

19. Dust Control

No development shall commence on site until a scheme to minimise the threat of dust pollution during site clearance and construction works (including any works of demolition of existing buildings or breaking out or crushing of concrete) have been submitted to and approved in writing by the local planning authority. The approved scheme shall include a watering regime in the event of dry weather, dust screens, etc., as appropriate, and shall be implemented in its entirety once development has commenced.

REASON: In order that the local planning authority may be satisfied that the demolition process is carried out in a manner which will minimise possible dust pollution to neighbouring properties.

B) That the above recommendation be subject to the applicant, the landowners and their mortgagees entering into a section 106 agreement in order to secure the following matters to the satisfaction of the Assistant Director of Regeneration and Planning and the Interim Corporate Director of Legal and Democratic Services:

1. To secure the provision of 100% of units as affordable housing, with a split of 72%:28% socially rented/intermediate.
2. That the provision of 100% (36 units) affordable housing be secured by Islington & Shoreditch Housing Association providing 26 social rented units and 10 intermediate units.

3. Payment by the landowner/developer of an education and libraries contribution of £92,862.62 with respect to anticipated child yield from the additional residential housing units being provided in accordance with the DFES cost of providing a school place.
4. Payment by the landowner/developer of an open space contribution of £1,697.40 towards the supply and quality of open space in the immediate locale.
5. Payment by the landowner/developer of a sustainable transport contribution of £11,880.00 towards works to the public highway.
6. The signing of a Section 278 legal agreement under the Highways Act to pay the Council £97,500 for required works to the highway. Unavoidable works required to be undertaken by Statutory Services will not be included in London Borough of Hackney estimate or payment.
7. The landowner/developer covenants to use all reasonable endeavours to ensure that the residential development is retained as car free with the exception of those who are medically certified disabled.
8. All residential units to be built to Lifetime Home standards.
9. Commitment to the Council's local labour and construction initiatives (25% on site employment).
10. Achievement of a level 3 rating, with all reasonable endeavours to achieve level 4, under the proposed Code for Sustainable Homes.
11. 20% reduction in carbon emissions over the whole site through the use of renewable energy sources and use of low energy technology.
12. Considerate Constructors Scheme – the applicant to carry out all works in keeping with the National Considerate Constructors Scheme.
13. At least 10% of units provided shall be wheelchair accessible.
14. A Green Travel Plan to include servicing of the site, to be submitted to and agreed with the Council, to include the provision of a car share scheme.
15. Provision to allow the placement of street lighting on the proposed buildings where appropriate.
16. 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 Section 106 Agreement.

REASONS FOR APPROVAL

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 – Development Requirements; EQ48 – Designing out Crime; HO3 – Other sites

for Housing; TR19 – Planning Standards; SPG1 New Residential Development; SPD Affordable Housing; SPD Planning Contributions.

The following policies contained in the London Plan 2004 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: 2A.1 – Sustainability Criteria; 3A.1 – Increasing London’s Supply of Housing; 3A.2 – Borough Housing Targets; 3A.3 – Maximising the Potential of Sites; 3A.5 – Housing Choice; 3A.6 – Quality of New Housing Provision; 3A.8 – Definition of Affordable Housing; 3A.9 – Affordable Housing Targets; 3A.10 – Negotiating Affordable Housing; 3A.11 – Affordable Housing Thresholds; 3A.17 – Addressing the Needs of London’s Diverse Population; 3C.1 – Integrating Transport and Development; 3C.2 – Matching Development to Transport Capacity; 3C.3 – Sustainable Transport in London; 3C.23 – Parking Strategy; 4A.1 – Tackling Climate Change; 4A.3 – Sustainable Design and Construction; 4A.7 – Renewable Energy; 4A.22 – Spatial Policies for Waste Management; 4B.1 – Design Principles for a Compact City; 4B.3 – Enhancing the Quality of the Public Realm; 4B.5 – Creating an Inclusive Environment; 4B.6 – Safety, Security and Fire Prevention and Protection; 4B.8 – Respect Local Context and Communities; Housing SPD 2005.

INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person’s Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping

NSI There is a Thames Water main crossing the development site which may need to be diverted at the developer’s cost, or necessitate amendments to the proposed development design so that the main can be retained. Unrestricted access must be available at all times for maintenance and repair. Contact Thames Water, Ph. 0845 850 2777, for further information.

NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.

NSI It is recommended the developer to obtain Section 61 consent from this department under the Control of Pollution Act 1974 prior to commencing demolition/construction on site.

7 **2-4 SHARON GARDENS, LONDON, E9 7RX**

Erection of a two storey side extension and single storey rear extension to provide 2 x 3 bed flats, 2 x 2 bed flats and 4 x 1 bed flats.

- 7.1 The Planning Officer introduced the report, as set out in the agenda.
- 7.2 The applicant was in attendance to answer any questions that arose.
- 7.3 There being no questions from Members, the Chair moved to the vote.

Unanimously RESOLVED that:-

Planning Permission be GRANTED, subject to the following conditions:

1. SCB0 – Development in accordance with plans

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

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

2. SCB1 – 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 Section 91(1) of the Town and Country Planning Act 1990 as amended.

3. SCM6 – Materials to be approved

Details, including samples, of all materials to be used on the external surfaces of the buildings, boundary walls and ground surfaces of this development shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on implementing this planning permission. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

4. SCM9 – No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

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

5. SCI3 – No roof plant

No roof plant (including all external enclosures, machinery and other installations) shall be placed upon or attached to the roof or other external surfaces of the building.

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.

6. SCD1 – Provision of level access

A level access shall be provided to all ground floor units of this development hereby permitted before the use is first commenced.

REASON: In order to ensure that people with disabilities are able to gain proper access to the development.

7. SCR4 – Wheelchair-accessible homes

The housing units proposed to be located on the ground floor must be designed to wheelchair standards and be in accordance with details to be submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing satisfactory and convenient housing accommodation for persons with disabilities.

8. SCH10 – Secure bicycle parking

Lockable space shall be made available within the building for the secure parking of 8 bicycles, as shown on the plans hereby approved, before the first occupation of the development.

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

REASONS FOR APPROVAL

The following policies are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 (Development Requirements), HO3 (Other Sites for Housing) of the Hackney Unitary Development Plan 1995; and policies 3A.1 (Increasing London's Supply of Housing), 3A.2 (Borough Housing Targets), 3A.4 (Housing Choice), 3A.6 (Definition of Affordable Housing), 3A.7 (Affordable Housing Targets), 4B.1 (Design Principles for a Compact City), 4B.4 (Sustainable Design and Construction) and 4B.7 (Respect Local Context and Communities) of the London Plan 2008.

INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions

- SI.27 Fire Precautions Act 1971
- SI.28 Refuse Storage and Disposal Arrangements
- SI.32 Consultations with TWU
- SI.33 Landscaping
- SI.36 Soil Contamination Survey

8 BERKELEY HOMES LTD – OLD SCHOOL SITE, WOODBERRY GROVE, N4

Planning Application Number 2007/1841: Woodberry Down Kick Start Phase 1, Site 1 (Old School Site): Redevelopment to provide a mixed use scheme comprising 456 residential units (Class C3), 1128 sqm Priority Community Facility with associated retail (Class D1/A1), 906 sqm of flexible accommodation to include retail, restaurant, business and other uses (Class A1, A2, A3, A4, B1, D1, D2), ground and basement car parking (212 spaces). Development to comprise seven blocks of four to twenty five storeys in height, new access road and junction to Woodberry Grove, new public open space and new Local Area for Play (detailed application).

- 8.1 The Planning Officer introduced the report, as set out in the agenda. He referred to the addendum and stated that a total of 186 affordable dwellings had been approved for the Old School site (Woodberry Down Kick Start site 1) by Committee in March 2008 (155 social housing and 31 intermediate tenure units). The agenda report sets out the request from Berkeley Homes to change 39 of these 155 social rented units to intermediate tenure.
- 8.2 The addendum also detailed the planning contributions - education provision. It was stated that Officers were satisfied that the potential delay in contributions, due to the building of affordable housing initially at the Old School development reflecting the stated lack of current demand for private dwellings, would not have serious repercussions on the other Planning Obligations arising from the development.
- 8.3 Councillor Middleton expressed concerns regarding the scheme, on behalf of residents, her comments are summarised as follows:
- It was about time that the Borough was getting some decent homes.
 - Lack of consultation between the developers and local residents.
 - Businesses and shopkeepers had not been consulted since June 2008.
 - The narrowing of Seven Sisters Road was not identified in the report and the majority of residents were in objection to this proposal.
 - The site was located in Brownswood ward and not New River, as listed in the report.
- 8.4 In response to the issue raised regarding Seven Sisters Road, the Principal Solicitor clarified that the roads within the site were the responsibility of the Council's highways department, however Seven Sisters Road was owned by TfL and was therefore their responsibility.
- 8.5 Peter Naughton spoke in support of the scheme with objections, his comments are summarised as follows:
- Delighted that the Council had completed the section 106 agreement with Berkeley Homes, however he was concerned that it was now not the case that

the money would be retained within the scheme. He requested clarification on the s106 agreement.

- Felt that the proposed mix of units was not of concern and that it could benefit the scheme and provide a link between each of these.

8.6 In response to the query regarding the s106 agreement, the Planning Officer explained that all s106 monies would be allocated to the scheme and retained within the development area.

8.7 Robin Smith (Hackney Homes), Justin Tibaldi (Berkeley Homes) and Shaun Tickle (Agent) spoke in support of the scheme, their comments are summarised as follows:

- It was proposed that the social housing now come first as a result of the current economic downturn and that the private housing be built out afterwards, as soon as the market returns.
- Ensure that all social units will be delivered as soon as possible.
- The changes proposed were viewed as a benefit to the community in these difficult financial times.
- The contractors were ready to start on site from early February 2009 and were committed to starting work on phase 1 of the scheme.

8.8 In response to a question regarding the commencement of works, Shaun Tickle confirmed that they had a dedicated project team in place who were ready to get on site as soon as the legal agreement had been finalised. He confirmed that Berkeley Homes would provide a capital guarantee for the s106 agreement.

8.9 He added that although they were delaying on the private units, they were not purely going to wait for the market to improve, as a marketing campaign would be implemented by the end of the year to promote these units.

8.9 Councillor Buitekant referred to the request for 39 additional intermediate units and asked whether the total number of social rented units would be reduced as a result. Robin Smith confirmed that the total number of social housing units would not be affected and that Berkeley Homes would still provide a total of 516 units in total, as previously agreed.

8.10 In response to comments that residents had not been consulted, the Sub-Committee were informed that newsletters had been widely circulated and that events such as fun days, roadshows and meetings had also been held and documented.

Unanimously RESOLVED that:-

The affordable housing for Blocks E, F and G be AGREED to comprise 116 social rented and 70 intermediate tenure dwellings, as at item (i) of the main Report.

9 **OLYMPICS AND PARALYMPICS SITE – HACKNEY AND ADJOINING BOROUGHES: LAND BETWEEN RIVER LEA NAVIGATION, A12 EAST CROSS ROUTE, RIVER LEA AND SILVERLINK RAILWAY LINE, HOMERTON, LONDON, E9**

Observations to the Olympic Development Authority (ODA) regarding:

- Planning permission for the Olympic Mode and Legacy Mode Handball Stadium/Arena.

9.1 The Planning Officer introduced the report, as set out in the agenda.

9.2 There being no questions from Members, the Chair moved to the vote.

Unanimously RESOLVED that:-

The London Borough of Hackney (LBH) supports the proposed Handball Arena in Olympic Mode and the proposed multi-sport venue in Legacy Mode. However raises the following observations with regard to the proposal:

- The LBH raise concerns as to external arrangement of the site in Legacy Mode. 'Illustrative' parking arrangements surrounding the venue that isolate the stadium from the wider parkland and little landscaping detail do not aid in understanding how the venue will link into the wider Olympic Park environment. Further detail will need to be submitted to ensure proper integration in the wider park environment is achieved and an acceptable number of car parking spaces is provided for as currently the illustrative number is considered excessive;
- Further detail regarding the potential development sites and accessibility between Hackney Wick and the Olympic Park will need to be provided. This portion of PDZ 5 and in particular any new bridges connecting the site to Hackney Wick will have a huge impact on LBH and circulation to, from and around the Olympic Park;
- Legacy Cycle parking details need to be developed;
- Further information is required regarding the predicted trip generation of the arena in Legacy mode. In addition, the impacts of the increased trip generation need to be assessed and adequate mitigation measures introduced to offset any adverse affects;
- Further detail is required of the impact on Hackney Wick station when major events are held at this venue in Legacy including additional assessment of these impacts and what measures are proposed to mitigate any adverse impacts on the station and routes to the venue;
- The Handball Arena site is situated within close proximity to Hackney Wick Station. Detail needs to be provided of how it will be ensured that good connections will exist to this station to enable and encourage patrons to travel via rail to the Legacy venue. What plans are being developed to manage travel during major events at the Legacy venue and what measures will be put in place to protect Hackney during these major events;
- A travel plan should be produced in consultation with LBH. The travel plan should be developed in conjunction with the host boroughs and TfL.
- The Arena's Isolation from the community, at least initially before communities emerge in the park, will be accentuated if the media centre does not go ahead as planned.
- There is a need for closer car parking, at least initially, than the proposed multi-storey car park use to help address potential isolation.
- This isolation from an existing community for at least the first decade of legacy life means it will have a wide regional draw, (far more than the usual 20 minute

- travel time to a sports hall). Concern over lack of use for the arena if a proactive development plan to generate use is not in place.
- Distance from major public transport points to the site is a problem, and will increase car dependency.
 - There are serious concerns should the Media Centre be reduced in scale in Legacy Mode, as this could have a significant impact on the legacy use and viability of Arena through reduced employment in the immediate area.
 - A site wide and specific events strategy is critical to the success of the venue.
 - Access from Hackney Wick train station is significant. If the venue is going to work this needs investment to minimise the walking distance and make it safe.
 - Critical to connectivity that one of the remaining permanent bridges is the bridge adjacent to the venue.
 - Concern over how it is possible to get 6,000 people in and out of the venue safely on a dark evening without high car dependency.

10 **ST JOSEPH'S CONVENT, MARE STREET, E8 4SA**

Demolition of existing "Norfolk Wing" of St Joseph's Hospice and the erection of a new purpose built three storey convent building in place of the Norfolk Wing accommodating 25 individual bedrooms including bedrooms including ensuites, two flats at ground level with ancillary communal areas, kitchens and landscaping.

NB: Members are requested to note that a previous scheme for a four storey building was approved at committee in August 2008. The current scheme looks to reduce the overall development by approximately 300 sqm by removing the top (fourth) floor of the previously approved scheme.

- 10.1 The Planning Officer introduced the report, as set out in the agenda. He referred to the addendum and it was noted that one letter of objection had been received after the report was published.
- 10.2 There being no questions from Members, the Chair moved to the vote.

Unanimously RESOLVED that:-

Permission be GRANTED, subject to the following conditions:

1. SCBO – 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.

2. SCB1N - Commencement within three years

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

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

3. SCM2 - Materials to be approved

Details, including samples, of all materials to be used on the external surfaces of the building and boundary walls shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

4. NSC - Ecological roofs

Full details of a biodiverse, substrate-based (75mm minimum depth) extensive 'brown/green' roof shall be submitted and approved in writing by the Local Planning Authority before any building works commence. 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 and the river corridor, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage and to enhance the performance and efficiency of the proposed building.

5. NSC - Renewable Energy and Sustainability

Full details of renewable energy provisions, including evidence of at least compliance with BREEAM's 'Very Good' rating for Multi-Residential proposals with best endeavours to achieve an 'Excellent' rating, shall be submitted and approved in writing by the Local Planning Authority before any building works commence. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the development achieves the level of renewable energy provision on site as proposed.

6. SCT1 - Landscaping

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

7. NSC - Waste

Full details of the bin storage area, including bin sizes and locations, are to be submitted and approved in writing by the Local Planning Authority prior to the occupation/use of the proposed building.

REASON: To ensure suitable storage for refuse is provided for on site.

8. SCS5 - Waste

Except on day(s) of collection, all refuse and waste shall be stored in sealed containers in the refuse area shown on the plans hereby approved.

REASON: To ensure refuse is not left in the street in the interests of visual amenity and to reduce the likelihood of infestation.

9. SCH10 - Cycle spaces

Provision for 5 cycles within a covered and secure facility. Details of which are to be submitted to an approved by the Local Planning Authority, in writing, before the commencement of works on site, and subsequently installed in a satisfactory manner, before the development is first occupied/use commences.

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

10. NSC - Wheel washing facilities

Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details approved by the Local Planning Authority prior to the commencement of works on site.

REASON: In the interest of highway safety.

11. NSC – Highway Works

No construction shall commence until such time as the applicant has entered into a legal agreement with the Council pursuant to s278 Highways Act 1980 substantially in the format appended at Second Schedule to cover all costs related to consequential highway junction and pavement works.

12. NSC – Secure by Design

Full details of the access arrangements, gates, doors and security measures for the bin store, sub station and all pedestrian access points to the site from Mare Street are to be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development.

REASON: To ensure suitable security measures are provided for on site.

13. Service Equipment

Any extract system and other service equipment (air conditioning, etc) must be so positioned, designed and acoustically insulated so as not to cause noise and vibration disturbance or affect the amenity of nearby residents. This equipment shall be designed to operate at a level of 10dB (A) below the background noise level (to be determined) to render inaudible whilst operating.

14. Mechanical ventilation must discharge at least 1 metre above eaves and be vertical towards the sky with no restriction to the final opening, such as a plate, cap or cowl.

REASONS FOR APPROVAL

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission:

- EQ1 - Development Requirements
- H03 - Other sites for housing
- H017 – Residential Accommodation for Care
- TR19 - Planning Standards

INFORMATIVES

The following informatives should be added:

- 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.8 Soundproofing
- SI.19 Health, Safety and Welfare at Work
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act 1971
- SI.28 Refuse Storage and Disposal Arrangements
- SI.32 Consultations with TWU

DURING DEMOLITION, CONSTRUCTION & RENOVATION:

1. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 08.00 and 18.00 Mondays to Fridays and between the hours of 08.00 and 13.00 on Saturdays and at no time on Sundays and Bank Holidays.

Persons who intend to carry out works may apply to the Local Authority for 'Prior consent for work on construction sites under Section 61 of the Control of Pollution Act 1974'.

2. The contractor(s) shall comply generally with BS 5228:1997
3. At all times the Contractor shall ensure that the best practical means as defined in Section 72 of the Control of Pollution Act 1974 are employed to minimise noise and shall have regard to the relevant provisions of BS 5228; 1975 "Code of Practice for noise control on construction and demolition sites".

4. The Contractor's attention is drawn to Advisory Leaflet No. 72 issued by the Property Services Agency, Department of the Environment, entitled "Noise Control on Building Sites" (available from HMSO).
5. The rules under Part III of the Control of Pollution Act 1974 are relative to this site.

NUISANCE:

6. The Contractor is to take all reasonable precautions to prevent nuisance such as from smoke, dust, rubbish, vermin and other causes. In particular the Contractor is to dampen down excavations through concrete road, pavement and the like to reduce dust escape.

11 SKINNERS ACADEMY, WOODBERRY GROVE, FINSBURY PARK, LONDON, N4 1SN

Erection of a three storey sixth form entry academy with associated landscaping, to include a sports hall, two multi-use games areas and forty two parking spaces.

POST-SUBMISSION REVISIONS: Changes to elevational design of all parts of the proposal, including main entrance; changes to proposed landscaping in front of all three entrances; change to location of disabled parking spaces; change to position of boundary by New River; change of perimeter fence design and position to 'indicative'; minor changes to footprint of the building (in particular the north-eastern elevation).

- 11.1 The Planning Officer introduced the report, as set out in the agenda. He referred to the addendum and informed the Sub-Committee that in relation to paragraph 4.6.1, Thames Water had sent a further response stating that the existing water supply infrastructure had insufficient capacity to meet the additional demands for the proposed development. An additional condition was recommended to address this issue. He added that the comments previously submitted by the Urban Design and Conservation Team had also been amended, which were detailed within the addendum.
- 11.2 Councillor Middleton expressed concerns regarding the scheme, on behalf of residents, her comments are summarised as follows:
 - Not opposed to the scheme.
 - Felt that the report did not reflect the noise and disturbance that would be generated during the construction of the development and also the increased traffic down Woodberry Grove.
 - Felt that some type of compensation should be given to local residents for the disturbance caused and that an assurance should be given in writing.
- 11.3 Peter Naughton spoke in support of the scheme with concerns, his comments are summarised as follows:
 - The scheme is welcomed by local residents as many of them have to go outside of the borough for schooling.
 - Concerned with the increased level of traffic, especially towards the end of Woodberry Grove, which is already subject to heavy construction traffic.

- Need for proper supervision between Green Lanes and the site during construction of the development.
- 11.4 In response to comments raised, the applicant explained that a traffic management plan had been submitted and that no construction vehicles would be permitted along the elevation of the development between Green Lanes and the end of Woodberry Grove. The level of noise generated would also be monitored on a regular basis.
- 11.5 The Principal Solicitor clarified the point raised by Councillor Middleton regarding compensation. She explained that the issue of compensation was not under the remit of the Sub-Committee.
- 11.6 Councillor Hanson referred to the cycle parking as she believed that 141 spaces was inadequate for the size of the development. In response, the agent explained that they expected the majority of students to walk to the school and that the number of spaces had been decided in consultation with the planning department, school and education authority.
- 11.7 In response to questions from the Chair, the architect confirmed the ecological elements of the scheme and also the materials to be used. He added that railings would be located around the perimeter of the site and would be designed in consultation with local people and artists.
- 11.8 The Chair requested that an additional condition be added for closer consultation to take place around the area of Green Lanes and Woodberry Grove regarding the traffic management plan to help alleviate problems for residents. This was **AGREED**.

Unanimously RESOLVED that:-

Notwithstanding boundary treatment, planning permission be GRANTED, subject to the following conditions:

1. SCB0 – Development in accordance with plans

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

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

2. SCB1 – 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 Section 91(1) of the Town and Country Planning Act 1990 as amended.

3. SCM6 – Materials to be approved

Samples of all materials to be used on the external surfaces of the building and ground surfaces shall be submitted to and approved by the local planning authority, in writing, before work on the external surfaces and ground surfaces commences on site. The development shall not be carried out otherwise than in accordance with the materials specification thus approved.

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

4. SCM9 – No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

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

5. SCI3 – No roof plant

No roof plant (including all external enclosures, machinery and other installations) other than any shown on the drawings hereby approved shall be placed upon or attached to the roof.

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.

6. SCH4 – Forward vehicle ingress/egress only

All vehicles shall enter and leave the site only in a forward direction.

REASON: In the interests of road safety generally and avoidance of obstruction of the highway.

7. SCH8 – Parking for people with disabilities

Before the use hereby permitted first commences, at least four car parking spaces shall be marked and retained permanently for use by the vehicle of a disabled badge-holder.

REASON: In order to ensure that a reasonable number of parking spaces are located conveniently for use by people with disabilities.

8. SCH10 – Secure bicycle parking

Secure, covered parking shall be provided for 144 bicycles, details of exact siting of which shall be marked on plan, submitted to the local planning authority and approved in writing, before use of the development hereby approved commences.

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

9. SCH14 – Closure of existing access

The existing accesses to the site shall be closed permanently when the use of the new accesses shown on the plans hereby approved are provided and in use.

REASON: To confine access to the permitted points in order to ensure that the development does not prejudice the free flow of traffic and conditions of general safety along the neighbouring highway.

10. SCH15 – Access only as approved

Vehicular access to the site shall be only via the permitted points.

REASON: In order to confine access to the permitted points to ensure that the development does not prejudice the free flow of traffic and conditions of general safety along the neighbouring highway.

11. SCT1 – Landscaping scheme to be approved

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the local planning authority, in writing, before any work commences on site, for the planting of trees (to number no fewer than 121), indigenous shrubs (to number no fewer than 4533), ornamental shrubs (to number no fewer than 1665) and herbaceous plants (to number no fewer than 1638), showing species, type of stock, numbers of trees and shrubs to be included (if different from, i.e. more than, the above figures) and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the local planning authority for a period of five years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

12. SCT3 – Protection of trees during site works

No development will take place on site until full details of tree protection have been submitted to, and approved in writing by, the Council and until such approved protection has been erected on-site. Tree protection will be in accordance with BS5837:2005 (Trees in relation to construction – Recommendations) and will protect the root protection area calculated as described in Table 2 of that British Standard. The protective fencing will be 2.4 metres-high and conform to Figure 2 of BS5837:2005, i.e. a scaffold framework comprising a vertical and horizontal framework, well-braced to resist impacts, with vertical tubes spaced at a maximum interval of 3 metres. Panels should be securely fixed to this weldmesh with wire or scaffold clamps.

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

13. SCT4 – Tree Survey/Retention Plan

A detailed tree survey (plan and schedule) indicating precise location, species, height and condition of each tree, together with the spread of each tree accurately plotted, and showing which trees are to be retained and which it is proposed should be felled (to number no more than forty-four trees) shall be approved by the local planning authority before any work commences on site.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990, and to provide for the retention and protection of existing trees in the interests of the appearance of the locality.

14. NSC1 – Non-standard condition

A revised School Travel Plan shall be submitted to the Council's Traffic and Transport team for review, and approved in writing prior to occupation of the proposed development.

REASON: In the interests of providing for satisfactory travel arrangements to and from the school and to ensure that the proposed development does not prejudice the free flow of traffic.

15. NSC2 – Non-standard condition

Details of the construction traffic route shall be subject to consultation of all occupiers residing along the affected routes and thereafter submitted to the Council's Traffic and Transport team, together with a construction traffic management plan that includes details of such consultation and including any responses received, all such details to be approved in writing prior to the commencement of any work on site.

REASON: In the interests of road safety and the amenity of occupiers residing along the construction traffic route.

16. NSC3 – Non-standard condition

Details of water-recycling measures shall be submitted to, and approved in writing by, the local planning authority prior to occupation of the building hereby approved.

17. NSC4 – Non-standard condition

Full details of boundary treatment, including type, extent, height, depth and siting of perimeter fencing and the gabion wall adjacent to the New River, and including hard and soft landscaping treatment adjacent to the boundary in its entirety, shall be submitted to the local planning authority and approved in writing prior to the completion of commencement of works on any part of the boundary treatment.

REASON: In the interests of the appearance of the application site and its relationship with its surroundings.

18. NSC5 – Non-standard condition

The proposed development shall achieve a BREEAM rating of no less than 'very good', with certification to that effect to be submitted to the local planning authority and acknowledged in writing prior to occupation of the building.

REASON: In the interests of maximising the environmental performance of the building.

19. NSC6 – Non-standard condition

No occupation of the development shall take place until such time as measures are submitted to and approved by the Council, in writing, for public after-hours use of the assembly hall, dining hall and all school sports facilities, and for community access to these facilities to be safeguarded in perpetuity.

REASON: In the interests of securing wider community benefit from the development.

20. NSC7 – Non-standard condition

The applicant shall:

- (a) use all reasonable endeavours to secure that at least twenty-five per cent of the workforce for the construction of the development is local labour (any person or persons aged eighteen years or over who is a resident of the London Borough of Hackney);
- (b) notify the Hackney Construction Recruitment Centre or any other subsequent organisation of all vacancies for employees, self-employed, sub-contractors and any other form or type of employment or service arising from construction of the development;
- (c) supply to Hackney Construction Recruitment Centre a complete labour plan for the full duration of the construction phase identifying which skills and employment are needed;
- (d) have an active programme for recruiting and retaining apprentices and adult improvers in the various building trades (such as bricklaying, carpentry, electrical, plumbing and plastering) and as a minimum employ one apprentice per £1 million of construction contract value and one adult improver per £2 million of construction contract value, providing written evidence documenting that programme within seven days of a written request from the Council;
- (e) provide a detailed monthly labour return for monitoring the employment and self-employment profile of all workers working on the development;
- (f) in relation to all contracts with a value in excess of £5 million, supply the Hackney Construction Recruitment Centre with full procurement details and a plan identifying the services and materials that will be sourced during the period commencing on the implementation of the development and finishing six months after completion of the development.

REASON: In the interests of upholding the Council's employment objectives by providing opportunities for residents of the borough.

21. NSC8 – Non-standard condition

An Ecological Management Plan setting out a detailed mitigation strategy against the potential effects of the development on any protected species whose presence is detected on site (and including the provision of bat and bird boxes) and setting out how the enhancement measures in Lloyd Bore's Ecological Scoping Survey report (September 2008, ref. B479/01) will be monitored, managed and funded in the future (including a lighting strategy to ensure that bats are not adversely affected by lighting on site both during the construction and operation phases of the development), shall be submitted to the local planning authority and approved in writing prior to the commencement of any works on site.

REASON: In the interests of protecting biodiversity adjacent to the New River.

22. NSC9 – Non-standard condition

A waste management strategy for the development hereby approved shall be submitted to the local planning authority and approved in writing prior to occupation.

REASON: In the interests of satisfactory waste management.

23. NSC10 – Non-standard condition

No development shall take place until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

REASON: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

24. NSC11 – Non-standard condition

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-ecological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include:

- Restriction to the agreed run-off rate of 6.8l/s/ha, up to and including the 1-in-100 year critical storm (including an allowance for climate change).
- Provision of Sustainable Drainage Systems (SUDS) to provide attenuation on site.
- Calculations to demonstrate the critical storm duration and level of attenuation required to meet the run-off rate.

REASON: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

25. NSC12 – Non-standard condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON: To protect the underlying Source Protection Zone.

26. NSC13 – Non-standard condition

No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

REASON: To protect the underlying Source Protection Zone.

27. NSC14 – Non-standard condition

Prior to the commencement of development a scheme for the provision and management of a buffer zone alongside the New River shall be submitted to

and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

- details of the planting scheme (for example, native species)
- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term
- details of any footpaths, fencing, lighting etc.

REASON: Development that encroaches on watercourses has a potentially severe impact on their ecological value. This is contrary to government policy in Planning Policy Statement 1 and Planning Policy Statement 9 and to the UK Biodiversity Action Plan. Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. Article 10 of the Habitats Directive also stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity. Such networks may also help wildlife adapt to climate change.

REASONS FOR APPROVAL

1. The following policies contained in the Hackney Unitary Development Plan (1995) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 - Development Requirements; C6 - Provision of Education Facilities; CS10 - Planning Standards.
2. The following policies in the London Plan (Consolidated with Alterations since 2004) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: 2A.1 - Sustainability criteria; 3A.18 - Protection and enhancement of social infrastructure and community facilities; 3A.24 - Education facilities; 3C.1 - Integrating transport and development; 3C.17 - Tackling congestion and reducing traffic; 4A.1 - Tackling climate change; 4A.3 - Sustainable design and construction; 4A.4 - Energy assessment; 4A.6 - Decentralised energy: heating, cooling and power; 4A.7 -Renewable energy; 4A.11 - Living roofs and walls; 4A.14 - Sustainable drainage 4B.1 - Design principles for a compact city; 4B.2 - Promoting world-class architecture and design; 4B.5 - Creating an inclusive environment.

INFORMATIVES

The following Informatives should be added:

- 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 Regulatory Reform (Fire Safety) Order 2005

SI.28 Refuse Storage and Disposal Arrangements

SI.33 Landscaping

NSI.1 All materials submitted pursuant to the discharge of condition 3 of this approval ['materials to be approved', as per paragraph 8.1.3 of this report] should be supplied and delivered at the same time in a container clearly marked with the address of the application site, reference to the application number 2008/2461, and accompanied by coloured copies of relevant elevational drawings, to which each material sample should be clearly referenced and labelled accordingly. Full specifications detailing each material's manufacturer and colour (as per manufacturer's description/name thereof) should also be submitted at the same time.

NSI.2 The applicant shall be required to enter into a legal agreement with the Council's Streetscene department, pursuant to Section 278 of the Highways Act 1980, for the payment of £108,400.00 towards the cost of works to highway land adjoining the site arising from the implementation of this planning permission.

12 FORMER REDRUTH LIBRARY SITE, CORNER OF REDRUTH ROAD AND VICTORIA PARK ROAD, LONDON, E9 7JS

Demolition of the existing building and the erection of a part four, part five storey building containing nineteen residential units and two parking spaces, together with associated outdoor amenity space, storage access and landscaping.

12.1 The Planning Officer introduced the report, as set out in the agenda.

12.2 Steven Alexander and Pamela Watson spoke in objection to the scheme, their comments are summarised as follows:

- The major concerns were regarding the height of the proposed development, overlooking and loss of amenity space, which is well used by residents.
- The development was 1 storey higher than the adjacent property and 2 storeys higher than the properties directly opposite.
- Felt that it introduced a further barrier between the neighbouring properties.
- Requested that further discussions take place on the design of the development before any permission was granted.
- Recognise the need for more affordable housing in the area and welcome this, however not the scale of the development being proposed.
- Lack of consultation with local residents.
- Issue surrounding where the bin storage will be located, as this is heavily used by residents.

12.3 A letter of objection from Steven Alexander was included within the addendum, along with responses from the Planning Officer.

12.4 The Chair wished to know which residents had been consulted and the Planning Officer confirmed that residents within a 30m radius of the site had been consulted and that a site notice had also been erected.

- 12.5 A representative from Savills (Agent) spoke in support of the scheme, his comments are summarised as follows:
- Attended pre-application meetings with the planning department.
 - 3 planning applications had previously been submitted, with the main reasons for objection being bulk, tenure and housing mix.
 - The proposed development is in keeping with the surrounding area, with no adverse affects on neighbouring properties.
 - Meets with the daylight/sunlight guidelines.
- 12.6 Discussion took place on the land ownership issue and also the member's enquiry regarding communal land received by Councillor Kemp, as detailed within the addendum. Members also raised the issue of existing bin storage and where this was to be located within the new development. It was recognised that there was an issue with the ownership of the bin storage, as it was used by different residential blocks.
- 12.7 The Planning Officer stated that the applicant had confirmed that they owned the land and he believed that the appropriate notices had been correctly served.
- 12.8 The applicant stated that he had been assured by the architect that the issues surrounding bin storage and loss of communal space had been addressed and that the bin storage had been located within the site, with no interference to the adjacent properties.
- 12.9 Councillor Hanson proposed that the application be DEFERRED to allow planning officers to carefully consider objections received regarding potential loss of community space and the issue surrounding the bin storage. She also asked that a representative from Hackney Homes be in attendance at a future meeting to answer these concerns. This was seconded by Councillor Smith.
- 12.10 Councillor Smith requested that the appropriate residents association also be consulted before the next meeting. This was **AGREED**.

Unanimously RESOLVED that:-

The application be DEFERRED to allow planning officers to carefully consider objections received regarding potential loss of community space and the issue surrounding the bin storage.

13 SOUNDS GOOD MULTIMEDIA, 21-23 SEDGWICK STREET, LONDON, E9 6HH

Use for the purposes of live performances, music tuition, theatre, cinema, music museum, computer classes, broadcasting, place of worship, music, dance, sound engineering and indoor sports (sui generis). Opening hours 24 hours (broadcasting), 10am – 3am Sunday to Thursday and 10am – 6am Thursday to Saturday (live performance, theatre and cinema), 9am – 3am Sunday to Thursday and 9am – 6pm Thursday to Saturday (indoor sports) and 9am – 9pm (music tuition, music museum and computer classes).

- 13.1 The Planning Officer introduced the report, as set out in the agenda.

- 13.2 Verdi Yahooda, Helen Goldman and Shellan Barbour spoke in objection to the scheme, their comments are summarised as follows:
- Verdi Yahooda represented a group of artists located along Digby Road.
 - Commended the work and commitment that had gone into the centre.
 - The hours proposed were deemed excessive.
 - Issue of noise pollution to surrounding residents and businesses, as the soundproofing provided was felt to be inadequate.
 - The noise pollution team were not following up complaints made, as the report suggested that no complaints had been received.
 - Issue surrounding parking, as there is no parking provision. There are often cars double parked along the surrounding roads.
 - Recognised that they had been invited by the applicants to attend one of the management meetings to try and resolve these issues.
- 13.3 The applicants spoke in support of the scheme, their comments are summarised as follows:
- The building had been fully soundproofed. Shutters have also been installed which keep the noise contained within the building.
 - Their main age group is between 40-60 year olds.
 - The majority of attendees travel by public transport so feel that there is not a problem with parking.
 - They have never had any visits from the pollution team or the police regarding disturbance.
 - Willing to work with the local residents to try and resolve the noise nuisance issues.
- 13.4 Members wished to establish how often residents were affected by the noise generated by the centre. The objectors stated that they suffered from noise nuisance throughout the night on a regular basis, especially at weekends.
- 13.5 The applicants stated that the building was soundproofed before the limiter was installed and the Planning Officer confirmed that the sound limiter had been installed at the end of November 2008. The Planning Officer added that the Pollution Team did not raise any objections to the soundproofing of the building and the hours proposed.
- 13.6 Members were advised that this application had previously been submitted to the Licensing Sub-Committee and that it was now subject to planning permission. With regard to the hours of use, the Chair asked whether the applicants would be willing to voluntarily reduce the amount of hours being requested.
- 13.7 The applicants stated that they would not be willing to voluntarily reduce the amount of hours requested due to cultural reasons, as the majority of their customers did not go out until around 2am.
- 13.8 Councillor Webb raised concerns about the Sub-Committee granting planning permission for such long hours, as this was a highly residential area and taking into consideration the objections raised.
- 13.9 Councillor Smith shared these concerns and proposed that if the Sub-Committee was minded to grant planning permission, that it be granted for a period of 6 months in which time the objectors keep a diary of any noise nuisance and report this to the

Pollution Team. The application would then come back to the Sub-Committee in 6 months time with a report from the Pollution Team. This was seconded by Councillor Webb.

- 13.10 Councillor Webb also requested that amplified noise be permitted between the hours of 10am – Midnight, Monday – Thursday, in order to reduce the level of noise nuisance for local residents This was **AGREED**.

Unanimously RESOLVED that:-

Planning permission be GRANTED for a period of six months, subject to the following conditions:

**1. SCB0 - Development only in accordance with submitted plans
SRB0**

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.

2. SCR2 - Dustbin Enclosures

Details of dustbin and recycling enclosures showing the design, and external appearance, shall be submitted to and approved by the Local Planning Authority, in writing, before the use/development commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In order to provide for adequate bin and recycling enclosures in the interest of the appearance of the site and area.

3. SCG1 - Restricted Hours of Use

The live performances, theatre, cinema, and indoor sport hereby permitted may only be carried out between 10:00 to 03:00 hours Sunday to Wednesday and 10:00 hours to 06:00 hours Thursday to Saturday.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

4. SCG1 - Restricted Hours of Use

The music tuition, computer classes and music museum hereby permitted may only be carried out between 09:00 am to 21:00 hours Thursday to Saturday.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

5. SCG1 - Restricted Hours of Use

The place of worship hereby permitted may only be carried out between 09:00 am to 23:30 hours Monday to Sunday.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

6. SCG1 – Restricted Hours of Use

No amplified noise is to be played before 10:00 am and after 00:00 (Midnight) Monday to Thursday.

REASON: In order to protect the amenity of nearby residential properties.

7. The use(s) hereby permitted shall be operated for a limited period only until 31/07/2009, on or before which date the use shall be discontinued.

REASON: To enable the Local Planning Authority the benefit of a provisional monitoring period.

INFORMATIVES

The following Informatives should be added:

SI Reason for approval:

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission:

EQ1 [Development Requirements], EQ40 [Noise Control], ACE3 [Retention of Arts, Culture and Entertainment Buildings] ACE8 [Planning Standards]

14 LAND ADJACENT TO AND FLAT 8 LONDESBOROUGH HOUSE, LONDESBOROUGH ROAD, LONDON, N16 8RN

Erection of a three storey plus basement house, together with installation of new timber gates and entrance to flat 8 Londesborough House.

14.1 The Planning Officer introduced the report, as set out in the agenda.

14.2 Andy Beckett, David Larkin and Keith Magnum spoke in objection to the scheme, their comments are summarised as follows:

- David Larkin wished to clarify that his objection was not related to his duties on the Hackney Homes Board.
- Felt that the information given in paragraph 6.4.3 of the report was inaccurate and that the list of objections was incomplete.
- The ground floor gardens were intended for the use of residents and not for re-development.
- 44 of a total number of 82 residents had signed a petition objecting to the proposal.

- The proposed development would dwarf no 8 Londesborough House and block its daylight.
- Felt that it would set a precedent for selling off estate land.
- Local Tenants Residents Association had not been consulted.
- Loss of open space and views.
- The proposed development would alter the symmetry of the existing site and was at least 1/3 larger than neighbouring properties.
- Design was out of keeping with the surrounding area.
- Land previously sold by the Council as freehold by mistake, which had generated this problem.

14.3 The Principal Solicitor clarified the situation regarding land use stating that it was possible to apply for planning permission on land that the applicant does not own, as long as the relevant notices had been served correctly. She added that the land had not been defined in the UDP as public open space and so the application was not against policy.

14.4 The Planning Officer also confirmed that if permission was granted, the piece of land would need to be purchased before any work could take place and that the Council had previously indicated that they were not intending to sell this piece of land.

14.5 Councillor Smith expressed strong concerns regarding the land use and loss of amenity space for other residents on the estate and proposed that the application be REFUSED on those grounds. This was seconded by Councillor Hanson.

(Councillor Webb abstained from the vote).

RESOLVED that:-

The application be REFUSED for the following reason:

The proposed development would result in land that currently forms part of the amenity space for Londesborough House being lost to private garden land. It is therefore considered that the development would have a detrimental impact on the current level of amenity enjoyed by residents of Londesborough House. As such, the proposal would be contrary to policies EQ1, HO3 of the Hackney Unitary Development Plan 1995 and Policy 4B1 of the London Plan 2008.

Duration of the meeting: 18.30 – 21.10

Signed

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Contact:

Emma Perry

020 8356 3338

Emma.Perry@hackney.gov.uk



MINUTES OF A MEETING OF THE PLANNING SUB-COMMITTEE

WEDNESDAY, 4TH FEBRUARY, 2009

Councillors Present: Councillor Vincent Stops in the Chair
Cllr Barry Buitekant, Cllr Michael Desmond (Vice-Chair), Cllr Ian Sharer, Cllr Simon Tesler, Cllr Linda Smith, Cllr Katie Hanson and Cllr Jessica Webb

Apologies: Cllr Joseph Stauber

Officers in Attendance Rokos Frangos (Senior Planning Officer), Adam Flynn (Senior Planning Officer, Major Team), Rosemary Lansdowne (Principal Solicitor), Graham Loveland (Interim Head of Regulatory Services), John McRory (Team Leader, Major Applications), Gillian Nicks (Deputy Team Leader, Major Applications Team), Scott Schimanski (Team Leader, Area Team), Anthony Traub (Senior Planner, Major Team) and Femi Nwanze (Planning Applications Unit Manager), Emma Perry (Democratic Services Officer) and David Rees (Democratic Services Manager)

1 APOLOGIES FOR ABSENCE

- 1.1 Apologies for absence were received from Councillor Stauber and Kevin Moore (Hackney Society).

2 MEMBERS TO AGREE THE ORDER OF BUSINESS

- 2.1 The order of business remained as per the agenda.

3 DECLARATIONS OF INTEREST

- 3.1 Councillor Desmond declared a prejudicial interest in Item 14 – 86 Mount Pleasant Lane, as he lived in close vicinity to the site and left the Chamber during the discussion of this item.

4 MINUTES OF THE PREVIOUS MEETING

- 4.1 The minutes of the previous meeting were not considered and stand referred to the next meeting.

5 74 AMHURST PARK, LONDON, N16 5AR

Conversion of existing residential premises to create 8 self contained units comprising (7x1 bedroom flats and 1x4 bedroom flat) together with excavation and the erection of a rear extension at lower ground floor below lower ground floor and ground floor levels with lower ground floor balcony: erection of rear and side dormer windows and the provision of cycle stand and bin stores to the front.

- 5.1 The Planning Officer introduced the report, as set out in the agenda, and explained that it had come to Committee due to the number of objections received.
- 5.2 Franco Caramazza spoke in objection to the scheme, his comments are summarised as follows:
- Loss of daylight/sunlight to the lower ground floor level, which is the main area of concern.
 - The proposed extension is overbearing.
 - Issue of overlooking from the proposed balcony into number 76 Amhurst Road.
 - Loss of amenity/garden space.
 - The extension covered the full width of the rear of the property.
 - Issue of town cramming – excessive number of flats being provided in the building.
- 5.3 Andy Meader (Pegasus Planning Group) spoke in support of the scheme, his comments are summarised as follows:
- The previous scheme had been refused in 2007 due to no family units being provided and also some issues with the rear extension. These issues had now been resolved in the revised scheme.
 - A minor amendment to the design of the proposed dormer roof extension to the side elevation had now been submitted.
 - The ground floor extension was only 2.9m deep and therefore was in accordance with building regulations.
 - The lower ground floor level was not visible from the neighbouring property.
 - The balcony referred to by the objector was not intended to be used as a balcony.
- 5.4 Councillor Smith queried the materials to be used on the roof and asked whether they were providing a green roof. The agent stated that the materials were to be approved, however, they were happy to consider providing a green roof. The Chair asked that this be added as an additional condition. This was **AGREED**.
- 5.5 The Chair asked whether the extension to the full width of the rear of the property was in accordance with daylight/sunlight regulations.
- 5.6 The Planning Officer explained that the extension was one storey in height and displayed this on the plans. With regard to daylight/sunlight, he stated that the extension was over 30m away from the nearest property and therefore satisfied the requirement for daylight/sunlight.

(Councillors Buitekant and Tesler abstained from the vote).

RESOLVED that:-

Planning Permission be GRANTED, subject to the following conditions:

1. SCB0 – Development in accordance with plans

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

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

2. SCB1 – 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 Section 91(1) of the Town and Country Planning Act 1990 as amended.

3. SCM6 – Materials to be approved

Details, including samples, of all materials to be used on the external surfaces of the buildings, boundary walls and ground surfaces of this development shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on implementing this planning permission. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

4. SCM9 – No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

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

5. SCI3 – No roof plant

No roof plant (including all external enclosures, machinery and other installations) shall be placed upon or attached to the roof or other external surfaces of the building.

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.

6. SCR4 – Wheelchair-accessible homes

The housing units proposed to be located on the ground floor must be designed to wheelchair standards and be in accordance with details to be submitted to and approved by the Local Planning Authority.

REASON: In the interests of providing satisfactory and convenient housing accommodation for persons with disabilities.

7. SCH10 – Secure bicycle parking

Lockable space shall be made available within the site for the secure parking of 9 bicycles, as shown on the plans hereby approved, before the first occupation of the development.

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

8. NST – No Use of Flat Roofs as Terraces

The flat roofs at first and ground floor levels as shown on the approved plans shall not be converted into balconies or roof terraces or other amenity areas and shall not be used for any purposes other than for maintenance.

REASON: To safeguard the amenities of neighbouring occupiers

9. A vegetation-covered roof (or 'green roof') system is to be established on the flat roof(s) hereby approved. Details thereof shall be submitted to and approved by the Local Planning Authority in writing before occupation or the first use of the development hereby approved commences.

REASON: To encourage sustainable urban drainage systems in order to increase biodiversity and minimise water run off.

REASONS FOR APPROVAL

The following policies are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 (Development Requirements), HO3 (Other Sites for Housing) of the Hackney Unitary Development Plan 1995; and policies 3A.1 (Increasing London's Supply of Housing), 3A.2 (Borough Housing Targets), 3A.4 (Housing Choice), 3A.6 (Definition of Affordable Housing), 3A.7 (Affordable Housing Targets), 4B.1 (Design Principles for a Compact City), 4B.4 (Sustainable Design and Construction) and 4B.7 (Respect Local Context and Communities) of the London Plan 2008.

INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act 1971
- SI.28 Refuse Storage and Disposal Arrangements
- SI.32 Consultations with TWU

SI.33 Landscaping
SI.36 Soil Contamination Survey

6 LONDON FIELDS PARK, LONDON, E8

Erection of a multi-use games area (MUGA) on London Fields comprising of one pitch on Tarmac base enclosed by perimeter mesh fencing and 4 floodlights.

(Councillors Desmond and Sharer arrived during the discussion of this item and so did not take part in the vote).

- 6.1 The Planning Officer introduced the report, as set out in the agenda. Reference was made to the addendum as line three of paragraph 6.4.1 should have stated that an example of a MUGA was the astro-turf football pitch on Mabley Green and Haggerston Park.
- 6.2 Ashleigh Arrell spoke in objection to the scheme, her comments are summarised as follows:
- The proposed development will spoil the beautiful green area of the park.
 - Concerned with the floodlights, which were felt to be a waste of electricity.
 - Feel that an alternative indoor venue could have been utilised instead.
 - The community had not been properly informed and felt that signs should have been located around the park giving local residents the opportunity to have their say on the location of the MUGA.
- 6.3 Kim Wright (Corporate Director, Community Services), Mike Martin (London Fields User Group) and Jordon Hamer (local teenager) spoke in support of the scheme, their comments are as follows:
- Mike Martin had been the Chair of the London Fields User Group for a number of years and had been involved in the London Lido project.
 - The Council had previously promised that a MUGA could be located in the park.
 - Feel that it is located in the right place and would make the park better for everyone.
 - A large number of youngsters want and would use this facility, as opposed to playing in disused car parks.
- 6.4 Discussion took place surrounding the proposed location of the MUGA as a number of Members felt that it was inappropriate to locate it in the centre of the park and that the area of hard standing was often used for community events. Kim Wright responded by stating that the proposed site was located in a dilapidated area of the park and that, if approved, more greenery would be introduced to this area. She added that 80% of the hard standing area would be returned back to the park and that the MUGA would constitute the other 20%. The existing fencing would also be taken down.
- 6.5 In response to a query from the Chair, the Corporate Director explained that the area next the Lido had been rejected as a potential site due to the location of the existing depot and it was also felt that it would increase congestion around the area in the summer months when the Lido was heavily used.

- 6.6 Councillor Webb made reference to the angle and location of some of the benches surrounding the MUGA and the Corporate Director confirmed that they would look at locating the benches in a more appropriate place. Reference was also made to the number of cycle stands being provided as Councillor Webb felt that two stands was not sufficient. The Corporate Director stated that she was happy to provide more cycle stands. The Chair requested that this be added as an additional condition. This was **AGREED**.
- 6.7 Discussion took place regarding the fence and whether 2m was high enough. The Planning Officer confirmed that 2m was recommended by the manufacturer. Councillor Smith requested that the perimeter of the MUGA be tree lined and the Planning Officer explained that this was already covered by the landscaping condition.

(Councillor Smith voted against the recommendation).

RESOLVED that:-

Planning Permission be GRANTED, subject to the following conditions:

1. SCB1 Commencement within 3 years

SRB1

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.

2. SCB0 Development only in accordance with submitted plans

SRB0

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.

3. SCT3 Protection of trees during site works

No development will take place on site until full details of tree protection have been submitted to, and approved in writing by, the Council and until such approved protection has been erected on site. Tree protection will be in accordance with BS5837:2005 (Trees in relation to construction - Recommendations) and will protect the root protection area calculated as described in Table 2 of that British Standard.

Unless otherwise agreed in writing The protective fencing will be 2.4m high and conform to Figure 2 of BS5837:2005 i.e. a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3m. On to this weldmesh panels should be securely fixed with wire or scaffold clamps. The details of tree protection will include a method statement detailing how any work to service runs (electric), new or old, will be avoid harm to the trees.

4. SCM2 Materials to be Approved

SRM2

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

5. SCM11 Modifications to be Approved

SRM11

Detailed drawings showing the following modification(s) to the scheme shall be submitted to and approved by the Council before any work is commenced on site: Avoid consolidation of hard and soft landscaping and fragmentation (paths, and grass areas) paving for the bicycle parking area and path should be the same.

REASON: The layout outside the MUGA is not acceptable and is considered unsatisfactory in the form on the drawings submitted to date and this aspect of the scheme should be modified to ensure an acceptable form of development.

This part of the development shall be completed only in accordance with the modification(s) thus approved.

6. SCG1 Restricted hours of use

The MUGA hereby permitted may only be carried used between 09:00 hours and 21:00 hours on any day.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

7. SCM7 Details to be approved (General)

SRM7

Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

Details of flood lights

Details of cycle stands (including type, number and location)

Details of landscaping

Details of boundary walls and enclosures

Details of locking mechanism

INFORMATIVES

The following Informatives should be added:

SI Policies contained in the Hackney Unitary Development Plan:

EQ1 (Development Requirements), EQ31 (Trees), OS2 (Open Spaces and Parks), OS3 (Loss of Open Spaces and Parks), OS4 (Protection of Character of Open Spaces and Parks), OS5 (Development Affecting

Open Spaces and Parks), OS19 (Planning Standards), Policy 3D.7
Realising the value of open space, Policy 3.244 Improving
London's open environment
Policy 3.245, Policy 3.246, Policy 3.254 Open space strategies, Policy
3D.10 Open space provision in UDP's, Policy 3D.11 Open space
strategies.

SI.1 Building Control

Your attention is drawn to the provisions of the Building Act 1984 and other Building Control legislation, which must be complied with to the satisfaction of The Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ. Telephone No: 020 8356 5000. Before any building work (including improvements to means of escape and changes of use) is commenced on site, detailed plans, together with the appropriate application form must be submitted for approval and early consultation is advised.

Your attention is drawn to the provisions of the Building Act 1984 and other Building Control legislation, which must be complied with to the satisfaction of The Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ. Telephone No: 020 8356 5000. Before any building work (including improvements to means of escape and changes of use) is commenced on site, detailed plans, together with the appropriate...ate application form must be submitted for approval and early consultation is advised.

S3 Hours of Building works

Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 which imposes requirements as to the way in which building works are implemented including the hours during which the work may be carried out. This Act is administered by the Councils Pollution Control Service, 205 Morning Lane, London, E9 6JX (Telephone: 020 7356 5000) and you are advised to consult that Division at an early stage.

Free Text

This proposal is not a precedent for other hard surface areas within London Fields or similar proposals in the future.

7 85 GREENWOOD ROAD, LONDON, E8 1NT

- (A) Full Planning Permission: Conversion of former Light Industrial premises, demolition of outhouses and erection of part two storey rear extension, part single storey rear extension and part two storey side extension, together with balconies alterations to front elevation to provide 8 units (3 x 1 bed, 4 x 2 bed and 1 x 3 bed).
- (B) Conservation Area Consent: Demolition of outhouses and ad-hoc extensions.

7.1 The Planning Officer introduced the report, as set out in the agenda.

7.2 Claire Milhench and Ian Rudolph spoke in objection to the scheme, their comments are summarised as follows:

- Felt that the scheme was worse than the previously rejected proposal, as a sun terrace had now been added.
- The sun terrace will create overlooking into the lounge of the neighbouring property and also a security issue.
- Feel that the objections raised had not been addressed in the report.
- Issue of noise nuisance.
- No dimensions given on the plans and they made reference to photos circulated at the meeting.
- Issue with insufficient headroom in one of the proposed bedrooms.
- The site boundaries are incorrect.
- The proposed building would be located less than 10m away from 25 Fassett Square.

7.3 David Gibson and Ingmar Wilken spoke in support of the scheme, their comments are summarised as follows:

- This was not just a re-submission of the previous scheme, as the architects were not involved in the previous design.
- The officer report sets out the responses to the objections received.
- The sun terrace faces towards the railway and not into the neighbouring property. There was no issue of overlooking.
- Do not feel that the proposed scheme would create additional noise.
- The site had been assessed by a surveyor who confirmed that all the measurements confirmed with guidance.

7.4 Discussion took place regarding room sizes and whether there was sufficient head room in some of the bedrooms. The Planning Officer confirmed that the overall height of the building had been increased to 5.7 metres to allow for sufficient head room in each of the rooms.

7.5 Reference was made to the distance between the proposed development and the neighbouring property, as identified by the objector. The Planning Officer explained that the proposal accords with the policies in the Hackney Unitary Development Plan and the London Plan.

7.6 In response to a query from the Chair regarding materials, the architect stated that the roof would be made of zinc, with white render and brick work on the north elevation and timber sunscreen to the south elevation. The materials were to be approved, as set out in condition 3 of the recommendation.

(Councillor Sharer voted against the recommendation).

RESOLVED that:-

Planning Permission be GRANTED, subject to the following conditions:

- 1. SCB0 Development only in accordance with submitted 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.
- 2. SCB1N Commencement within 3 years**
SRB1

The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
- 3. SCM2 Materials to be Approved**
SRM2

Full details, with samples, of the materials to be used on the external surfaces of the building, including glazing, shall be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.
- 4. SCM7 Details to be approved (General)**
SRM7

Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

Detailed drawings of all windows and doors
Details of front porch and bay features to a scale of 1:20
- 5. SCM9 No extraneous pipe work**
SRM9

No soil stacks, soil vent pipes, flues, ductwork or any other pipe work shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.
- 6. SCR2 Dustbin Enclosures**

Details of dustbin and recycling enclosures showing the design, and external appearance, shall be submitted to and approved by the Local Planning Authority, in writing, before the use/development commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In order to provide for adequate bin and recycling enclosures in the interest of the appearance of the site and area.
- 7. NS01 Non-Standard**

Screening shall be erected to the second floor rear extension to a height of 1.8 m and details shall be submitted to and approved by the Local Planning

Authority in writing before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To protect the amenities of adjoining occupiers.

**8. SCR8 Obscured Glazing
SRR8**

The windows in the south elevation wall of the outbuilding shall be permanently glazed in obscured glass.

REASON: To safeguard against overlooking of adjoining sites and premises.

9. NS01 Non-Standard

A survey and assessment in accordance with Planning Policy Guidance "Planning and noise (PPG24) along with proposed mitigation measures should be submitted and approved by the Local Planning Authority prior to commencement of works on the site.

REASON: To protect the amenity of future occupiers against adverse acoustic disturbance.

INFORMATIVES:

SI Reason for approval:

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission:

EQ1 [Development Requirements], HO3 [Other Sites for Housing], EQ12 [Protection of Conservation Areas], EQ13 [Demolition in Conservation Areas], EQ14 [Alterations and Extensions of Buildings in Conservation Areas], EQ48 [Designing out Crime], Policy 3A.1 [Increasing London's supply of housing], Policy 3A.2 [Borough housing targets], Policy 3A.3 [Maximising the potential of sites], Policy 4B.1 [Design principles for a compact city]

SI.1 Building Control

Your attention is drawn to the provisions of the Building Act 1984 and other Building Control legislation, which must be complied with to the satisfaction of The Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ. Telephone No: 020 8356 5000. Before any building work (including improvements to means of escape and changes of use) is commenced on site, detailed plans, together with the appropriate application form must be submitted for approval and early consultation is advised.

SI.2 Works affecting Public Highway

The Highways and Engineering Team, Environment Services Division, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ, Telephone 0208 356 5000, should be consulted regarding any works to, on or under the public highway, including vaults and thresholds, vehicle crossing, access, parking and sight

lines. Any vehicle crossing works are to be carried out by the London Borough of Hackney.

The developer/landowner will be responsible for all costs relating to the closure of existing vehicular and pedestrian accesses to the site, the construction of new accesses and the reinstatement and repair of public footways where

S3 Hours of Building works

Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 which imposes requirements as to the way in which building works are implemented including the hours during which the work may be carried out. This Act is administered by the Councils Pollution Control Service, 205 Morning Lane, London, E9 6JX (Telephone: 020 7356 5000) and you are advised to consult that Division at an early stage.

SI.3 Sanitary, Ventilation, and Drainage Arrangements

Before any drainage works are commenced on site, detailed plans, giving notice of intention to build/permission to drain/construct/reconstruct or alter pipes and drains must be submitted for approval under the Building Regulations 1991 to the Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ, Telephone No: 020 8356 5000. Please note that it will be necessary to consult the Thames Water Utilities Ltd., Waste Water Connections, Kew Business Centre, Brentford, Middlesex, TW8 0EE. Telephone No: 020 7713 3865, Fax No: 020 7713 3875.

- 1) All information appertaining to the existing public sewerage system.
- 2) Requests for sewer connections. All works will be carried out by the London Borough of Hackney at the applicant expense. All new developments will be required to have new sewer connections.
- 3) Building over sewers.
- 4) System of drainage to be provided on site.
- 5) Adoption of sewers.

Advisory Note:

It should be noted that most sewers throughout the Borough flow full or surcharge during periods of heavy storm and conditions may be imposed restricting discharge to the system. The prime condition is that any large development shall not cause an increase in the rate of flow to the public sewerage system. This requirement is normally met in the case of new developments by separation on site and storage of surface water flows in tanks or oversized pipes on sites. Where sites adjoin a suitable watercourse or storm relief sewer into which surface water can be discharged by gravity then the policy is for sites to be separated and have their surface water discharged to the watercourse or storm relief sewer. In the case of developments/rehabilitation/ conversions etc., involving the use of basements these are likely to be particularly vulnerable to the effects of surcharge and applicants must therefore demonstrate that adequate drainage arrangements exist at all times.

8 FORMER REDRUTH LIBRARY SITE, CORNER OF REDRUTH ROAD AND VICTORIA PARK ROAD, LONDON, E9 7JS

Demolition of the existing building and the erection of a part-four-, part-five-storey building containing nineteen residential units and two parking spaces, together with associated outdoor amenity space, storage access and landscaping.

NOTE TO MEMBERS: This planning application was initially presented to members of the Planning Sub-Committee on 7 January 2009. At that meeting, members deferred a decision on the determination for the following reasons:

- a) concern over the loss of a part of the Parkside Estate's communal green space to make way for the proposed development's two disabled parking spaces, plus questions over the ownership of this space;
- b) insufficient replacement bin storage for an existing Parkside Estate refuse storage facility, which is part of the application site;
- c) officers' failure to consult the residents association and Hackney Homes regarding the planning application.

8.1 The Planning Officer introduced the report, as set out in the report. He explained that this application had previously been presented to the Planning Sub-Committee on 7 January 2009. At that meeting, members deferred the decision for the reasons set out in the report.

8.2 Pamela Watson spoke in support of the scheme, her comments are summarised as follows:

- The consultation undertaken after the deferral of the application had been very positive and constructive.
- A number of changes had now been agreed regarding the amenity space and bin storage.
- The applicants had been very accommodating and additional money had been put towards the re-landscaping of the Parkside Estate communal area to the rear of the application site.
- Herself and the other local residents now supported the scheme.

8.3 There being no questions from Members, the Chair moved to the vote.

RESOLVED that:

A) Planning Permission be GRANTED, subject to the following conditions:

1. SCB0 – Development in accordance with plans

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

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

2. SCB1 – Commencement within three years

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

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

3. SCM6 – Materials to be approved

Details, including samples, of all materials to be used on the external surfaces of the building, boundary walls and ground surfaces shall be submitted to and approved by the Local Planning Authority, in writing, before work on the external surfaces, boundary walls and ground surfaces commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

4. SCM9 – No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

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

5. SCI3 – No roof plant

No plant (including all external enclosures, machinery and other installations) shall be placed upon or attached to the roof or other external surfaces of the building.

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.

6. SCH8 – Parking for people with disabilities

Before the use hereby permitted first commences, at least two car parking spaces shall be marked and retained permanently for use by the vehicles of people with disabilities at locations close to the entrances to the buildings.

REASON: In order to ensure that a reasonable minimum of parking spaces are located conveniently for use by people with disabilities.

7. SCH10 – Secure bicycle parking

Internal lockable space shall be made available within the curtilage of the building for the secure parking of nineteen bicycles, before the first occupation of the development.

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

8. NSC1 – Non-standard condition

A biodiverse, substrate-based extensive green roof (75mm minimum depth) is to be established on the roof of the proposal. Full details thereof shall be

submitted and approved in writing by the local planning authority, prior to occupation. 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 and the river corridor, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage and to enhance the performance and efficiency of the proposed building.

9. NSC2 – Non-standard condition

A rainwater harvesting system shall be installed and details thereof shall be submitted to the local planning authority and approved in writing before occupation of the development hereby approved first commences.

REASON: In the interests of maximising the environmental performance of the building.

10. NSC3 – Non-standard condition

Reasonable endeavours shall be undertaken to locate street lights to the highway immediately adjoining the site onto the face of the building hereby approved.

REASON: To safeguard visual amenity and assist with the provision of a less cluttered public realm.

B) That the above recommendation be subject to the applicant, the landowners and their mortgagees entering into a deed of planning obligation by means of a Section 106 Agreement of the Town and Country Planning Act 1990 (as amended), in order to secure the following matters to the satisfaction of the Assistant Director of Planning and Regeneration and the Corporate Director of Legal and Democratic Services:

1. Provision of one-hundred per cent affordable housing, comprising four one-bedroom flats, eight two-bedroom flats, four three-bedroom flats and three four-bedroom flats, all for social rental.
2. Payment by the landowner/developer of £3022.29 as a financial contribution towards Council library facilities. (This sum has been calculated in accordance with the approved formula in the Planning Contributions Supplementary Planning Document (SPD) (2006).)
3. Payment by the landowner/developer of £51,145.14 as a financial contribution towards education facilities in the borough. (This sum has been calculated in accordance with the approved formula in the Planning Contributions Supplementary Planning Document (SPD) (2006), with child yield information based on the GLA 'DMAG Briefing Note' 2005/25 (updated in May 2006), using Wandsworth survey data as the best available proxy for inner London.)
4. Payment by the landowner/developer of £895.85 as a financial contribution towards open space in the borough. (This sum has been calculated in accordance with the approved formula in the Planning Contributions Supplementary Planning Document (SPD) (2006).)

5. Payment by the landowner/developer of £6930.00 towards sustainable travel initiatives in the borough. (This sum was calculated by the Council's Traffic and Transport team for the previous planning application for this site (ref. 2008/0342).)
6. The developer is required to pay, under Section 278 of the Highways Act (1980), £28,500.00 to reinstate and improve the highway adjacent to the boundary of the site, to include access to the highway, measures for street furniture relocation, carriageway markings, access and visibility safety requirements.
7. Provision by the landowner/developer for the use of local labour for construction in the form of twenty-five per cent on-site employment, including the facilitation of an apprentice for a defined period.
8. 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 Section 106 Agreement.
9. Residential units to be built to Lifetime Homes standard and to achieve Code for Sustainable Homes level 3, with all reasonable endeavours to achieve level 4.
10. Achievement of twenty per-cent reduction in carbon emissions through the use of renewable energy sources and use of low-energy technology.
11. The applicant is to carry out all works in accordance with the National Considerate Constructors Scheme.
12. Provision for at least ten per cent of units to be wheelchair accessible.
13. Payment by the landowner/developer of £3000.00 towards the re-landscaping of the Parkside Estate communal area to the rear of the application site. (This sum was offered by the developer as a gesture of goodwill to Parkside Estate residents, with the aim of designing and creating an area of paving and shrubbery consistent with the proposed development's communal garden, as requested by the chair of the Parkside Estate's residents association).

REASONS FOR APPROVAL

1. The following policies contained in the Hackney Unitary Development Plan (1995) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 - Development Requirements; HO3 - Other Sites for Housing; CS3 - Retention and Provision of Community Facilities; TR19 - Planning Standards.
2. The following policies in the London Plan (Consolidated with Alterations since 2004) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: 2A.1 - Sustainability criteria; 3A.1 - Increasing London's supply of housing; 3A.2 - Borough housing targets; 3A.3 - Maximising the potential of sites; 3A.5 - Housing choice; 3A.6 - Quality of new housing

provision; 3A.9 - Affordable housing targets; 3A.10 - Negotiating affordable housing in individual private residential and mixed-use schemes; 3A.11 - Affordable housing thresholds; 3C.2 - Matching development to transport capacity; 3C.17 - Tackling congestion and reducing traffic; 3C.23 - Parking strategy; 4A.1 - Tackling climate change; 4A.3 - Sustainable design and construction; 4A.4 - Energy assessment; 4A.6 - Decentralised energy: heating, cooling and power; 4A.7 - Renewable energy; 4A.11 - Living roofs and walls; 4A.14 - Sustainable drainage; 4A.16 - Water supplies and resources; 4B.1 - Design principles for a compact city; 4B.2 - Promoting world-class architecture and design; 4B.3 - Enhancing the quality of the public realm.

INFORMATIVES

The following Informatives should be added:

- 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 Regulatory Reform (Fire Safety) Order 2005
 - SI.28 Refuse Storage and Disposal Arrangements
 - SI.33 Landscaping
- NSI.1 All materials submitted pursuant to the discharge of condition 3 of this approval ['materials to be approved', as per paragraph 8.1.3 of this report] should be supplied and delivered at the same time in a container clearly marked with the address of the application site, reference to the application number 2008/2764, and accompanied by coloured copies of relevant elevational drawings, to which each material sample should be clearly referenced and labelled accordingly. Full specifications detailing each material's manufacturer and colour (as per manufacturer's description/name thereof) should also be submitted at the same time.

9 HACKNEY DOWNS, DOWNS PARK ROAD, LONDON, E5 8NP

Demolition of existing park ranger's facility and replacement with single-storey building containing sports changing room facilities, park ranger's accommodation, multi-purpose community room, public toilets and sports equipment storage; resurfacing of existing tarmac basketball area and erection of fenced multi-use games area (MUGA), to include floodlighting; addition of further two tennis courts adjacent to existing tennis courts, to include floodlighting.

- 9.1 The Planning Officer introduced the report, as set out in the agenda. He informed the Sub-Committee that the people that had objected to the 3 previously refused applications had not been consulted this time round. However they had consulted residents within a 650m radius. The Principal Solicitor stated that this was not

considered to be an issue and the Planning Officer confirmed that their issues had now been resolved.

- 9.2 The Planning Officer stated that in response to the Chair's query regarding fencing, the applicant confirmed that the MUGA shall be enclosed by welded wire fencing to a general height of three metres, increasing to four metres for the areas behind the goal face, in accordance with Sports England guidelines. The fencing would be finished in a green coating and the tennis courts would feature chain link fencing to a general height of 2.75 metres, also finished in a green coating.
- 9.3 Alan Maddox and Daniel Gordon spoke in objection to the scheme, their comments are summarised as follows:
- Generally in favour of the scheme and the enhancement of education facilities in the area and recognise the work that has been undertaken in submitting the application.
 - The main issue is concerning the consultation process.
 - Local residents wish to be informed of management, maintenance and budget issues.
 - The consultation that was promised for the summer did not happen and the other consultation session finished early.
 - Believe that there are a number of inconsistencies in the report.
 - Request that the application be deferred to allow for better consultation.
 - Concern was raised regarding the need for additional tennis courts, when the existing ones were perfectly adequate.
 - Loss of green space.
 - Wish to know how many children will be using the tennis courts.
- 9.4 Nicola Baker (Assistant Director Community Services) and Rob Martell spoke in support of the scheme, their comments are summarised as follows:
- A number of significant changes had been made as a result of the consultation process, including the provision of public toilets.
 - She issued an apology as the consultation closed early due to staff sickness on that day.
 - This was a partnership between Hackney Council and the Learning Trust, with funding provided by a lottery grant.
 - A total of 2 new tennis courts are proposed, in order to encourage tennis coaching, especially as they would be located within an Olympic borough.
 - The design is sympathetic to the area and also sustainable.
 - The courts will primarily be used by schools, with public use outside of school hours and during holiday periods.
- 9.5 Councillor Buitekant raised the issue of demand and whether there was a need for the 2 additional tennis courts, as the park would lose valuable green space. Nicola Baker responded by stating that the Council and the Learning Trust had liaised with the Hackney City Lawn Tennis Club who had identified that there was a large demand for coaching facilities in the area.
- 9.6 Councillor Webb referred to the flood lighting, as the report specified that it would operate until 4pm. She believed that it would be more appropriate for it to operate between 2pm and 8pm every day and also on bank holidays. Nicola Baker indicated

that she would not have an objection to the proposed changes. The Chair asked that condition 9 be amended to reflect this proposal. This was **AGREED**.

- 9.7 Discussion took place regarding the proposed pattern of use for the facilities and Nicola Baker stated that Mossbourne Academy would be given priority during school booking hours, however she did not know the exact requirements at present. She added that two other schools, namely Stormont House School and Brook School would also be able to use the facilities and that all of the schools and any groups would need to book the facilities in advance.
- 9.8 The Chair asked the Leisure Department to develop a Management Plan and that this be reported back to the Sub-Committee for approval. This was **AGREED**.

(Councillor Buitekant voted against the recommendation).

RESOLVED that:-

Planning Permission be GRANTED, subject to the following conditions:

1. SCB0 – Development in accordance with plans

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

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

2. SCB1 – Commencement within three years

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

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

3. SCM6 – Materials to be approved

Details, including samples, of all materials to be used on the external surfaces of the building, fences, and ground surfaces shall be submitted to and approved by the Local Planning Authority, in writing, before work on the external surfaces, boundary walls and ground surfaces commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

4. SCM9 – No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the building other than as shown on the drawings hereby approved.

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

5. SCI3 – No roof plant

No plant (including all external enclosures, machinery and other installations) shall be placed upon or attached to the roof or other external surfaces of the building other than as shown on the drawings hereby approved.

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

6. SCH10 – Secure bicycle parking

Space shall be made available for the secure parking of thirty bicycles, in accordance with the plans hereby approved, before the first occupation of the development.

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

7. NSC1 – Non-standard condition

The existing oak tree situated at the location of the two new tennis courts (as per drawing 0802_101) shall be removed and replanted, or alternatively a new semi-mature oak tree of similar height planted, no further than five metres to the east of the existing oak tree's current location before the end of the existing planting season, with details to be submitted to the local planning authority and approved in writing before use of the tennis courts hereby approved first commences.

REASON: To safeguard the green character of the park.

8. NSC2 – Non-standard condition

The tennis-court floodlighting hereby permitted shall be installed adjacent to, and project light in the direction of, the two new tennis courts hereby approved only, and not the two existing tennis courts.

REASON: In the interests of protecting the amenity of adjoining occupiers from light disturbance.

9. NSC3 – Non-standard condition

The tennis-court floodlighting hereby permitted shall not be used outside the hours of 14.00 to 20.00.

REASON: In the interests of protecting the amenity of adjoining occupiers from light disturbance.

10. NSC4 – Non-standard condition

A management plan for the new MUGA, resurfaced basketball court and two new tennis courts, setting out proposed patterns of use by school pupils, and how access and use by the wider community shall be safeguarded and managed, shall be submitted to the local planning authority and approved in writing before use of any of the facilities hereby approved first commences.

REASON: In the interests of safeguarding public access to, and community use of, the facilities hereby approved.

REASONS FOR APPROVAL

1. The following policies contained in the Hackney Unitary Development Plan (1995) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 – Development Requirements; OS3 – Loss of Open Spaces and Parks; OS4 – Protection of Character of Open Spaces and Parks; OS5 – Development Affecting Open Spaces and Parks.
2. The following policies in the London Plan (Consolidated with Alterations since 2004) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: 3D.8 – Realising the value of open space and green infrastructure; 3D.6 – The Olympic and Paralympic Games and sports facilities.

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.25 Disabled Person's Provisions
- SI.27 Regulatory Reform (Fire Safety) Order 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping

NSI.1 All materials submitted pursuant to the discharge of condition 3 of this approval ['materials to be approved', as per paragraph 8.1.3 of this report] should be supplied and delivered at the same time in a container clearly marked with the address of the application site, reference to the application number 2008/2870, and accompanied by coloured copies of relevant elevational drawings, to which each material sample should be clearly referenced and labelled accordingly. Full specifications detailing each material's manufacturer and colour (as per manufacturer's description/name thereof) should also be submitted at the same time.

NSI.2 The applicant is required to consult the Planning Inspectorate regarding the proposed development prior to the commencement of any work in implementing this planning permission, as the park is classified as registered common land.

10 **LAND ABOVE NORTHERN OUTFALL SEWER FROM OLD FORD LOCK BRIDGE TO MANOR ROAD (INC. LEA NAVIGATION ACCESS RAMP) EXCLUDING CANNING ROAD, GREAT EASTERN RAILWAY AND LAND DIRECTLY TO THE EAST OF, AND STRATFORD HIGH STREET IN PDZ'S 3, 8, 12 & 13**

Observations to the Olympic Development Authority (ODA) regarding the submission of details regarding the Greenway for the discharge of condition under the Facilities

and their Legacy Transformation (OLF) Planning Permission (07/90010/OUMODA) granted on 28 September 2007.

- 10.1 The Planning Officer introduced the report, as set out in the report. He referred to the addendum which set out further comments from Streetscene and the officer's comments.
- 10.2 There being no questions from Members, the Chair moved to the vote.

RESOLVED that:

The London Borough of Hackney (LBH) supports the proposed works to the Greenway and consider it attractive, robust and practical and will enhance the ecology of the area.

INFORMATIVE

1. The LBH would like to emphasize the importance of providing a high quality link from Victoria Park to the Greenway. This link will be vital in ensuring that Hackney is connected to the Greenway and beyond. It is understood that this link is being dealt with in accordance with Schedule 12 of the Olympic Park outline planning permission and that a feasibility study on the link has been commissioned by the ODA Transport Team. The LBH would like some assurances that this link will indeed be provided and will be designed as a permanent scheme to give a lasting legacy benefit.
2. The LBH considers the management of cyclists' speed along the Greenway paramount to promoting the safe and continued usage of the Greenway, especially as the Greenway will essentially be used by both pedestrians and cyclists in a shared manner. Further information is requested to fully understand what measures, whether they be managed or physical, are proposed, both during Games Mode and Legacy Mode, to control the speed of cyclists using the Greenway.

11 OLYMPICS AND PARALYMPICS SITE – HACKNEY AND ADJOINING BOROUGHS: LAND BETWEEN RIVER LEA NAVIGATION, A12 EAST CROSS ROUTE, RIVER LEA AND SILVERLINK RAILWAY LINE, HOMERTON, LONDON, E9

Observations to the Olympic Development Authority (ODA) regarding the Parkland and Public Realm applications for the following regions:

- 08/90310/FULODA (North Central Parkland) 08/90311/FULODA (South Central Parkland);
- 08/90312/FULODA (Basketball Landscape);
- 08/90313/FULODA (Handball Landscape);
- 08/90314/FULODA (PDZ4 [Part] Landscape);
- 08/90315/AODODA (PDZ1);
- 08/90316/AODODA (PDZ5 [Part] and PDZ6 part); and
- 08/90317/AODODA (Stadium Island).

- 11.1 The Planning Officer introduced the report, as set out in the agenda.
- 11.2 There being no questions from Members, the Chair moved to the vote.

RESOLVED that:

The London Borough of Hackney (LBH) supports the principles depicted within the Parkland and Public Realm applications during Games Mode and Legacy Mode and in particular the concept of reducing the Concourse without affect people movement and increasing parkland creating a more visually and physically accessible park.

The LBH raises the following observations with regard to the proposal:

1. A South-East to North-West link will significantly decrease journey times to the media centre from Stratford International Station and should be considered and incorporated into the Legacy scheme.;
2. In Legacy the road circuit from the Velodrome is still depicted crossing the river Lea and despite what the text says (indicative only) this layout will restrict free movement from the legacy parkland to the river's edge;
3. More information is required regarding a movement strategy relating to the main public realms/squares and in particular those surrounding the Handball Arena and Veledrome. Details regarding route hierarchy for visitors and locals needs to be appropriately addressed.

12 UNIT L, EAST CROSS CENTRE, WATERDEN ROAD, LONDON, E15

Section 17 Certificate of Alternative Development for A1, A2, A3, B1, C1, C3, D1 and D2 uses.

RESOLVED that:

The item be DEFERRED, at the request of the Planning Officer.

13 BUCCLEAUH HOUSE, CLAPTON COMMON, LONDON, E5

Demolition of existing building and erection of a six storey building (plus basement) to provide 152 residential units (46 units to comprise extra care accommodation and 25 x 1 bed, 50 x 2 bed, 19 x 3 bed and 12 x 4 bed) with ancillary car parking and landscaping.

- 13.1 The Planning Officer introduced the report, as set out in the agenda, and gave an overview of the history of the site.
- 13.2 Mrs Meisels spoke in objection to the scheme, her comments are summarised as follows:

- Very little time to prepare her objection as she and some of her neighbours did not receive a letter notifying her of the revised application.
- The proposal was out of proportion with the neighbouring properties and created overlooking to the properties in close vicinity.
- Loss of daylight and privacy.
- The number of dwellings was out of context with the space.
- Insufficient number of car parking spaces for the size of the scheme.
- Increased noise and traffic in the surrounding area.
- No recreational areas for children provided.
- She would suggest only 3 / 4 storeys and more family units and facilities.

13.3 Neil Rowley (Savills) and John Moore (Formation Architects) spoke in support of the scheme, their comments are summarised as follows:

- The building is currently vacant and in a dilapidated state.
- They have been in consultation with Planning Officers for the past 12 months, which had resulted in a better scheme being submitted.
- A public exhibition was held in 2008, displaying the plans for the scheme.
- The height of the revised scheme is no greater than the previous proposal.
- The scheme meets with housing needs and provides a number of extra care units.
- The new scheme was slightly longer, although it had now been split into 3 blocks.
- 1/3 of the units are wheelchair accessible.
- There will be limited access to the site and private parking to the front of the building.
- The proposed materials were displayed for Members' information.

13.4 In response to a query from the Chair regarding consultation, the Planning Officer stated that the consultation had commenced in April 2008 and she was satisfied that a full consultation exercise had been carried out and that responses to the objections received were detailed within the report. Furthermore, the objector registered to speak had submitted comments in May 2008, which were included and addressed within the officer's report.

13.5 Reference was made to the comments made by the Design and Conservation team and the Planning Officer explained that responses to these comments were set out in page 263 of the report.

13.6 Concern was raised over the open plan living areas and bedrooms being located off this in a number of units. In response, the Planning Officer explained that condition 5 of the recommendation addressed this issue by stating that access to bedrooms separated from living areas with open plan kitchens, as the provision of a bedroom coming off open plan living spaces was not considered conducive. The applicant added that this only concerned a small number of units.

13.7 Concern was also raised over the issue of loss of daylight/sunlight, as identified by the Design and Conservation team. The Planning Officer referred Members' attention to page 265, paragraph 6.3.5 of the report, which stated that the results of the Average Daylight Factor (ADF) test highlighted that the internal light levels conformed to BRE guidance and would be adequately well lit through natural means.

- 13.8 Reference was made to the footprint of the building and Members questioned whether the revised scheme was larger than the previously refused one. The Planning Officer confirmed that the height of the revised scheme was in line with the existing building, the length of the building was slightly longer and the depth was within 1m of the existing building. She explained that the Inspector had previously agreed the envelope of the building.
- 13.9 The Planning Officer referred to the addendum which set out additional design comments. These stated that the massing was deemed ok, much in line with that approved by the appeal Inspector, as was the elevation design which they acknowledged had improved significantly following discussion with the applicants and their architects.
- 13.10 In response to a query from the Chair regarding the length and width of corridors, the applicant confirmed that the longest length of corridor would be 15m and that they would be 1500mm wide. He added that 1/3 of the units would be dual aspect.
- 13.11 Members expressed their concern at the internal layout of a number of units and Councillor Hanson proposed that the item be deferred to allow for revised plans to be submitted, taking into consideration the issues raised. This was seconded by Councillor Desmond. The proposal was however not carried; as a larger proportion of Members felt that there was a sufficient enough number of reasons for the application to be refused.
- 13.12 The Principal Solicitor clearly advised that if the Sub-Committee wished to refuse the application they would have to propose this as a separate recommendation, as it would not be sufficient enough to just vote against the recommendation.

(Councillor Webb voted in favour of the recommendation).

RESOLVED that:-

The officer's recommendation was not agreed, for the following reasons:

- **Overdevelopment within the envelope of the building by approximately 20%.**
- **Poor internal design and layout, especially for the larger family units.**
- **Unconvinced that the current set of plans provided a good standard of living accommodation.**
- **The open plan living areas with bedrooms located off this was deemed unacceptable.**
- **Too many single aspect flats and internal corridors too long.**

14 86 MOUNT PLEASANT LANE, LONDON, E5 9EN

Demolition of existing sheltered accommodation and redevelopment to provide a part 4, part 5-storey care home (40 units) consisting of 13 units for learning disabilities and 27 units for elderly with communal facilities, 2 car parking spaces, 1 ambulance bay and cycle spaces.

- 14.1 The Planning Officer introduced the report, as set out in the agenda.

- 14.2 Members wished to clarify the number of car parking spaces being provided and the Planning Officer confirmed that there would be a total of six places (including 2 accessible spaces) provided on site.
- 14.3 There being no questions from Members, the Chair moved to the vote.

Unanimously RESOLVED that:

Planning Permission be GRANTED, subject to the following conditions:

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.

2. Commencement within three years

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

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

Design & Appearance

3. Materials to be approved (entire site)

Details, including samples, of materials to be used on the external surfaces of the building, boundary walls and ground surfaces shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

4. Facing bricks to be approved

Full details of the facing brick(s) to be used for the external surfaces of the building(s) 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 satisfactory and does not detract from the character and visual amenity of the area.

5. Ground surface treatment

Full details of all ground surface treatment to the site 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 satisfactory and does not detract from the visual amenity of the area.

6. Boundary walls to be approved

Full details, including materials, of all boundary walls, screening, gates and enclosures shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

7. Elevations Modifications to be approved

Notwithstanding the plans submitted, detailed drawings showing the following modification(s) to the scheme shall be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced on site:

- Revised coloured and detailed (1:200) drawings of all external elevations.
- Typical cross-sections (1:20-1:50) of all principle elevations.

The development shall be completed only in accordance with the modifications thus approved.

REASON: The elevational design, details and proposed materials are considered unsatisfactory in the form shown on the drawings submitted to date and these aspects of the scheme should be modified to ensure an acceptable form of development.

8. Internal Layout Modifications to be approved

Notwithstanding the plans submitted, detailed drawings showing the following modification(s) to the scheme shall be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced on site:

- Detailed drawings (plan and sections) of all internal and external amenity /community spaces including the 'internalised street' at (1:50 -1:100).
- A Management and Use statement of all external and internal spaces setting out details of how they are to be used and managed.
- All floor plans amended to allow natural light and views into the circulation corridor.
- Amended third floor plan to re-locate the communal room and roof terraces to consolidate these areas.

The development shall be completed only in accordance with the modifications thus approved.

REASON: The layout and detail design of the amenity and circulation spaces are considered unsatisfactory in the form shown on the drawings submitted to date and these aspects of the scheme should be modified to ensure an acceptable form of development.

9. Landscaping scheme to be approved

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed. All landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

10. Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

11. No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

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

12. No roof plant

No roof plant (including all external enclosures, machinery and other installations, except for photovoltaic and solar hot water heating panels), other than that shown on the plans hereby approved, shall be placed upon or attached to the roof or other external surfaces of the building.

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.

13. Tree Survey/Retention Plan

A detailed Tree Survey/Retention Plan (plan and schedule) indicating precise location, species, height and condition of each tree accurately plotted and showing which trees are to be retained and which are proposed for felling shall be approved by the Local Planning Authority before any work commences on site.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

Transport

14. Parking for persons with disabilities

Before the use hereby permitted first commences the 2 disabled car parking spaces shall be provide for use by the vehicles of persons with disabilities as located on drawing number 12192_02_04.

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

15. Provision for cycles

Secure, covered parking shall be provided for 8 bicycles in the form of Sheffield stands (or an alternative approved in writing by the Local Planning Authority), as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

16. S278 Highway Works

No construction shall commence until such time as the applicant has entered into a legal agreement with the Council and Transport for London pursuant to S278 Highways Act 1980 substantially in the format appended at Second Schedule to cover all costs related to consequential highway junction and pavement works.

REASON: To ensure highway works are completed to an adequate standard.

17. Marking parking areas

Before the use hereby permitted first commences, appropriate markings shall be used to delineate all car parking spaces and service areas within the site/development as shown on the permitted plans, and such marking is to be retained permanently.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway.

18. Parking

No part of the development hereby approved shall be occupied until accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers and/or users of, and/or persons calling at, the premises only, and shall not be used for any other purposes.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/loading and unloading purposes.

19. Travel Plan

Before the use hereby permitted first commences, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include existing and future travel patterns, transportation methods of residents, and the provision for annual review, and shall be implemented prior to the commencement of the use of the development.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

20. Parking Management

Before the use hereby permitted first commences, a parking management plan shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. This plan should include:

- The use of the disabled parking bays.
- One bay allocated for mobility impaired residents.
- How the parking will be managed.

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

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway.

21. Parking

Parking of vehicles shall only be carried out on the areas identified for parking on the plans hereby approved, and not on any other area of the site.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the visual amenity of the scheme.

Land Contamination

22. Contamination

Prior to the commencement of the development hereby approved, the following components of a scheme to deal with the risks associated with

contamination of the site shall be submitted to and approved in writing by the Local Planning Authority:

- 1) A preliminary risk assessment which has identified:
 - All previous uses
 - Potential contaminants associated with those uses
 - A conceptual model of the site indicating sources, pathways and receptors
 - Potentially unacceptable risks arising from contamination at the site
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

REASON: To assess the risk to controlled waters receptors, primarily the groundwater Source Protection Zone 2 located below the site.

23. Unsuspected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON: There is the potential for contamination in the Made Ground which should be dealt with accordingly if identified. This is to protect controlled waters receptors.

24. Contamination (Piling)

Piling or any other foundation designs using penetrative methods shall not be permitted other than without the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

REASON: Piling foundations associated with the development could provide a potential pathway for contaminants to reach groundwater Source Protection Zone 2 located below the site.

General Conditions

25. Construction Method Statement

Full details of a work method statement for demolition and construction, including control measures to minimise noise and dust emissions, hours of work, wheel washing facilities, and details for the disposal of materials from the site shall be submitted to, and approved by, the Local Planning Authority prior to commencement of any construction/clearance work on the site. The development, including disposal of materials from the site, shall in all respects be carried out in accordance with the approved details.

REASON: To safeguard the amenities of neighbouring properties and the area generally during construction.

26. Dust Control

No development shall commence on site until a scheme to minimise the threat of dust pollution during site clearance and construction works (including any works of demolition of existing buildings or breaking out or crushing of concrete) have been submitted to and approved in writing by the local planning authority. The approved scheme shall include a watering regime in the event of dry weather, dust screens, etc., as appropriate, and shall be implemented in its entirety once development has commenced.

REASON: In order that the local planning authority may be satisfied that the demolition process is carried out in a manner which will minimise possible dust pollution to neighbouring properties.

27. Details of refuse storage enclosure

Details of dustbin enclosures (including mandatory recycling facilities), showing the design, external appearance and location thereof, shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

28. Ecological roofs

Full details of a bio-diverse, substrate based (75mm minimum depth) extensive brown/green roof shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. 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.

29. Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction

of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

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

30. Renewable Energy

The development hereby permitted shall not commence until details of a scheme for generating 20% of the predicted energy requirement of the development from on-site renewable resources has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first occupied and shall thereafter be retained so that it provides the required level of generation.

REASON: To ensure the development meets the basic requirements of London Plan.

31. Sustainability

Full details of renewable energy provisions, including evidence of at least compliance with Level 3 of the Code for Sustainable Homes (with best endeavours to achieve Level 4) and BREEAM's 'Very Good' rating for Multi-Residential proposals with best endeavours to achieve an 'Excellent' rating, shall be submitted and approved in writing by the Local Planning Authority before any building works commence. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the development achieves the level of renewable energy provision on site as proposed.

32. Level Access

A level access shall be provided to all ground floor units hereby approved before the use is first commenced.

REASON: In order to ensure that people with disabilities are able to gain proper access to the development.

33. Provision of access and facilities

All provisions and facilities to be made for people with disabilities as shown on the plans and details hereby approved shall be implemented in full to the satisfaction of the Local Planning Authority before the use is first commenced.

REASON: In order to ensure that access and facilities for people with disabilities are provided in order to ensure that they may make full use of the development.

REASONS FOR APPROVAL

The following policies contained in the Hackney Unitary Development Plan (1995) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 – Development Requirements; EQ48 – Designing out Crime; HO3 – Other sites

for Housing; HO4 – Improvement of Older Housing; HO17 – Residential Accommodation for Care; TR19 – Planning Standards.

The following policies in the London Plan (Consolidated with Alterations since 2004) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: 2A.1 – Sustainability Criteria; 3A.1 – Increasing London’s Supply of Housing; 3A.3 – Maximising the Potential of Sites; 3A.5 – Housing Choice; 3A.6 – Quality of New Housing Provision; 3A.13 – Special Needs and Specialist Housing; 3A.17 – Addressing the Needs of London’s Diverse Population; 3C.1 – Integrating Transport and Development; 3C.2 – Matching Development to Transport Capacity; 3C.3 – Sustainable Transport in London; 3C.23 – Parking Strategy; 4A.1 – Tackling Climate Change; 4A.3 – Sustainable Design and Construction; 4A.7 – Renewable Energy; 4A.22 – Spatial Policies for Waste Management; 4B.1 – Design Principles for a Compact City; 4B.3 – Enhancing the Quality of the Public Realm; 4B.5 – Creating an Inclusive Environment; 4B.6 – Safety, Security and Fire Prevention and Protection; 4B.8 – Respect Local Context and Communities.

INFORMATIVES

The following Informatives should be added:

- | | |
|-------|--|
| SI.1 | Building Control |
| SI.2 | Work Affecting Public Highway |
| SI.3 | Sanitary, Ventilation and Drainage Arrangements |
| SI.6 | Control of Pollution (Clean Air, Noise, etc.) |
| SI.7 | Hours of Building Works |
| SI.24 | Naming and Numbering |
| SI.25 | Disabled Person’s Provisions |
| SI.27 | Fire Precautions Act 1971 |
| SI.28 | Refuse Storage and Disposal Arrangements |
| SI.34 | Landscaping |
| NSI | With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information. |
| NSI | In relation to condition 7, the following revisions should be taken into account: <ul style="list-style-type: none">• Provide robust and durable design solutions for the elevations.• Improve the elevation design to respond to the volumetric variations – two main flat blocks connected by an ‘internalised street’ on the ground floor. |
| NSI | In relation to condition 8, the following revisions should be taken into account: <ul style="list-style-type: none">• Improve the provision, design and maintenance of the amenity spaces with more detailed layouts and management.• Strengthen the ‘internalised street’ by locating some of the staff functions and facilities at the south end of the ‘street’.• Enhance the usage and the attractiveness of the 2 roof terraces on the third floor by co-locating internal communal |

Wednesday, 4th February, 2009

areas. The layouts should be re-organised to consolidate the communal and amenity spaces.

- The circulation corridors should be re-designed as pleasant spaces with opportunities for views and natural light.
- The confined and angled space on the lower ground floor should be re-arranged.

NSI In relation to Condition 21, the Environment Agency have advised that parts 1 and 2 appear to have been satisfied.

Duration of the meeting: 18.30 – 21.45

Signed

.....
Chair of Planning Sub-Committee

Contact:

Emma Perry
020 8356 3338

Emma.Perry@hackney.gov.uk

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| | | |
|---|--|----------------------------------|
| ADDRESS: Phase 1 of Haggerston West Estate - E8 and Kingsland Estate - E2 | | |
| WARD: Haggerston | | REPORT AUTHOR: Ron Madell |
| APPLICATION NUMBER: 2009/0186 | | |
| DRAWING NUMBERS: A3039/2.1/011 A3039/2.1/012 A3039/2.1/013 A3039/2.1/021 A3039/2.1/022 A3039/2.1/023 A3039/2.1/024 A3039/2.1/025 A3039/2.1/026 A3039/2.1/027 A3039/2.1/028 A3039/2.1/029 A3039/2.1/030 A3039/2.1/031 A3039/2.1/032 A3039/2.1/033 A3039/2.1/034 A3039/2.1/035 A3039/2.1/041 A3039/2.1/042 A3039/2.1/043 A3039/2.1/044 A3039/2.1/045 A3039/2.1/046 A3039/2.1/047 A3039/2.1/051 A3039/2.1/052 A3039/2.1/053 A3039/2.1/054 A3039/2.1/055 A3039/2.1/056 A3039/2.1/057 A3039/2.1/058 A3039/2.1/059 A3039/2.1/060 A3039/2.1/061 A3039/2.1/062 A3039/2.1/071 A3039/2.1/072 A3039/2.1/073 | A3039/2.1/079 A3039/2.1/081 A3039/2.1/082 A3039/2.1/083 A3039/2.1/084 A3039/2.1/085 A3039/2.1/086 A3039/2.1/087 A3039/2.1/088 A3039/2.1/089 A3039/2.1/091 A3039/2.1/092 A3039/2.1/093 A3039/2.1/094 A3039/2.1/095 A3039/2.1/096 A3039/2.1/101 A3039/2.1/102 A3039/2.1/103 A3039/2.1/104 A3039/2.1/105 A3039/2.1/106 A3039/2.1/107 A3039/2.1/108 A3039/2.1/109 A3039/2.1/110 A3039/2.1/121 A3039/2.1/122 A3039/2.1/123 A3039/2.1/124 A3039/2.1/125 A3039/2.1/126 A3039/2.1/127 A3039/2.1/128 A3039/2.1/131 A3039/2.1/132 A3039/2.1/141 A3039/2.1/142 A3039/2.1/143 A3039/2.1/144 A3039/2.1/145 A3039/2.1/146 | VALID DATE: 23.1.09 |

| | | |
|---|--|---|
| A3039/2.1/074 A3039/2.1/075 A3039/2.1/076 A3039/2.1/077 A3039/2.1/078 | A3039/2.1/147 A3039/2.1/148 A3039/2.1/149 A3039/2.1/150 | |
| APPLICANT: London & Quadrant Group 4 Gainsborough Road Leytonstone London E11 1HT | | AGENT: PRP 10 Lindsey Street Smithfield London EC1A 9HP |
| PROPOSAL: Approval of Reserved Matters (design, external appearance and landscaping) submitted pursuant to condition (4) of permission Ref. 2007/2889 relating to demolition of 486 dwellings and redevelopment of the sites with a total of 761 dwellings (248 rented, 170 intermediate and 343 private for sale), comprising 1-bed, 2-bed and 3-bed flats, 3-bed, 4-bed and 5-bed houses and 4-bed maisonettes; new community centre, including community multi-purpose hall, community offices and meeting room, youth club, classes, IT room, nursery (approximate total area of 1,374 sq. m – Use Class D1), 10No. retail / commercial units: (approximate total area of 548 m2 – within Use Classes A1/A2/A3/A4/A5/B1/D1); structural landscaping, provision of public open space and creation of new vehicular, cycle and pedestrian routes within the estate (55% affordable housing units); and car parking proposed on new roads (approximately 48); undercroft (approximately 213). | | |
| RECOMMENDATION SUMMARY: Approve the reserved matters application. | | |

ANALYSIS INFORMATION

ZONING DESIGNATION: (Yes) (No)

| | | |
|-----------------------------|---------------|---|
| CPZ | X | |
| Conservation Area | X (adjoining) | |
| Listed Building (Statutory) | X (Adjoining) | X |
| Listed Building (Local) | X (Adjoining) | X |
| DEA | | X |

| LAND USE DETAILS: | Use Class | Use Description | Floorspace |
|-------------------|----------------|---|-------------|
| Existing | C3 | Residential | 39,366 sq m |
| | A1/A2/A3 | Shopping/Financial/Professional Services/Hot Food | 448 sq m |
| Proposed | A1/A2/A3/A4/A5 | Mixed retail and commercial | 548 sq m |
| | B1 | Business | |
| | D1 | Health / Community | |
| | D1 | Community centre including community multipurpose hall, community offices and meeting | 1,374 sq m |

| | | | |
|--|----|---|--------------|
| | | room, youth club, classes, IT room, nursery | |
| | C3 | Residential | 72,321 sq. m |

| RESIDENTIAL USE DETAILS: | Residential Type | No of Bedrooms per Unit | | | | |
|--------------------------|---------------------|-------------------------|---|---|----|----|
| | | 1 | 2 | 3 | 4 | 5+ |
| Existing | 0 | 0 | 0 | 0 | 0 | 0 |
| Proposed | 29 | 0 | 4 | 0 | 25 | 0 |
| Totals | (Total = 29) | | | | | |

| PARKING DETAILS: | Parking Spaces (General) | Parking Spaces (Disabled) | Bicycle storage |
|------------------|--------------------------|---------------------------|--|
| Existing | No formal provision | No formal provision | No formal provision |
| Proposed | 10 | 7 | 270 cars (inc. 35 disabled) 10 motor cycles 761 cycles |

CASE OFFICER'S REPORT

1. SITE DESCRIPTION

- 1.1 Haggerston West and Kingsland Estates are located within the southern part of the London Borough of Hackney. The existing buildings on Haggerston West were built in the 1930s and are generally five storeys in height. The existing accommodation within this part of the site comprises a total of 288 flats, 233 of which are owned by the London Borough of Hackney and 55 which are owned by leaseholders. The Haggerston site also includes an existing community centre offering youth facilities and IT classes. A privately operated crèche facility also occupies the community building. Within this part of the site there are also 16 small retail units, many of which are currently vacant. These units occupy the ground floor of a residential block at the northern end of Haggerston Road. The three sites at Kingsland are more varied and range between three and six storeys and were built in the 1950's. There are a total of 198 existing properties within this part of the site, 163 of which are owned by the Council and 35 by leaseholders.
- 1.3 Outline permission was granted by the Planning Sub-Committee on 24th July 2008 (Ref. 2007/2889) for the redevelopment of all five individual estates comprised in this major regeneration. Phase 1 includes three of these sites, with around half the existing dwellings: Haggerston West (north

site), bounded by Haggerston Road, Lee Street and Clarissa Street; and south of the canal two of the Kingsland estates: Laburnum Court and Bryant Court, fronting the north and south sides respectively of Dunston Road.

- 1.4 Beyond the planning application boundary, the predominant design and materials of buildings are similar to the existing estates, except for the more modern blocks at the corner of Haggerston Road and Scriven Street, the listed Edwardian Haggerston Baths and the recently opened bridge Academy with its curving form and extensive glazed and clad elevations. Building heights range from two to three storeys through to eleven storey residential blocks at 21-64 Laburnum Court and 95-138 Bryant Court.

2. CONSERVATION IMPLICATIONS

- 2.1 There are no conservation-related land use designations that specifically apply to the individual application sites. However, within the adopted Unitary Development Plan Proposals Map, part of the Kingsland site is located within an Area of Archaeological Priority. The Regents Canal, which separates the two north and south sites, is now a designated conservation Area and Green Link.

3. HISTORY

- 3.1 2007/2889 – Outline permission for the redevelopment of the 5 constituent sites in the Haggerston West and Kingsland regeneration scheme, granted by Sub-Committee in July 2008.

4. CONSULTATIONS

Date Statutory Consultation Period Started: 29 January 2009

Date Statutory Consultation Period Ended: 19 February 2009

Site Notice: Yes

Press Advert: Yes

Neighbours

- 4.1 A total of 3,778 surrounding occupiers have again been consulted by personal letter. Three objection responses have been received, from residents near to each of the respective Phase 1 sites. One relates to potential loss of parking bays or spaces for people with disabilities by a resident in Jeger Avenue (Kingsland Estate) due to the new development (for details see discussion in Response to Objectors). A second objection is made that the height and location of Block M, in the southernmost site of Kingsland would lead to a loss of sunlight for the occupier of a flat on the

first floor of the existing point block at 95-138 Bryant Court (See discussion in Design Issues) Finally an objection is made to the scheme as a whole by a resident in Orme House, Haggerston Road on a range of grounds relating to undesirability of demolition (environmental damage, CO2 emissions) and new buildings of inferior design and constructional quality; loss of architectural features associated with the 1930s London County Council buildings; and uncertainty if trees will be lost. (See Design, Landscape sections) Five responses of support were also received (all outside the sites), and one neither supporting nor objecting.

- 4.2 This application for the reserved matters follows the outline application, which was subject to extensive pre-application consultations with, and participation of, residents in the Haggerston West and Kingsland redevelopment. Further meetings have secured the support of existing tenants and other residents. A visit was made with the Haggerston West and Kingsland residents to show them other developments with undercroft (ie enclosed ground floor) parking, at Wembley and Greenwich Millennium Village (Docklands).

Local Groups

Design Review Panel:

- 4.3 The outline application was considered by the Design Review Panel on 23rd October 2008, following Members' concerns that the undercroft parking should not generate management problems relating to vandalism, exhaust fumes or sustainability of landscape planting on the roof areas over the car parking. The architects for the scheme explained that the undercroft car park was designed according to the following principles:

- Cannot be entered from the back of houses
- Townhouses have private patio area interfacing with shared communal space
- Each undercroft car park accommodates 40 – 45 cars per block
- Separate entrance for maintenance crew
- Exploit passive ventilation aided by use of fans
- Raised planters with louvers conceal ventilation shafts
- Eggbox system collects surface draining from gardens
- Mostly artificial lighting

Undercroft Parking

- 4.4 The Panel felt that the planning of the undercroft parking facilities was satisfactory. Only a few technical issues were raised, the Panel being confident that the applicants can address them:

- It was queried whether the single aspect ground floor flats also ventilate into the undercroft space. This detail needs verification to understand whether mechanical ventilation should be required to safeguard against air quality concerns
- The lack of openings in the undercroft facility raised security concerns. The Panel suggested using open grills so that if there is a problem people could be heard.
- Greater natural light into this space would be beneficial and improve the scheme

It was noted that noise from the vents should not impact on the amenity value of the podium gardens as long as the vents are underground.

Quality of Accommodation

- 4.5 The Panel needed more detail on the ventilation strategy for the single aspect ground floor flats. If these flats ventilate into the undercroft space the Panel would not be convinced that the current fan system would be sufficient to deal with the overload. It was queried why the maisonette house type which seems could deal more flexibly with the constraints imposed by the undercroft parking structure was not considered.

Form, Massing and Elevations

- 4.6 The panel felt that the architectural language for the various elevations is showing promise. The larger corner apartment blocks create interest when viewed obliquely however their elevations could perhaps benefit from a little more variety; at present they appear monolithic. The panel encourages the architects to focus on the articulation of the entrances in further design development.

Summary

- 4.7 The Panel concluded that the incorporation of undercroft parking into the scheme has been handled satisfactorily. (See discussion in Design issues below for response to Design Review Panel detailed concerns)

Other Council Departments

Sustainability Urban Design and Conservation:

- 4.8 The continuing discussions have resulted in further refinements, including ensuring that the elevations of the 3 and 4 storey town houses (running along east-west streets) have a less dramatic visual transition to the taller, 6 storey 'bookend' blocks, helped by using a dark brick but matching window types.
- 4.9 The detailed scheme is now considered to successfully interpret the aims of the Haggerston West and Kingsland Design Code, delivering good architecture and is fully acceptable.

Landscape observations

- 4.10 Detailed observations awaited; no major issues at outline stage or in discussions leading to submission of this application.

Crime Prevention

- 4.11 A series of meetings with the former Crime Prevention postholder resulted in a scheme which minimised opportunities for burglary, unauthorized access into communal areas and vandalism. Police records show that Haggerston estate in particular in recent years (until decanting gathered momentum) had one of the very highest crime rates in London. Current

discussions on these Reserved Matters have centred on addressing several detailed issues:

- Reducing the number of flats per staircase core – continuing discussions with additional doors or other solutions being considered
- Secure doors to undercroft parking – key or fob locking now agreed
- Location of free-standing cycle store (Block G, Kingsland) – relocated further into defensible open space area
- Accreditation of undercroft under ‘ParkMark’ national scheme – currently being incorporated into detailed specifications for openings and materials (not affecting design for planning approval purposes)
- Accreditation for scheme as a whole under Secured by Design (SbD) – similarly now at the detailed specification stage (also ‘post-planning’ levels of detail)

5. POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995)

| | | |
|------|---|--------------------------|
| EQ1 | - | Development Requirements |
| EQ48 | - | Designing Out Crime |
| EQ31 | - | Trees |
| EQ40 | - | Noise Control |
| EQ48 | - | Designing Out Crime |
| HO3 | - | Other Sites for Housing |
| TR19 | - | Planning Standards |

5.2 Supplementary Planning Guidance (SPG)

| | | |
|-------|---|-------------------------------------|
| SPG1 | - | New Residential Developments |
| SPG11 | - | Access for People with Disabilities |
| SPG16 | - | Interim Housing Standards |

5.3 London Plan 2008 (consolidated with alterations since 2004)

| | | |
|------|---|---|
| 4B.1 | - | Design for a Compact City |
| 4B.4 | - | Enhancing the quality of the public realm |

5.4 National Planning Policy Advice

| | | |
|------|---|----------------------------------|
| PPS1 | - | Creating Sustainable Communities |
| PPG3 | - | Housing |

6 COMMENT

Introduction – main elements and uses

- 6.1 This report relates to the 'reserved matters' relating to Outline permission 2007/2889 granted at the Planning Sub-Committee on 24th July 2008 for the comprehensive redevelopment of the Haggerston and Kingsland Estate. The reserved matters application considers details that were conditioned or 'reserved' as being beyond the formal scope of the outline application) for the demolition of 486 dwellings and redevelopment of the Haggerston West and Kingsland sites with a total of 761 dwellings (248 rented, 170 intermediate and 343 private for sale), comprising 1-bed, 2-bed and 3-bed flats, 3-bed, 4-bed and 5-bed houses and 4-bed maisonettes. New community centre, including community multi-purpose hall, community offices and meeting room, youth club, classes, IT room, nursery (approximate total area of 1,374 sq. m – Use Class D1), 10No retail / commercial units: (approximate total area of 548 m² – within Use Classes A1/A2/A3/A4/A5/B1/D1) together with structural landscaping, provision of public open space and creation of new vehicular, cycle and pedestrian routes within the estate (55% affordable housing units). Car parking proposed on new roads (approximately 48); undercroft (approximately 213).
- 6.2 The principle of the development, including number and mix of dwellings has been approved through the outline application.

Considerations

- 6.3 The main considerations relevant to this application are:
- Design and appearance of the proposed development
 - Landscaping, trees and open space considerations
 - Transport issues – detailed parking and access
 - Potential impact on the amenity of nearby residents

Each of these considerations is discussed in turn below.

Design Issues

Design Principles

- 6.4 The poor condition of existing homes in both estates (below standard size rooms, no adequate storage or private amenity space) has been a key reason for complete redevelopment of housing stock. Design principles followed in this redevelopment include:
- Provision of Parker Morris standards to all affordable dwellings.
 - Provision of Parker Morris standards plus 10% to all the returning residents.

- Achievement of Code for Sustainable Homes 3 star rating for Phase-1 (4 star rating for Phase-2 of development).
- Consistency in materials, quality of appearance and environmental standards between different tenures.
- Provision of private external amenity space (patio, terrace or balcony) ensuring a minimum of 6m² for affordable dwellings.

6.5 The Master Plan which formed the basis of the outline application was based on the principles established by the Urban Design Study carried out in 2002. The objective was to create a neighbourhood which not only integrates into the wider urban form but also establishes its identity based on traditional street patterns with active street frontages and its local context unique to this development. The Design Code submitted as part of the outline planning application then established a set of more detailed criteria for assessing future detailed proposals for individual buildings and the public realm, in particular by establishing the quality of the proposed elevations and the public realm treatment. The Design Code covered six topics which split into the following chapters:

6.6

- Built form
- Public Realm and Streetscape
- Private and Communal Gardens
- Roofscape and Green Walls
- Play and Recreation
- Accessibility and Inclusive Design

6.6 The officers remain satisfied that the three-dimensional design, based on a combination of mainly 3 – 6 storey scale, traditional brick, modern cladding and glazing fully reflects the aims of the Design Code and will create a distinctive new architectural style which will give a lead in other future regeneration in the area. The highest block at the northern pinnacle of the site will face open space and not detract from the listed church across Haggerston Road. This overall scale was an integral part of the outline application and has therefore already been considered favourably in principle by Members. Details of materials, including samples of key walling and roofing will be available at the meeting.

6.7 For all these reasons the design-related objection received is not supported; not only will the completed development have a high degree of architectural detailing compared with many other new developments, but it will also minimise the environmental damage of demolition, through on-site re-use of materials as shown in the details of waste and recycling now received.

6.8 The new community centre and shops are all acceptable in terms of their elevational design and suitability for the ranges of uses intended. Safeguarding conditions to secure noise attenuation details are being processed at present.

6.9 The detailed technical concerns of the Design Review Panel have been investigated and are all considered to have been allayed in the detailed design, as follows:

- single aspect ground floor flats ventilating into the undercroft space – none of these flats has any connection, all rooms having opening windows to the street elevations.
- lack of openings in the undercroft facility raising security concerns – there are two parallel lines of upstanding louvres along the north and south perimeter of the landscaped areas above the parking areas, which will give a small amount of daylight. The double entrance gates will be of open railing design. Panic buttons will also augment the CCTV coverage in the undercroft areas. The daylight from the lines of ventilation louvres will also give some
- natural light into the undercroft. There is realistically no other form of opening which would not increase opportunities for vandalism and burglary, or that would conflict with maintaining the perimeter dwellings and avoid ground floor parking in street elevations or expensive excavations for totally underground parking.

6.10 Crime prevention issues are continuing to be considered in great detail, to enable Haggerston West and Kingsland to be a model regeneration scheme. Paragraph 4.11 above sets out the main areas already agreed and those details of specification being addressed through the Secure by Design (SbD) and Park-Mark accreditations which are now under way.

Landscaping, trees and open space considerations

6.11 As well as integral new planting within the semi-private courtyard of each new block, a new public square is to be created at the northern end of site straddling Haggerston Road. This will involve re-alignment of the carriageway, resulting in a local open space which extends the openness around Stonebridge Park into the area around the new 10 storey block. Added to the range of play areas and widened pedestrian way alongside the listed Haggerston Baths building, this will result in a net increase in open areas, and acting as a counterpoint to the increased building heights and density. Although a number of trees, mainly within the two Haggerston estate blocks will be lost (as advised at the time of the outline application), these are so close to the footprint of where any new frontage buildings would be sited that it would frustrate the basic aim of an outward-facing development. A significantly greater number of trees will replace those felled.

6.12 The podium planting within courtyards has been carefully designed to be drought-resistant, using appropriate species of new tree planting. Access from individual rear gardens to podium greenspace areas is across hard surfaces and will enable easy access and supervision of these open courtyard areas. Management of all newly planted areas and other communal areas is being allotted between London and Quadrant HA and the Council.

Transport Issues – Parking and Access

- 6.13 All aspects of traffic levels and circulation have been agreed and details are now being processed. The objection received from the neighbouring resident in Jeger Avenue anticipates that the higher density of development will generate on-street parking which will directly compete for spaces and cause problems for badge holders. In fact the nearest block will have undercroft parking for the open market flats, and unallocated units will be subject to the site-wide limitation on eligibility for parking permits, being imposed through the Section 106 Agreement.
- 6.14 Although this part of Haggerston West and Kingsland is within Phase 2, no issues are therefore envisaged.

Potential impact on the amenity of nearby residents

Sunlight and Daylight

- 6.15 All aspects of daylight, sunlight and overshadowing (both within new blocks and effects on surrounding properties) was assessed in detail at outline stage, based on the intended block spacing and storey heights. As these have not changed, being incorporated into the Design Code, the same conclusions remain valid. In relation to the objection received, therefore even though the basic quantum and heights have already been approved, the Daylight and Sunlight section of the Environmental Statement (ES) are relevant.
- 6.16 In relation to the acceptable sunlight standard, the Building Research Establishment (BRE) recommendations are: *Any reduction in **sunlight** access below the British Standard level should be kept to a minimum. If the available sunlight hours are both less than the amount given and below 80% of their former value, either during the whole year or just during the winter months, the occupants of the existing building will notice the loss of sunlight.*
- 6.17 The report concludes that the occupier within the remaining block at Bryant Court will continue to receive levels of sunlight within the BRE acceptable range.
- 6.18 Similarly with daylight, the BRE recommendations are that: *The ‘Vertical Sky Component’ (VSC) assessment is used to establish which of the surrounding properties would be affected by the new development. Properties which are shown not to receive reductions in VSC would receive negligible impacts and would therefore not need to be included within the further ADF and NSC assessments.*
- 6.19 Again the report finds that properties in Bryant Court to the east of the relevant Kingsland site would still receive acceptable daylight levels.

7.CONCLUSION

- 7.1 The outline planning application for the comprehensive redevelopment of the Haggerston West and Kingsland Estates established the principle and quantum of development and set down a framework within which subsequent detailed applications can be considered. It also enabled officers and Members to consider the range of building heights and impacts on neighbours in some detail.
- 7.2 In conclusion, the reserved matters scheme is in accordance with national standards and regional and local planning policies relating to design, overdevelopment and other detailed issues. It is recommended that the reserved matters be approved.

8 RECOMMENDATION

Approve the reserved matters.

9 REASONS FOR APPROVAL

The London Plan and also the following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission:

Hackney Unitary Development Plan (UDP) (1995)

| | | |
|------|---|--------------------------|
| EQ1 | - | Development Requirements |
| EQ31 | - | Trees |
| EQ40 | - | Noise Control |
| EQ48 | - | Designing Out Crime |
| HO3 | - | Other Sites for Housing |
| TR19 | - | Planning Standards |

Supplementary Planning Guidance (SPG)

| | | |
|-------|---|-------------------------------------|
| SPG1 | - | New Residential Developments |
| SPG11 | - | Access for People with Disabilities |
| SPG16 | - | Interim Housing Standards |

London Plan 2008 (*consolidated with alterations since 2004*)

| | | |
|-------|---|---|
| 2A.1 | - | Sustainability criteria |
| 4A.14 | - | Reducing noise |
| 4B.3 | - | Maximising the potential of sites |
| 4B.4 | - | Enhancing the quality of the public realm |
| 4B.5 | - | Creating an inclusive environment |
| 4B.6 | - | Sustainable design and construction |
| 4B.7 | - | Respect local context and communities |

10 INFORMATIVES

The following informatives should be added:

- 11.1 (Sl.1) Building Control
- 11.2 (Sl.2) Work Affecting Public Highway
- 11.3 (Sl.3) Sanitary, Ventilation and Drainage Arrangements
- 11.4 (Sl.7) Hours of Building Works
- 11.5 (Sl.24) Naming and Numbering

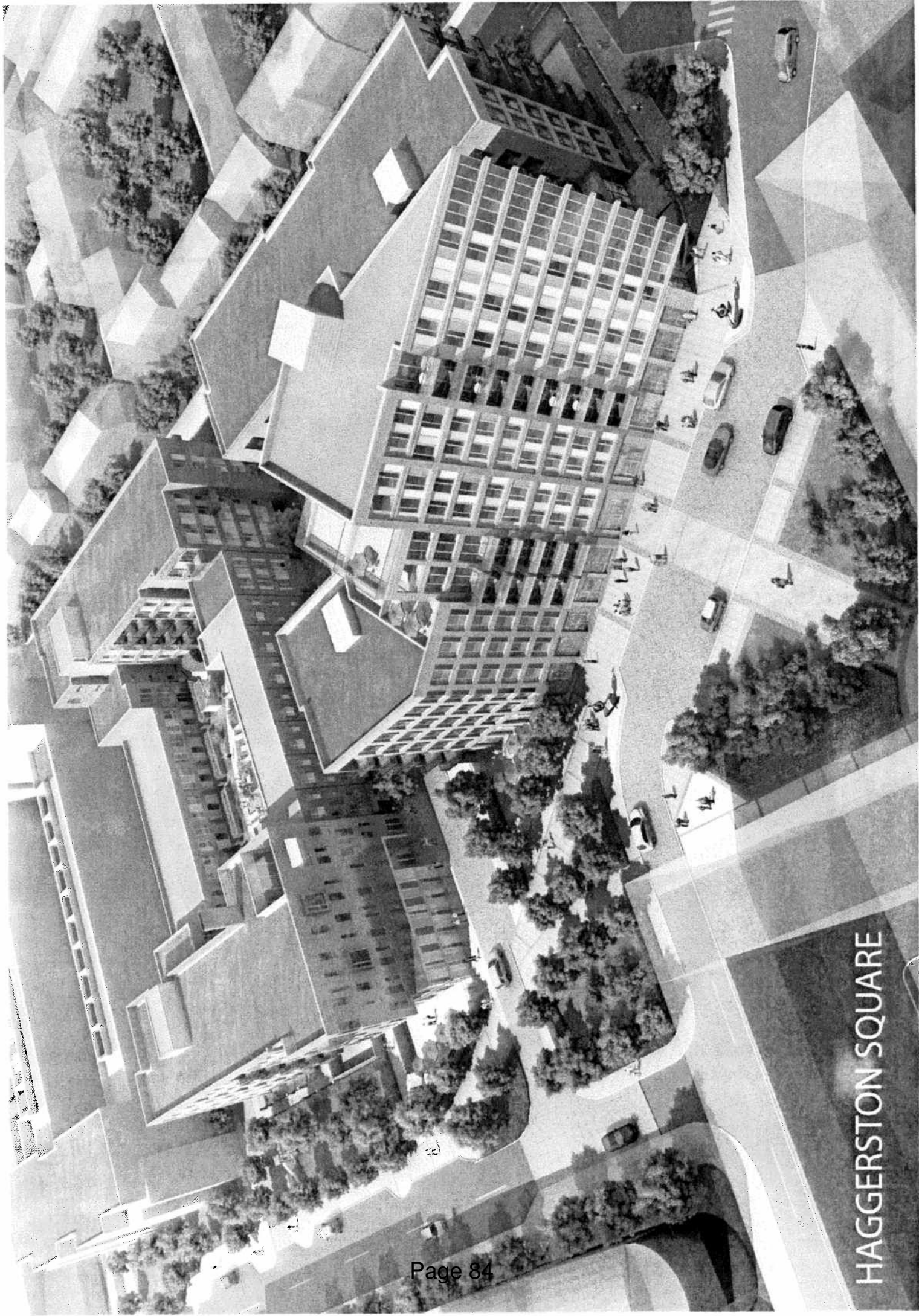
Signed.....

Date.....

**Fiona Fletcher-Smith
CORPORATE DIRECTOR, NEIGHBOURHOODS &
REGENERATION**

| N o | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|--------|---------------------------------------|--|--------------------------------|
| 1 | Hackney UDP and the London Plan | Ron Madell (ext. 8042) | 263 Mare Street, E8 3HT |

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HAGGERSTON SQUARE



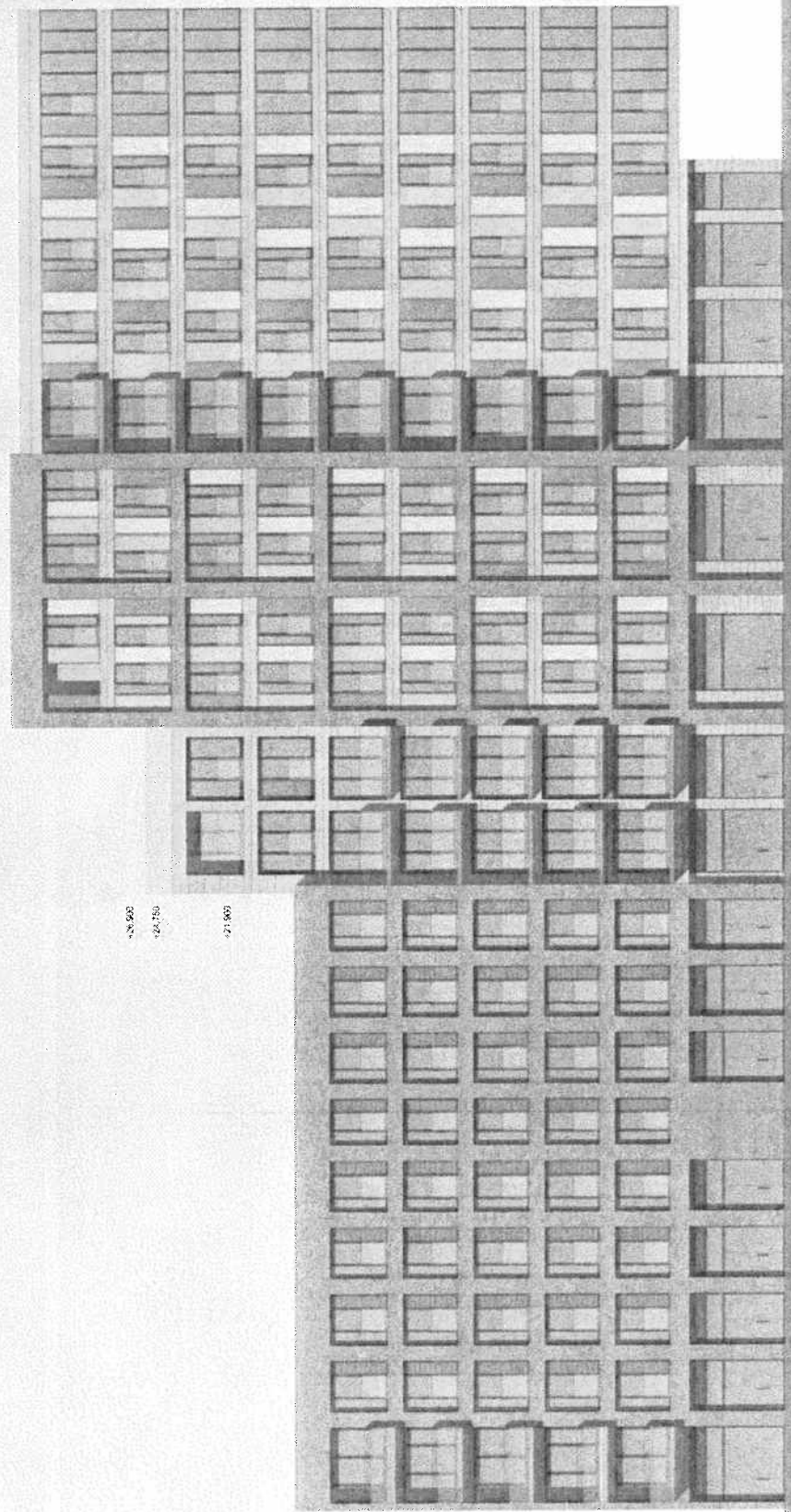
BLOCK A VIEW FROM STONEBRIDGE GARDENS

+32.100
+28.500
+25.800
+22.800
+19.800
+16.000
+13.800
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+7.500
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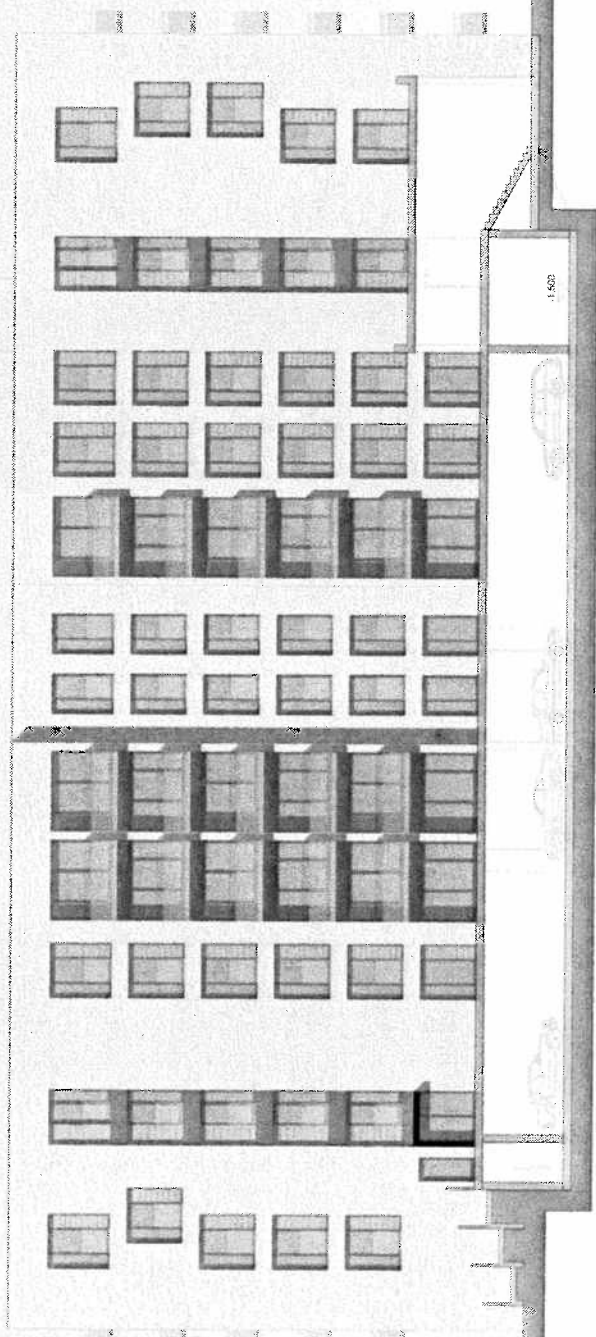


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 CHECKED BY: **PM**
 SCALE: **1:100**
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 BLOCK: **BLOCK A**
 EAST ELEVATION
 Haggerston Road



PROJECT NO. **A3039/2.1/042**
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 DATE: **12/12/2008**
 DRAWN BY: **PM**
 CHECKED BY: **PM**
 SCALE: **1:100**
 PROJECT: **Haggerston West & Kingsland Phase-1**
 BLOCK: **BLOCK A**
 EAST ELEVATION
 Haggerston Road

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 +16.000
 +13.360
 +10.590
 +7.800
 +4.800
 +1.800
 -0.000



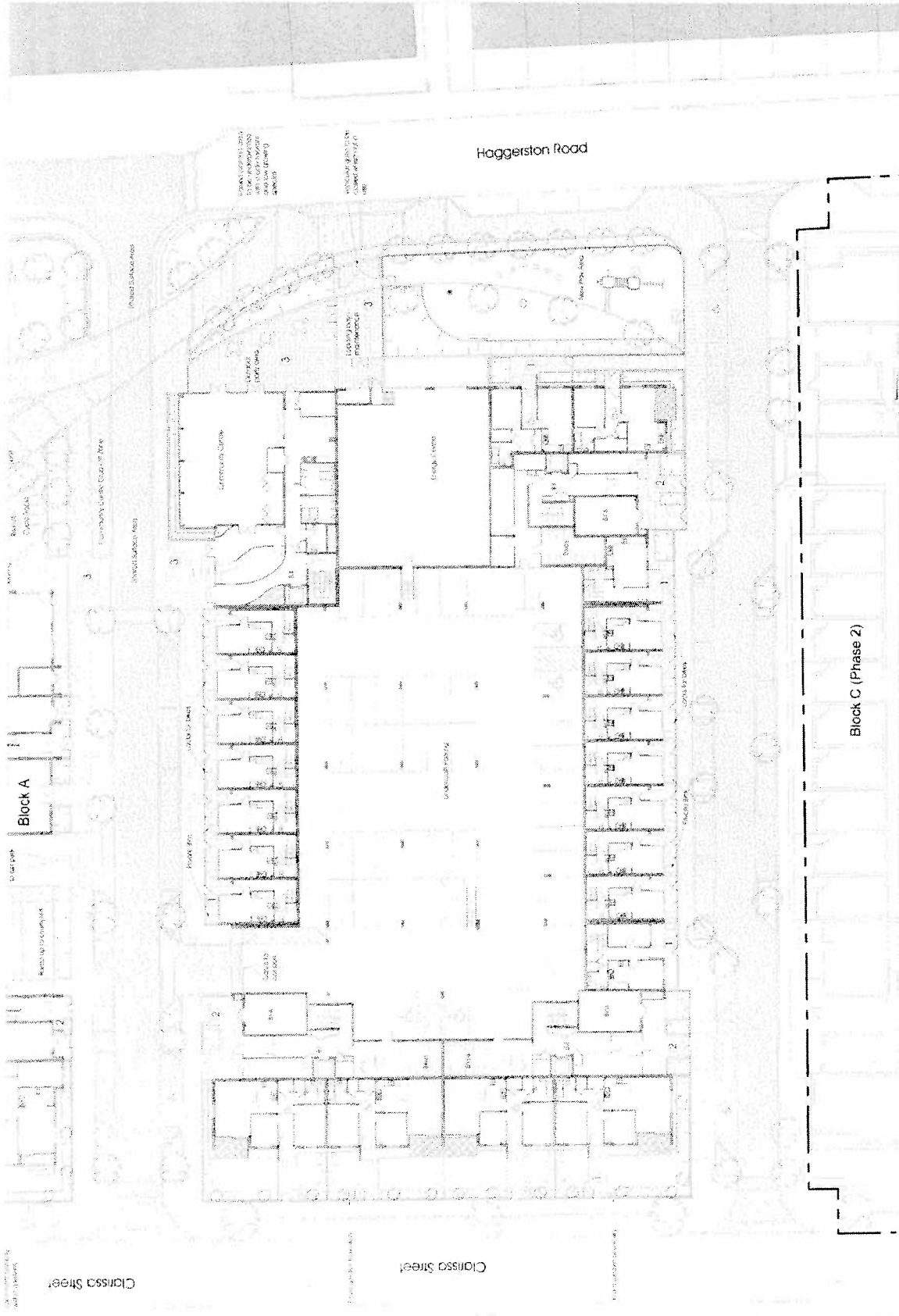
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 DRAWING: **East Elevation facing Courtyard**


PROJECT NO. **PLANNING**
 PROJECT **Haggerston West & Kingsland Phase-1**
 DRAWING **BLOCK A**
East Elevation facing Courtyard

DATE: 12.12.2008
 DRAWN BY: CB
 CHECKED BY: PN

PROJECT: Haggerston West & Kingsland Phase-1
 BLOCK: BLOCK A
 DRAWING: East Elevation facing Courtyard

PROJECT NO. **PLANNING**
 PROJECT **Haggerston West & Kingsland Phase-1**
 DRAWING **BLOCK A**
East Elevation facing Courtyard



- LANDSCAPE SPECIFICATION KEY**
- 1
 - 2
 - 3

1. Plants to be used in the landscape should be suitable for the climate and soil conditions of the site. They should also be suitable for the intended use of the area and be able to tolerate the prevailing winds and sun. They should also be able to tolerate the salt content of the soil.

2. Plants should be selected to provide a variety of textures, heights and colors. They should also be able to tolerate the salt content of the soil.

3. Plants should be selected to provide a variety of textures, heights and colors. They should also be able to tolerate the salt content of the soil.



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Client: SA

Scale: 1:200

Date: 12-12-2008

Project Name: Haggerston West & Kingsland Phase-1

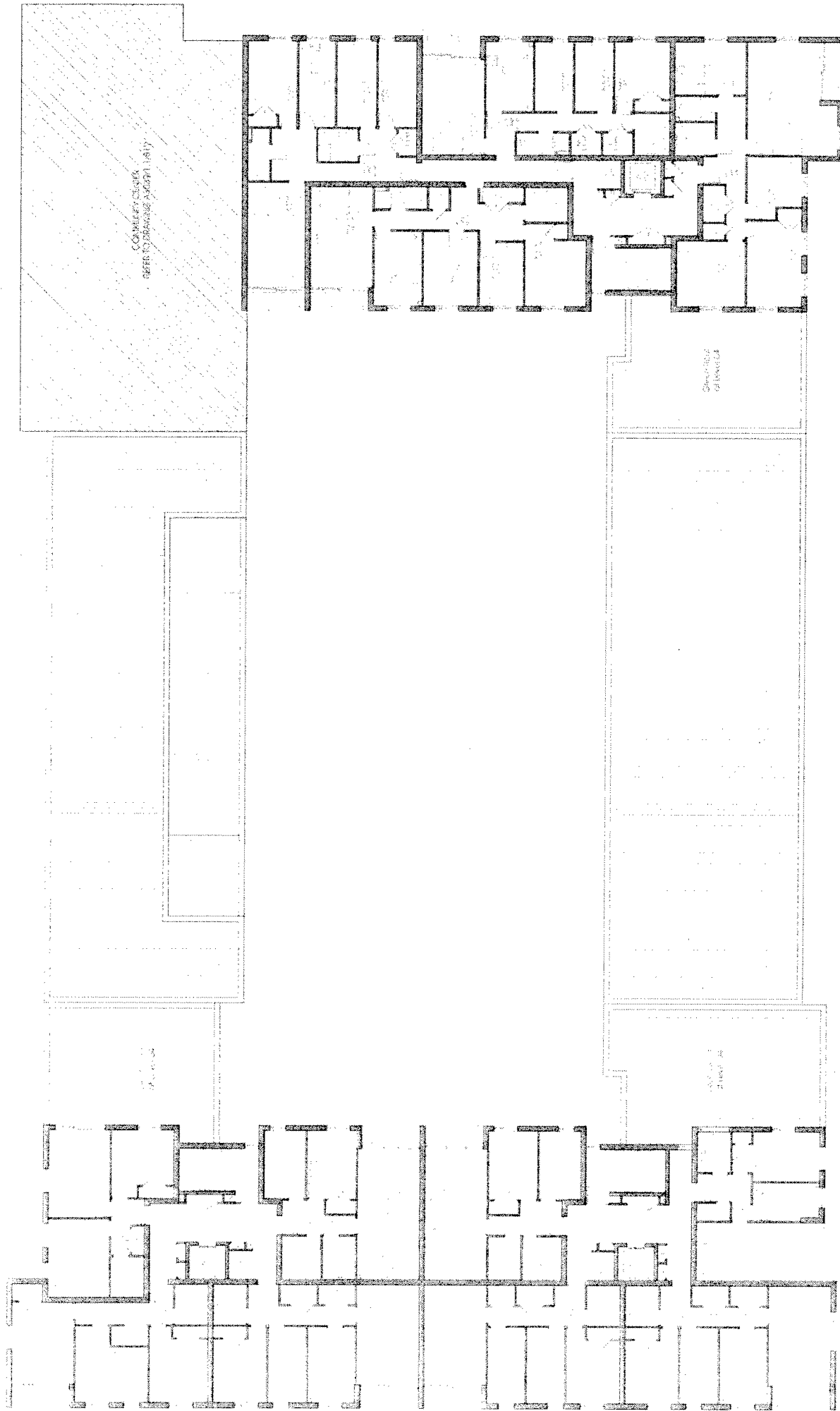
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Site Plan

Project Name: Haggerston West & Kingsland Phase-1

Block: Block B

Site Plan

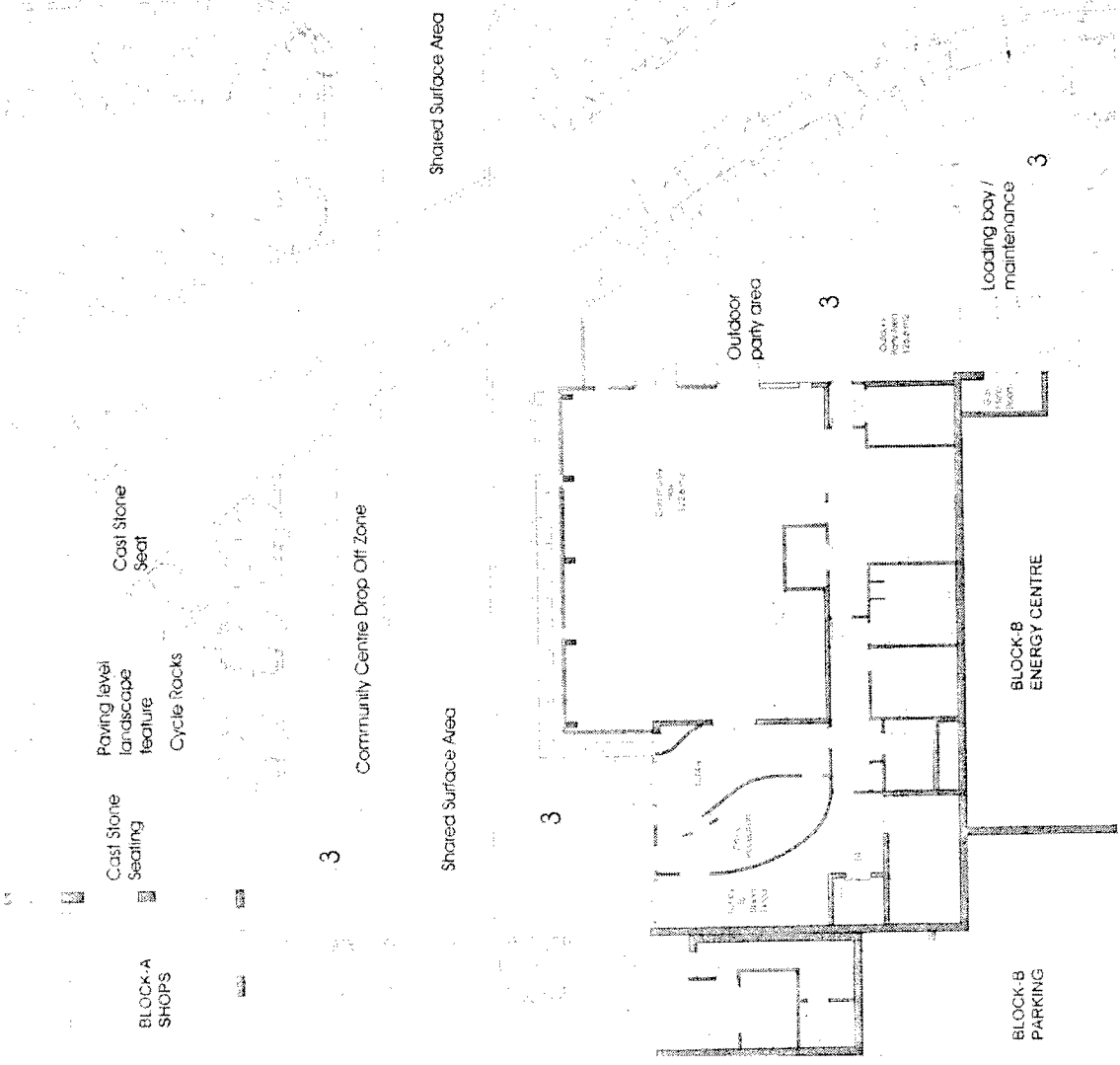


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 Client **SGR**
 Scale **1:100**
 Date **12/12/2008**
 Author **PRP**
 Project Manager **PRP**
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 Drawing No. **11057**
 Drawing Title **PLANNING**
 Drawing Scale **1:100**
 Drawing Date **12/12/08**
 Drawing No. **11057**
 Drawing Title **PLANNING**

PROJECT OF THE
PLANNING
Haggerston West & Kingsland Phase-1
BLOCK B
Level 05 Plan

NOTE
 An asterisk (*) indicates a room is not to be included in the floor area calculation. Rooms with a (*) are shown in the attached drawing below of the floor plan for this block.

| | TEJF | F | SMAP | F | TEJF | F | SMAP | F | TEJF | F | SMAP | F | TEJF | F | SMAP | F | Total |
|----------|------|---|------|---|------|---|------|---|------|---|------|---|------|---|------|---|-------|
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| Level 04 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Level 03 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Level 02 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Level 01 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Total | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |



- Cast Stone Sealing
- Paving level landscape feature
- Cast Stone Seat
- Cycle Rocks

BLOCK-A SHOPS

Community Centre Drop Off Zone

Shared Surface Area

Shared Surface Area

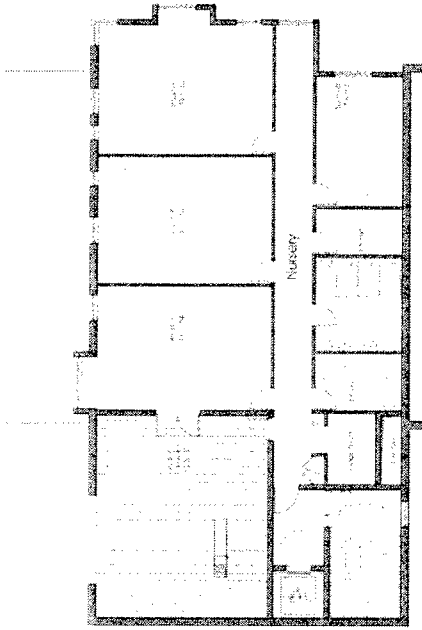
Raised planted area to be underplanted with shade tolerant and low growing species

Vehicular gate to be closed when not in use

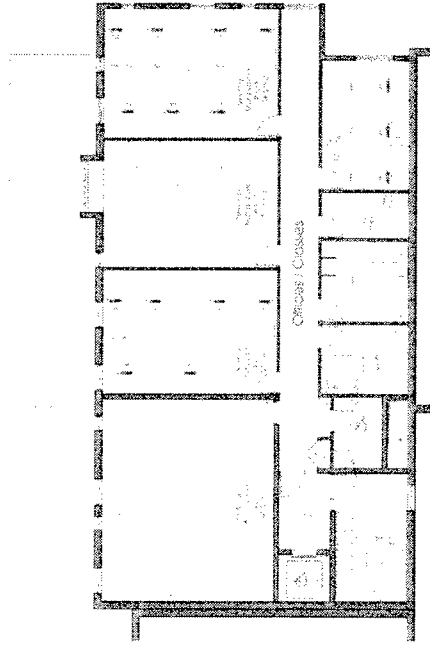
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 PROJECT: Haggerston West & Kingsland Phase-1
 CLIENT: PRP
 ARCHITECT: PRP

PROJECT: PLANNING
 SITE: Haggerston West & Kingsland Phase-1
 BLOCK: Block B
 FLOOR: COMMUNITY CENTRE Ground Floor

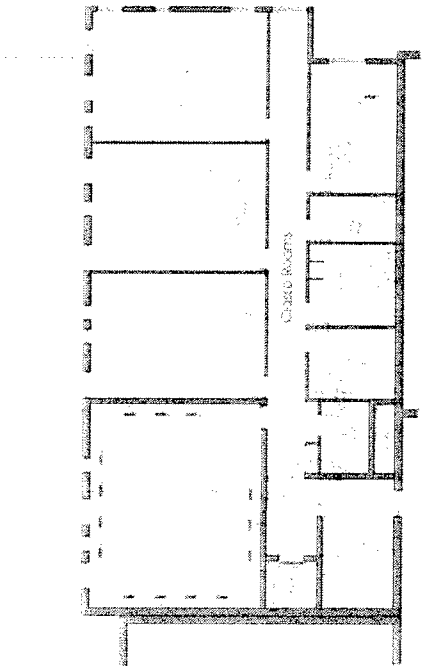




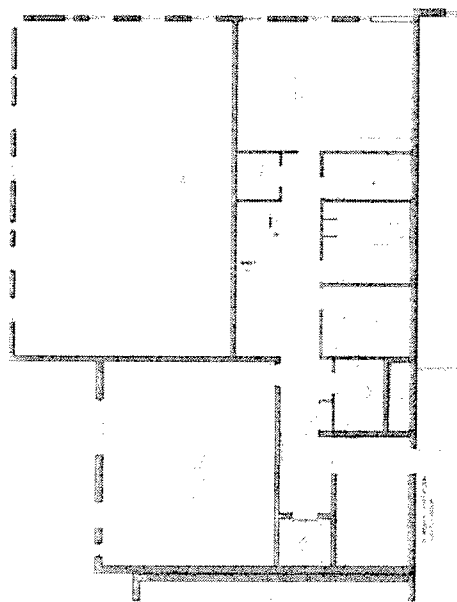
FOURTH FLOOR
AREA- 269.8 M2



THIRD FLOOR
AREA- 269.8 M2



SECOND FLOOR
AREA- 269.8 M2



FIRST FLOOR
AREA- 184.5 M2

DRAWING NO. **A3039/2-1/060**
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 PROJECT MANAGER: S.A.S.
 DRAWING MANAGER: P.H.
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 PROJECT ADDRESS: 1100
 PROJECT LOCATION: 1100
 PROJECT CONTACT: 1100
 PROJECT PHONE: 1100
 PROJECT FAX: 1100
 PROJECT EMAIL: 1100
 PROJECT WEBSITE: 1100

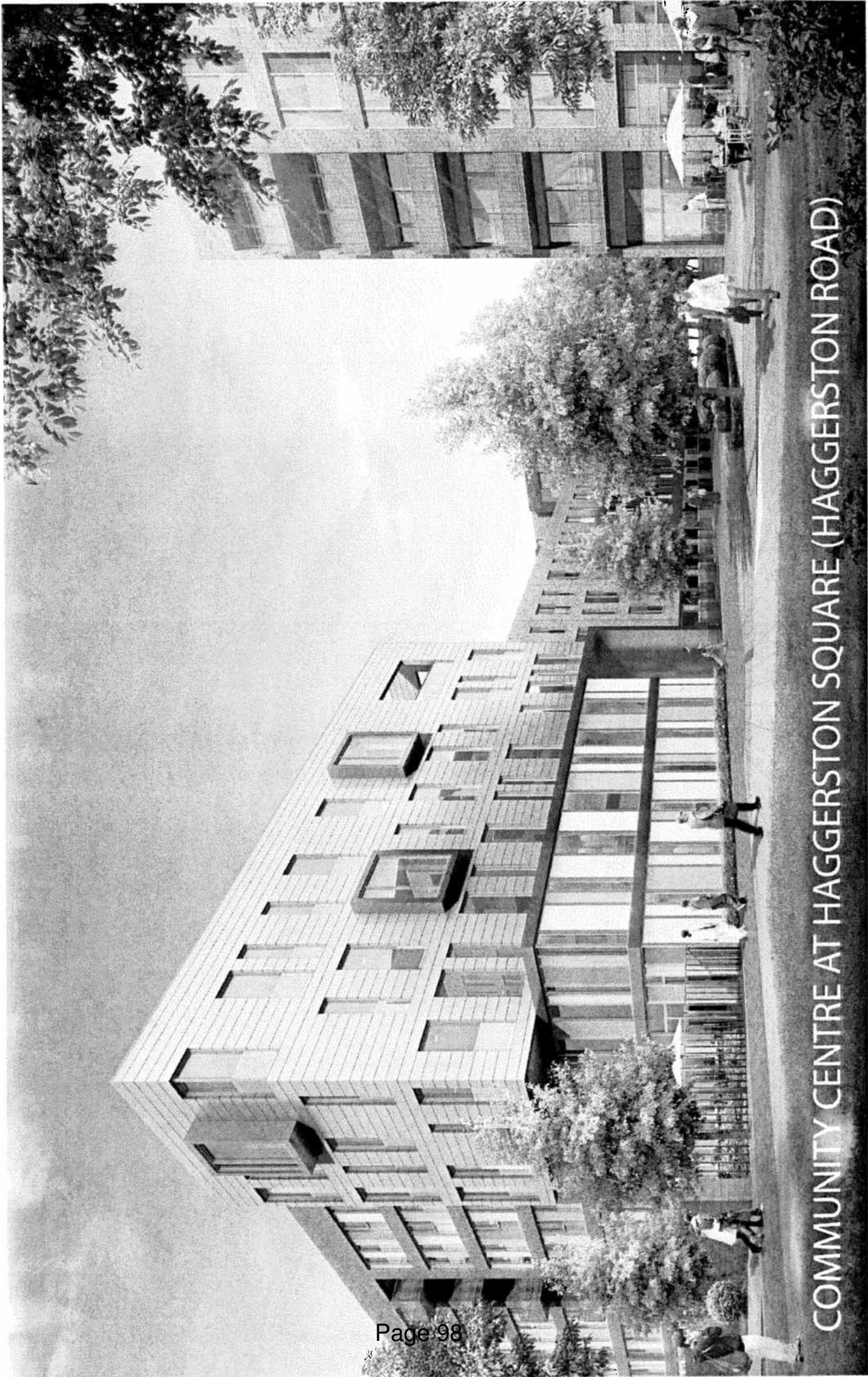
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 PROJECT MANAGER: S.A.S.
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|-----|-------------------------|----------|------|---------|
| 1 | ISSUED FOR PERMIT | 12/12/08 | P.H. | P.H. |
| 2 | ISSUED FOR CONSTRUCTION | 12/12/08 | P.H. | P.H. |

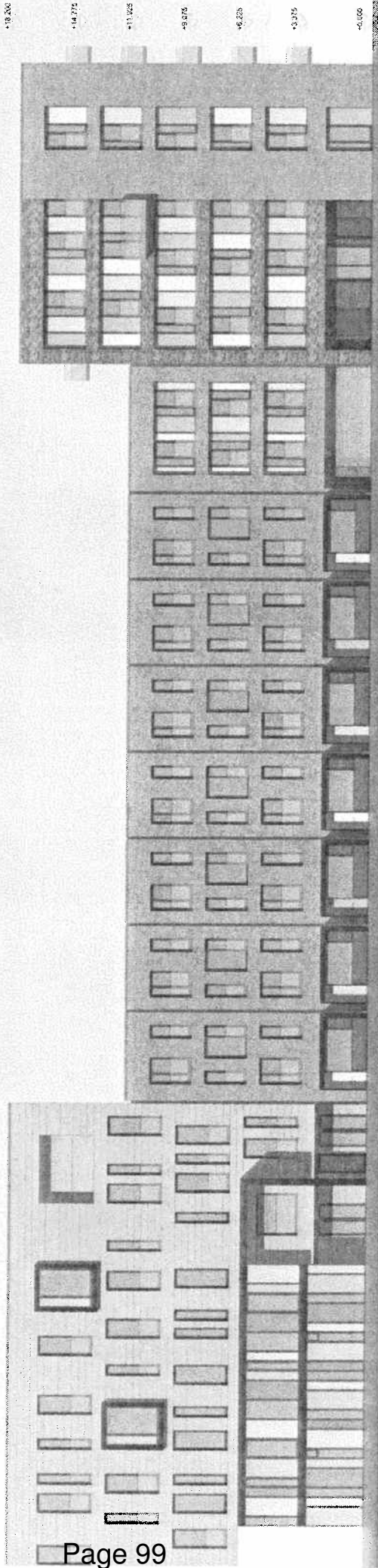
| NO. | REVISION | DATE | BY | CHECKED |
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| 1 | ISSUED FOR PERMIT | 12/12/08 | P.H. | P.H. |
| 2 | ISSUED FOR CONSTRUCTION | 12/12/08 | P.H. | P.H. |

PJP
 PROJECT MANAGER: S.A.S.
 DRAWING MANAGER: P.H.
 PROJECT NO: 1100
 PROJECT ADDRESS: 1100
 PROJECT LOCATION: 1100
 PROJECT CONTACT: 1100
 PROJECT PHONE: 1100
 PROJECT FAX: 1100
 PROJECT EMAIL: 1100
 PROJECT WEBSITE: 1100

PJP
 PROJECT MANAGER: S.A.S.
 DRAWING MANAGER: P.H.
 PROJECT NO: 1100
 PROJECT ADDRESS: 1100
 PROJECT LOCATION: 1100
 PROJECT CONTACT: 1100
 PROJECT PHONE: 1100
 PROJECT FAX: 1100
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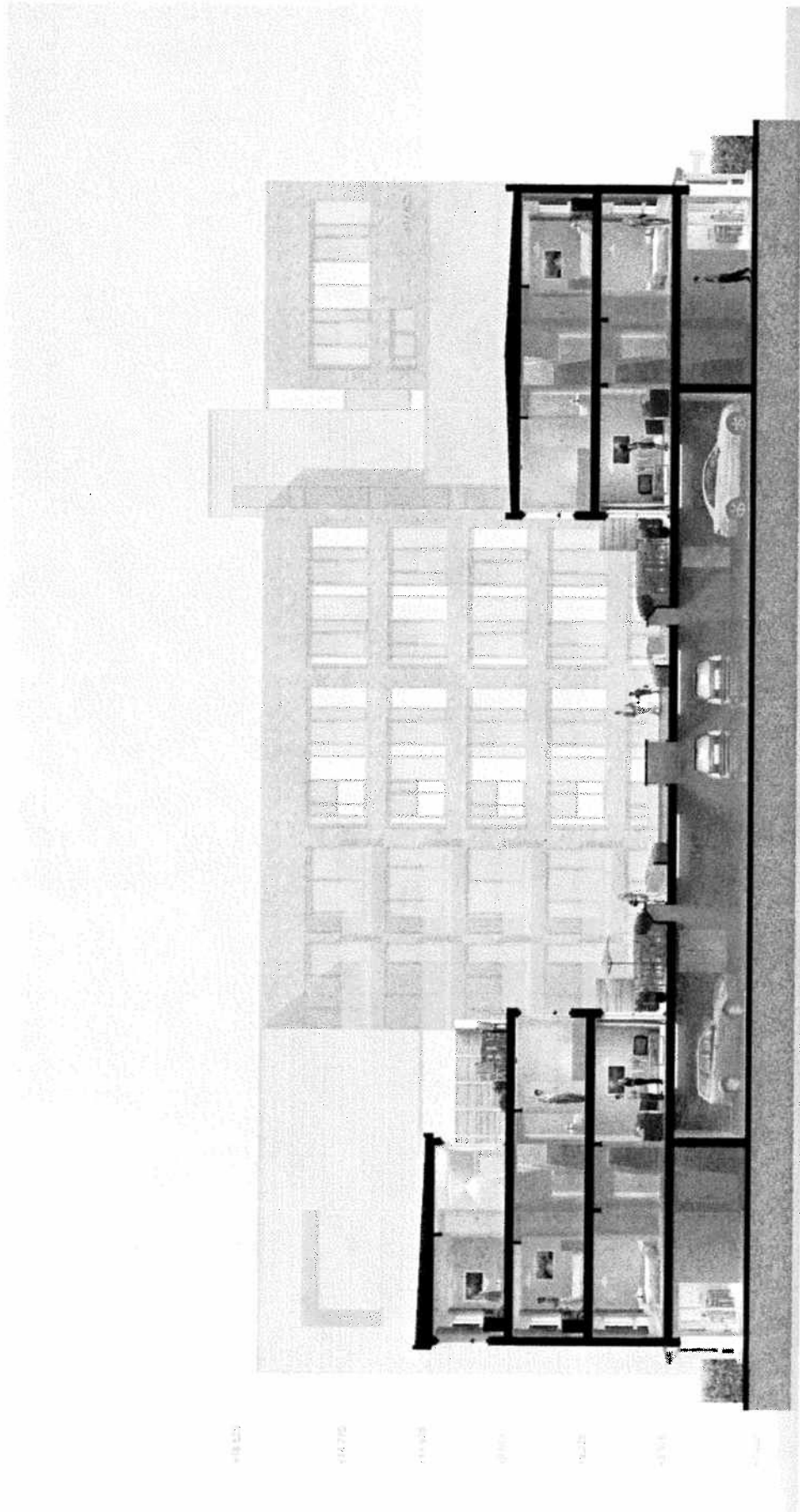
COMMUNITY CENTRE AT HAGGERSTON SQUARE (HAGGERSTON ROAD)



DRAWING TITLE: **A3039/2.1/071**
 SHEET: **DB** / TOTAL SHEETS: **PM**
 SCALE: **AS SHOWN** / DATE: **12-12-2008**
 PROJECT: **PRP**
 DRAWING NO.:
 DATE:
 DRAWN BY:
 CHECKED BY:
 PROJECT MANAGER:

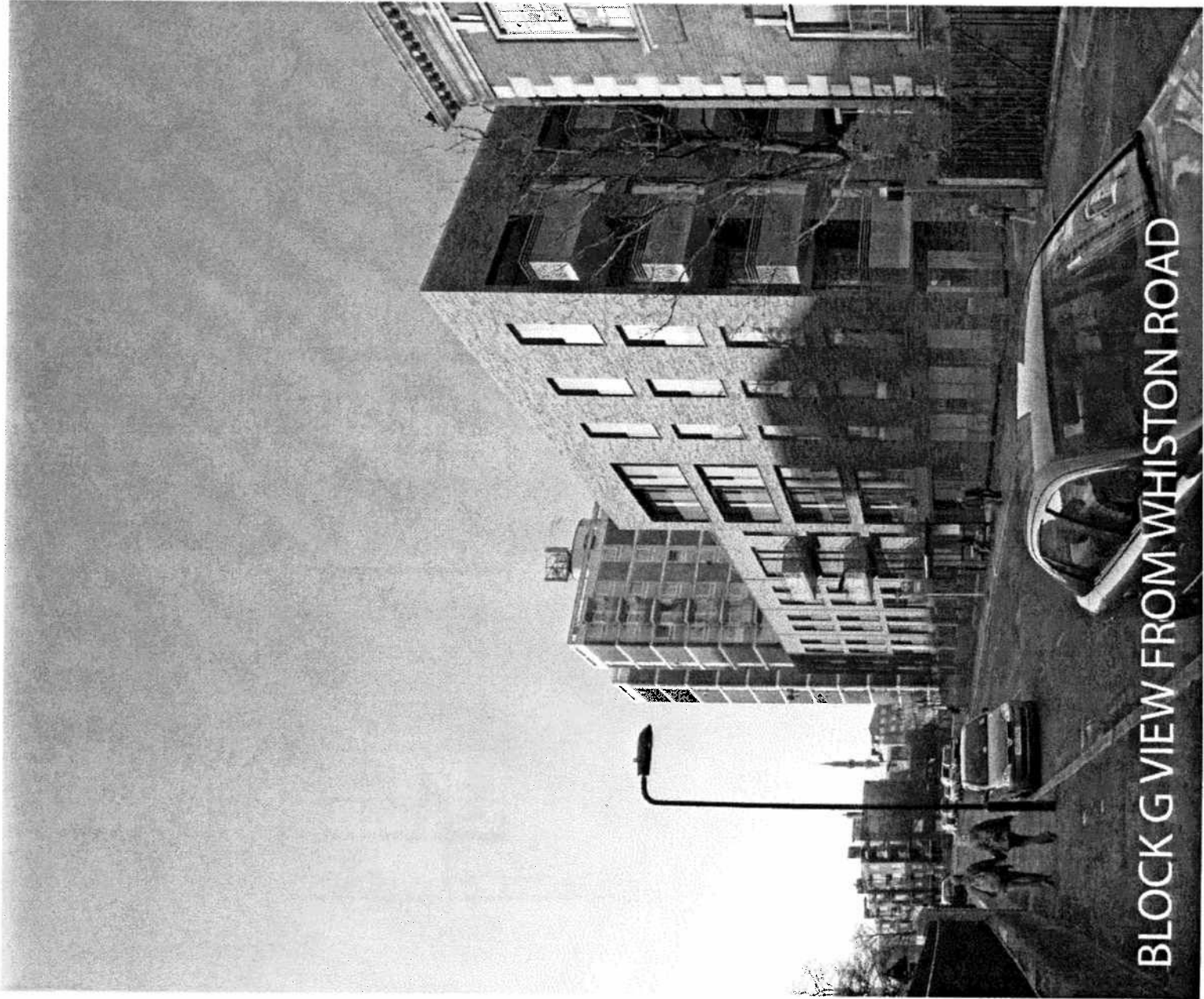
PROJECT: **PLANNING**
 CLIENT: **Haggerston West & Kingsland Phase-1**
 BLOCK: **BLOCK B**
 NORTH ELEVATION

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 Haggerston West & Kingsland Phase-1
 100 Kingsland Road, London E2 8AA
 Tel: 020 7424 1100
 Fax: 020 7424 1101
 Email: info@haggerston.com
 Website: www.haggerston.com



SECTION THROUGH BLOCK B
UNDERCROFT CAR PARK AND PODIUM GARDEN





BLOCK G VIEW FROM WHISTON ROAD

NOTES:
 1. All construction shall conform to the City of Houston's Comprehensive Ordinance for Planning and Zoning.
 2. All construction shall conform to the City of Houston's Comprehensive Ordinance for Planning and Zoning.
 3. All construction shall conform to the City of Houston's Comprehensive Ordinance for Planning and Zoning.
 4. All construction shall conform to the City of Houston's Comprehensive Ordinance for Planning and Zoning.
 5. All construction shall conform to the City of Houston's Comprehensive Ordinance for Planning and Zoning.

UNUSUAL SPECIFIC SET

1. Provide adequate and proper drainage for all paved areas, including parking areas, to prevent water from collecting on the surface and causing damage to the pavement or the surrounding area.

2. Construct a drainage system in the parking areas, including concrete curbs, to prevent water from collecting on the surface and causing damage to the pavement or the surrounding area.

3. Provide adequate and proper drainage for all paved areas, including parking areas, to prevent water from collecting on the surface and causing damage to the pavement or the surrounding area.

4. Provide adequate and proper drainage for all paved areas, including parking areas, to prevent water from collecting on the surface and causing damage to the pavement or the surrounding area.

5. Provide adequate and proper drainage for all paved areas, including parking areas, to prevent water from collecting on the surface and causing damage to the pavement or the surrounding area.

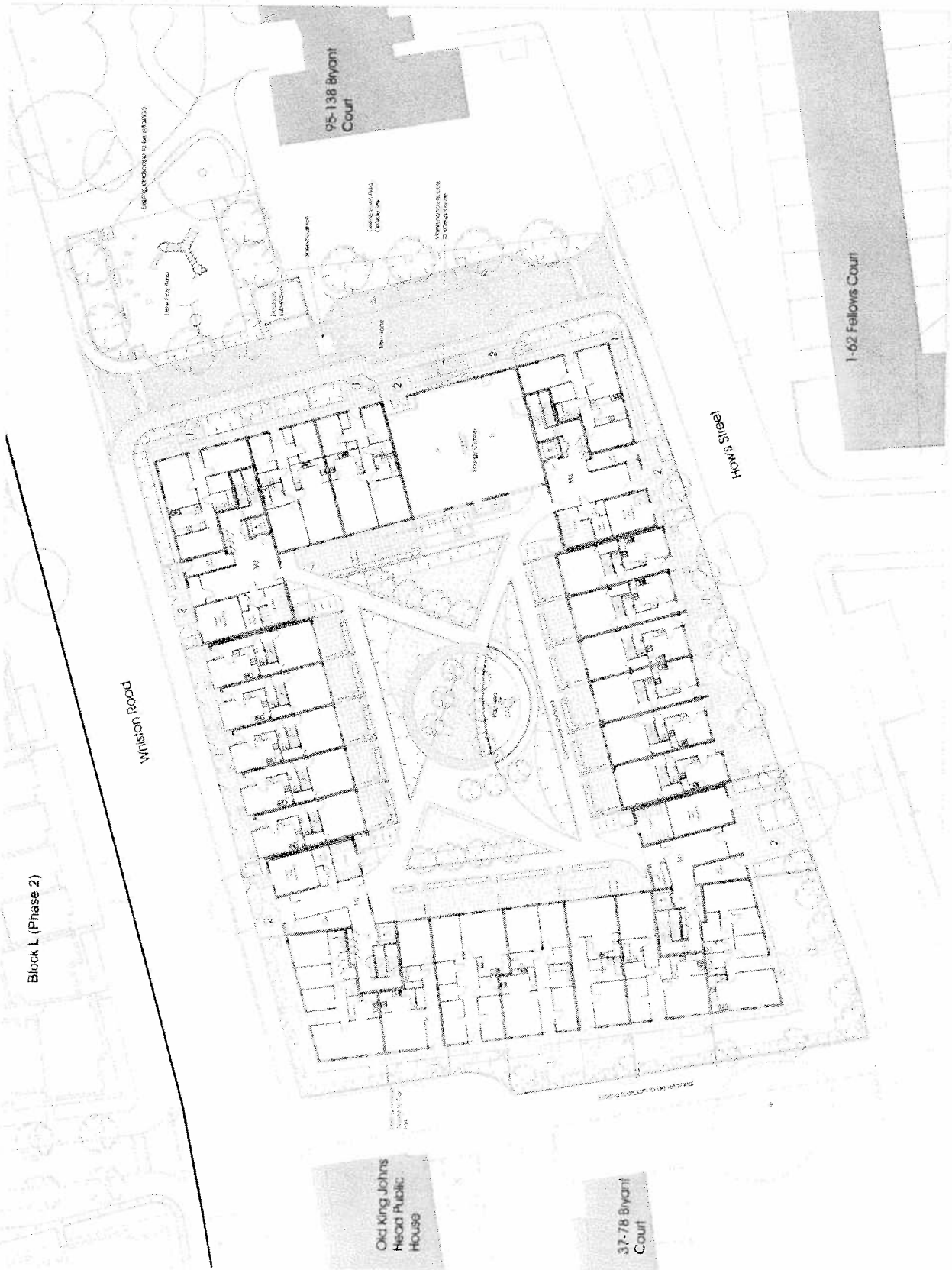
6. Provide adequate and proper drainage for all paved areas, including parking areas, to prevent water from collecting on the surface and causing damage to the pavement or the surrounding area.

7. Provide adequate and proper drainage for all paved areas, including parking areas, to prevent water from collecting on the surface and causing damage to the pavement or the surrounding area.

8. Provide adequate and proper drainage for all paved areas, including parking areas, to prevent water from collecting on the surface and causing damage to the pavement or the surrounding area.


9. Provide adequate and proper drainage for all paved areas, including parking areas, to prevent water from collecting on the surface and causing damage to the pavement or the surrounding area.

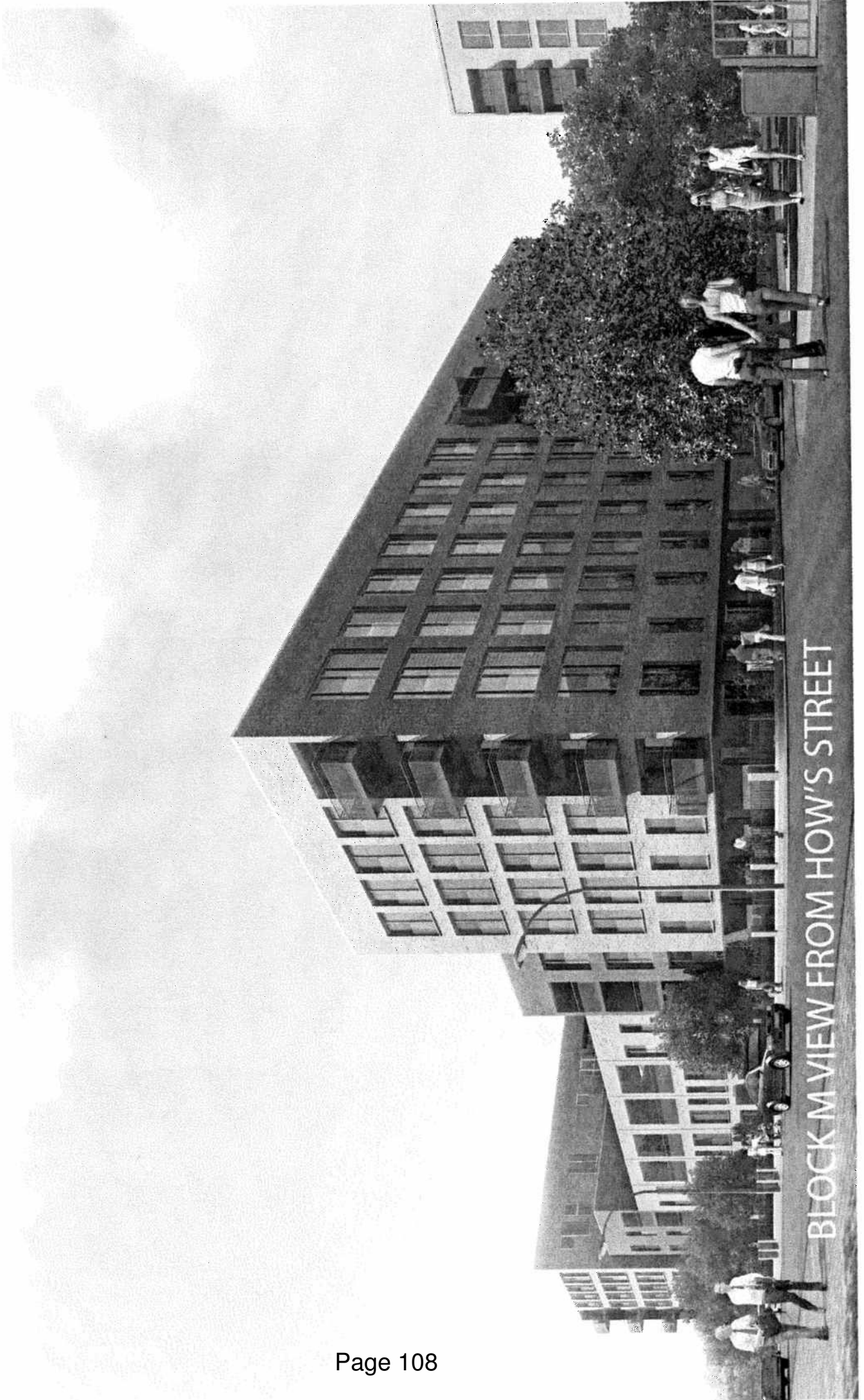
10. Provide adequate and proper drainage for all paved areas, including parking areas, to prevent water from collecting on the surface and causing damage to the pavement or the surrounding area.

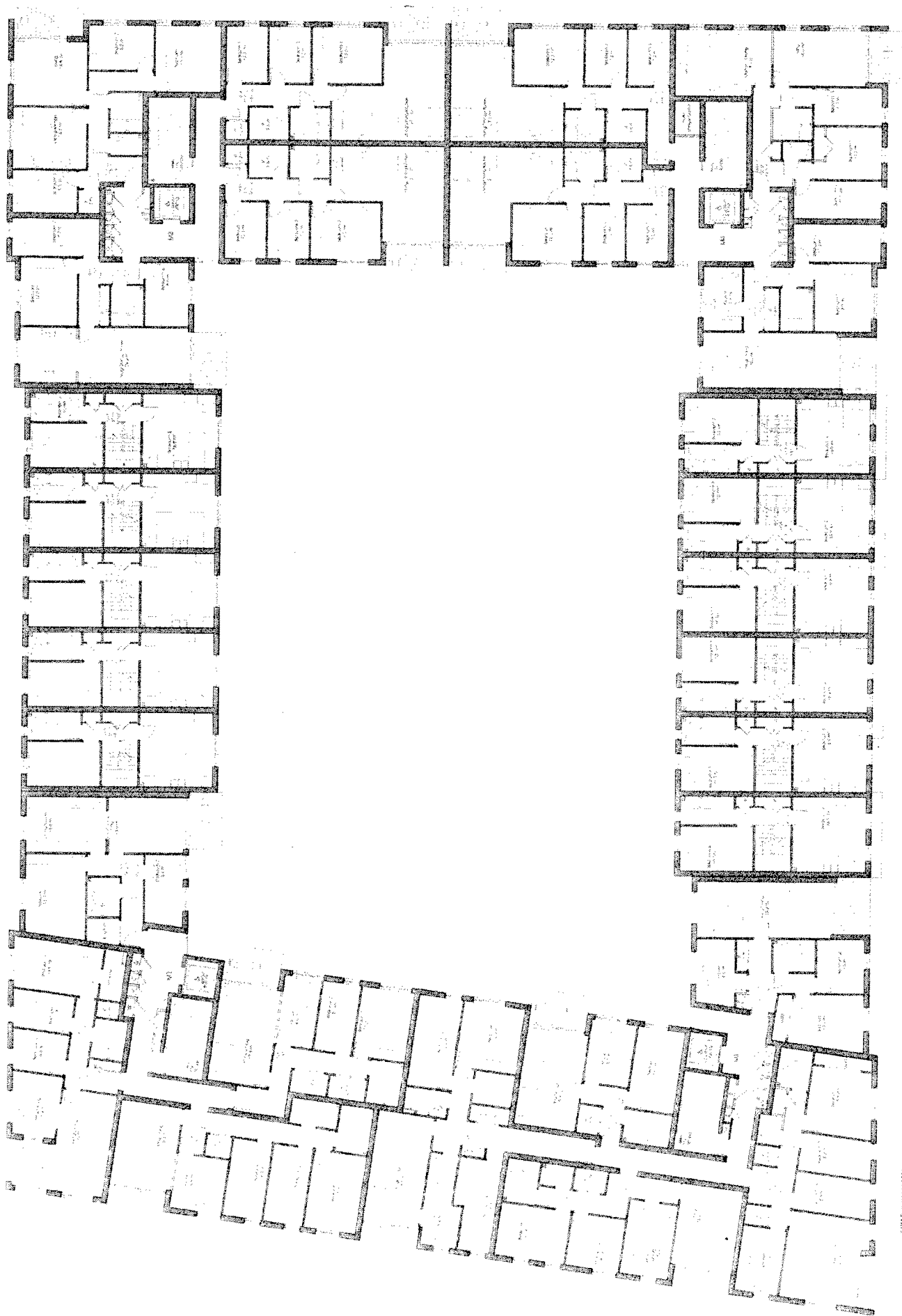


| | | |
|-------------------------------------|-----|-------------|
| DATE | NO. | DESCRIPTION |
| | | PLANNING |
| PROJECT | | |
| Haggerston West & Kingstand Phase-1 | | |
| DRAWING | | |
| Block M Site Plan | | |
| DATE | NO. | DESCRIPTION |
| 12/12/2008 | 1 | 1:200 |
| DATE | NO. | DESCRIPTION |
| 12/12/2008 | 1 | 1:200 |

DRAWING NO. A3039/2-1/101
 SHEET NO. SA
 SHEET NO. 1 OF 1
 DATE 12/12/2008
 DRAWN BY
 CHECKED BY
 APPROVED BY
 PROJECT MANAGER







DRAWING NO. **A3039/2.1/103**
 PROJECT **PLANNING**
 CLIENT **Haggerston West & Kingsland Phase-1**
 BLOCK **BLOCK M**
 LEVEL **Level-01 Plan**
 DATE **12/12/2009**
 DRAWN BY **JHF**
 CHECKED BY **PM**
 PROJECT NO. **1100**
 PROJECT NAME **Haggerston West & Kingsland Phase-1**
 PROJECT ADDRESS **1100 Kingsland Road, London, E9 6JA**
 PROJECT CONTACT **020 7464 4444**
 PROJECT WEBSITE **www.ppp.com**

PROJECT NO. **A3039/2.1/103**
 PROJECT NAME **PLANNING**
 CLIENT **Haggerston West & Kingsland Phase-1**
 BLOCK **BLOCK M**
 LEVEL **Level-01 Plan**

NOTE:
 ALL ROOMS ARE ASSIGNED TO THE MAIN FLOOR - SEE MAIN FLOOR & 000/000/000
 ROOMS ARE NOT TO BE USED TO THE BLOCK

| Level | Level 0 | Level 1 | Level 2 | Level 3 | Level 4 | Level 5 | Level 6 | Level 7 | Level 8 | Total |
|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| Level 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Level 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |

| | |
|--|--|
| ADDRESS: Site adjacent to 58 Aden Grove, London N16 9NJ | |
| APPLICATION NUMBER: 2008/2362 DRAWING NUMBERS: 401 Rev B, 402, 403 Rev B, 404 Rev B, 405 Rev B, 406, 407, 4209-L300 – P1 Solar Access, Sunlight & Daylight Report by ZEF(UK) Ltd, 15/11/04 | REPORT AUTHOR: Yousef Bahadur VALID DATE: 17/09/2008 |
| APPLICANT: Miss Celina Smith & Mr Chris Raine, 64 Ballater Road, London, SW2 5QR | AGENT: Elsie Owusu Architects Ltd 30 Chalfont Court Baker Street London NW1 5RS |
| PROPOSAL: Erection of a two-storey, 2 bedroom single dwelling house. | |
| POST SUBMISSION REVISIONS: Alterations to the front façade to include a separation gap, omission of screening on top of the proposed front boundary wall, and reposition of the refuse store behind the front boundary. | |
| RECOMMENDATION SUMMARY: Grant conditional planning permission. | |

ANALYSIS INFORMATION

ZONING DESIGNINATION: (Yes) (No)

| | | |
|-----------------------------|-----------|-----------------|
| CPZ | Yes | |
| Conservation Area | | No |
| Listed Building (Statutory) | | No |
| Listed Building (Local) | | No |
| DEA | | No |
| LAND USE DETAILS: | Use Class | Use Description |
| Existing | C3 | Land part of 58 |
| Proposed | C3 | 2-storey house |
| | | Floorspace |
| | | 61sqm |
| | | 72sqm |

| RESIDENTIAL USE DETAILS: | Residential Type | No of Bedrooms per Unit | | | | |
|--------------------------|--------------------|-------------------------|---|---|---|----|
| | | 1 | 2 | 3 | 4 | 5+ |
| Existing | 0 | 0 | 0 | 0 | 0 | 0 |
| Proposed | Flats | 0 | 0 | 0 | 0 | 0 |
| | Dwellings | 0 | 1 | 0 | 0 | 0 |
| | Studio | 0 | 0 | 0 | 0 | 0 |
| Totals | (Total = 1) | | | | | |

| PARKING DETAILS: | Parking Spaces (General) | Parking Spaces (Disabled) | Bicycle storage |
|-------------------------|---------------------------------------|------------------------------|-----------------|
| Existing | 2 (land formerly used for parking) | 0 | 0 |
| Proposed | 0 | 0 | 0 |

CASE OFFICER'S REPORT

1 SITE DESCRIPTION

- 1.1 The application site is located on the west side of Aden Grove, which is made up of two-storey, Victorian terraces which are relatively unaltered. Numbers 56 and 58 appear to be later additions to the terrace, with their shallower design with slightly higher parapets and which also omit the typical rear projection present elsewhere in the street. The application site comprises an area of land which was formerly occupied by a garage at the north of 58 Aden Grove within its curtilage. No. 58 lies at the end of a terrace of houses. The site is bound to the west and north by the rear boundaries of gardens of properties in Springdale Road, and the flank wall 58 Aden Grove to the south.

2 CONSERVATION IMPLICATIONS

- 2.1 The application site does not have any conservation implications.

3 HISTORY

- 3.1 11/03/05 - Planning Permission GRANTED for the erection of a two-storey, three bedroom (over basement) dwelling house (ref 2004/1281).
- 3.2 05/09/08 – Planning Permission WITHDRAWN for the submission of details pursuant to condition 3 (external surfaces, condition 4 (landscaping), condition 5 (dustbin enclosures), condition 6 (boundary enclosures) of planning permission 2004/1287 dated 11 March 2005 (ref 2008/1725).

4 CONSULTATIONS

- 4.1 Date Statutory Consultation Period Started: 23/09/08.
- 4.2 Date Statutory Consultation Period Ended: 14/10/08.
- 4.3 Site Notice: Yes.
- 4.4 Press Advert: No.
- 4.5 Neighbours:** 13 letters of consultation were sent to owners/occupiers of surrounding properties: 11 letters of objection and 13 letters of support were received.

4.5.1 The objections can be summarised as follows:

- Loss of light
- Loss of privacy
- Loss of outlook
- Over-development, high density
- Insufficient amenity space
- Sub-standard room sizes
- Poor design, out of character with street, out of proportion
- No demand for two bed houses, surplus of housing in the market
- Undesirable precedent

4.5.2 Statutory Consultees:

4.5.3 Sustainability and Design Team: No objection

4.5.3 The Arboriculture Officer: No objection, subject to condition imposed for the size and number of plants and its location.

4.6.3 Local Groups

4.6.4 None

4.7 Other Council Departments

4.7.1 **Council Tax:** No response received.

5 POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995)

EQ1: Development Requirements

5.2 London Plan (2008)

Policy 3A.1: Increasing London's supply of Housing

Policy 4B.1: Design Principles for a Compact City

5.3 National Planning Policies

PPS 1: Delivering Sustainable Development

PPS 3: Housing

5.4 Supplementary Planning Guidance

SPG 1: New Residential Development

6 COMMENT

6.1 Background

- 6.1.1 The proposal entails the erection of a two-storey single dwelling house to the side of 58 Aden Grove. The proposed dwelling would provide a living room, kitchen and WC at ground floor level and 2 bedrooms and a bathroom at first floor level. The proposed building will also incorporate a green roof which is not proposed to be used as a terrace.
- 6.1.2 A similar scheme was granted planning permission (ref. 2004/1281) at the Planning Sub-Committee meeting of 21 February 2005 for the erection of a two-storey three bedroom (over basement) dwelling house. The committee report for that application is attached.
- 6.1.3 The current planning application has been submitted following complications on site which revealed that a basement cannot be provided; the previous planning permission cannot therefore be implemented. An application has therefore been submitted for a scheme which omits a basement. Furthermore, amendments have been made during the course of this application to the facade and the front boundary of the proposed building in order to improve the design and appearance of the dwelling.

6.2 Land Use

- 6.2.1 The principle of the development has been established through granting of the 2005 permission. A letter of objection has been received on grounds that there is a surplus of housing in the market. Objections have also been received on grounds the proposal would be over-development and be of too high a density. However, the proposed development is of a smaller scale and density than the extant permission. The provision of additional residential accommodation complies with the policies of the Hackney Unitary Development Plan 1995 and the London Plan 2008, which encourages the provision of additional residential accommodation. The proposal is therefore considered acceptable in land use terms. .

6.3 Design

- 6.3.1 Objections have been received regarding the proposed development not being in keeping with the historical Victorian street scene and being of a mediocre design. The difference between the current proposal and the granted scheme involves the omission of a basement and alterations to the façade and front boundary of the proposed building. The omission of the basement is not considered significant in design terms given that it would not be visible. In terms of the alterations to the façade, a 'shadow gap' has been proposed in order to create a distinctive separation between the existing and proposed buildings. The front boundary wall has also been revised, involving the omission of a glass panel on top of the boundary wall, which would result in a similar boundary height to the existing walls along the terrace. As noted above, the design of the extant permission was

considered acceptable by the Planning Sub-Committee. Given that the proposal is very similar in design, and that further improvements have been made to the front façade and the boundary, the proposed scheme is considered to be a high-quality contemporary design and is considered acceptable in design terms.

6.4 Amenity

- 6.4.1 Objections have been received on amenity grounds, namely the loss of light, outlook and privacy of the neighbours. As stated above, the scheme is of the same size and footprint as the previous scheme which was granted by the planning sub-committee. A *Solar Access, Sunlight and Daylight* Report was submitted in support of the previous application. Since the size and footprint of building has not changed, the report is considered to be relevant and accurate for the current application.
- 6.4.2 The report concludes that the proposed dwelling would not have a negative effect on the surrounding residential properties. It acknowledged that there would be some overshadowing to gardens at Springfield Road due to the development but notes that this is reflective of the current situation due to the presence of the existing hedges on the rear boundaries of the gardens, plus the fact that the height of the proposed building is considered low. Similarly, due to the existing situation and the dimensions of the proposed development, it is not considered that the proposal would significantly affect the outlook or result in an increased sense of enclosure.
- 6.4.3 In terms of privacy, objections have been received on ground of overlooking into the existing surrounding properties. However, no windows are proposed in the rear or side elevations at first floor level of the proposed building, and the ground floor windows and doors would be screened by the site boundary wall. To the front, the window-to-window distance between the proposed building and the property opposite the site is in excess of 17 metres. Given this distance, that fact that is reflective of the existing situation in the road, and that the proposed building height (and thus the height of the windows) is lower than those of the existing buildings, the proposal is not considered to significantly affect the privacy of the occupiers of the neighbouring properties. The proposal is therefore considered acceptable in amenity terms.

6.5 Standard of accommodation

- 6.5.1 Objections have been received on ground that the proposed dwelling would provide a substandard unit of accommodation in terms of room sizes and the lack of amenity space. However, the proposed room sizes conform to the Council's minimum standards. The proposed amenity is considered suitable for the size and type of development.

7 CONCLUSION

- 7.1 The provision of additional residential floorspace is considered acceptable in principle. The proposed development is of the same size and footprint as the extant permission which was granted at the 21 February 2005 Planning Sub-Committee

meeting. The design of the proposal has been improved during the course of the application, and is considered a high quality contemporary design. The proposal is not considered to adversely affect the amenity of the neighbours in terms of light, outlook or overlooking, and would conform to the policies of the London Borough of Hackney Unitary Development Plan 1995 and the London Plan 2008.

8 RECOMMENDATION

8.1 Grant planning permission subject to the following conditions:

8.2 CONDITIONS:

1 Commencement within 3 years (SCBN1)

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.

2 Landscaping Scheme to be approved (SCT1)

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

3 Restriction of Permitted Development Rights (SCG6)

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any Order revoking and re-enacting that Order), planning permission shall be required in respect of development falling within Classes A - B to the second schedule to that Order.

REASON: To control any future development which may affect nearby residential amenity.

4 No Extraneous Pipe Work (SCM9)

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

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

5 Use of Flat Roof

The flat roof at second floor level shall not be used as a balcony or similar amenity area without the grant of further specific permission from the Local Planning Authority.

REASON: To prevent overlooking to adjoining properties.

6 Non Standard Condition

Before any works on site commence, a 'Code for Sustainable Homes' report shall be submitted to and approved by the Local Planning Authority and thereafter implemented wholly in accordance with the approval and before the property is first occupied.

REASON: In the interests of maximising the environmental performance of the building.

7 Non Standard Condition

Before any works on site commence, full details of a scheme for a rainwater harvesting system shall be submitted to and approved by the local planning authority and thereafter implemented wholly in accordance with the approved scheme and before the property is first occupied.

REASON: In the interests of maximising the environmental performance of the building.

8.3 INFORMATIVES

The following Informative should be added:

Reasons for Approval:

The following policies contained in the Hackney Unitary Development Plan 1995 and the London Plan 2008 are relevant to the approved development and were considered by this Council in reaching the decision to grant planning permission: EQ1 (Development Requirements), 3A.1: (Increasing London's supply of Housing); Policy 4B.1 (Design Principles for a Compact City).

- SI.1 Building Control
- SI.2 Works affecting Public Highway
- SI.3 Sanitary, Ventilation, and Drainage Arrangements
- SI.6 Control of Pollution (Clean air, noise, etc)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering

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

Fiona Fletcher-Smith
CORPORATE DIRECTOR, NEIGHBOURHOODS & REGENERATION

| NO. | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|-----|---|---|----------------------------|
| 1. | Hackney UDP 1995 and the London Plan 2008 | Yousef Bahadur Fast Track Team 020 8356 8146 | 263 Mare Street, E8 3HT |
| 2 | 2008/2362 | | |



Figure 1: Looking south west from Aden Grove at 58 Aden Grove and adjoining properties



Figure 2: Looking west from Aden Grove at 58 Aden Grove and proposed area of development

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ADDRESS: Land Adjacent to 58 Aden Grove

WARD: Clissold

REPORT AUTHOR: Ralph Mullan

APPLICATION NUMBER: 2004/1281

DRAWING NUMBERS: 315.07C, 315.01C, 315.05L, 315.04L, 315.03H, 315.02H, 315.15B, 315.10H, 315.11G & 315.06G.

APPLICANT: Miss Celina Smith & Mr Chris Raine, 64 Ballater Road, London, SW2 5QR

AGENT: Elsie Owusu Architects Ltd, East Lodge, 188 Euston Road, London, NW1 2EF

PROPOSAL: Erection of new two-storey (over basement) dwellinghouse

RECOMMENDATION SUMMARY: Conditional Approval

ANALYSIS INFORMATION

| | | |
|-----------------------------|--|----|
| Zoning Designation: | | |
| CPZ | | NO |
| Conservation Area | | NO |
| Listed Building (Statutory) | | NO |
| Listed Building (Local) | | NO |

| Land Use Details | | | |
|------------------|-----------|-------------------|------------|
| | Use Class | Use Description | Floorspace |
| Existing | C3 | Yard/ Driveway | 60.2m2 |
| Proposed | C3 | 2-storey dwelling | 124.7m2 |

| Residential Use Details | | | | | | |
|-------------------------|------------------|-------------------------|---|---|---|----|
| | Residential Type | No of Bedrooms per Unit | | | | |
| | | 1 | 2 | 3 | 4 | 5+ |
| Proposed | Dwelling House | | | X | | |

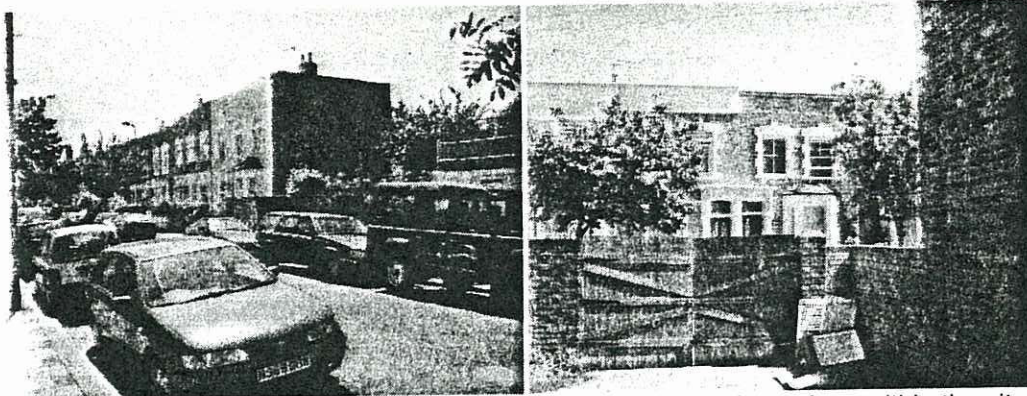
PARKING DETAILS:

| | Parking Spaces (General) | Parking Spaces (Disabled) |
|----------|--------------------------|---------------------------|
| Existing | 2 off street | 0 |
| Proposed | 1 on street | 0 |

OFFICERS REPORT

1. SITE DESCRIPTION:

1.1 The application site is located on the west side of Aden Grove, a residential street in Newington Green. Aden Grove and the surrounding streets are made up of two-storey, Victorian terraces which are relatively unaltered. The application site comprises an area of land which was formerly occupied by a garage at the north of 58 Aden Grove within its curtilage. No. 58 lies at the end of a long terrace of housing.



View across Aden Grove towards the site View on to Aden Grove from within the site

1.2 The application site is characterised by the large flank wall of 58 Aden Grove to the south; this wall does not have any windows. Well-developed hedges and the rear gardens of a further Victorian terrace at Springdale Road adjoin the site to the east. As Aden Grove and Springdale Road converge to the north of the application site the northern boundary of the site is also adjoined by the gardens of properties on Springdale Road including a shed and further north a large roof terrace at no. 47 Springdale Road.

1.3 The houses at both 56 and 58 Aden Grove may be later additions to the Victorian terrace and are of a shallower design with slightly higher parapets and which also omit the typical rear projection present elsewhere in the street. This latter feature may be due to the increasingly limited space between the converging terraces of Aden Grove and Springdale Road.

2. HISTORY:

2.1 The Planning Register shows only one previous application for planning permission in respect of this site:
15583 - Erection of two lock-up garages - Approved 9 January 1956

3. CONSULTATIONS:

3.1 Neighbors

4. 20 neighbors were consulted and objections from a total of 19 properties were received. Several objectors wrote more than once.
5. **Overdevelopment** – The proposal seeks to locate a 4-bedroom house on insufficient land resulting in the loss of residential amenity for the surrounding residents. The two proposed bedrooms in the basement will also suffer from insufficient light; architect done best to lever in as many habitable rooms as possible; squeezing a small house into small site will significantly affect amenity of neighbours.
6. **Out of Character** – The proposed development is not in keeping with the historical Victorian street scene; mediocre design in cramped location; the building steps in front of the existing building line at both ground and first floor levels, reducing light to the neighboring property; house could be used for multiple occupation; supposed to be an 'eco-house' but design makes no discernible use of latest sustainable power generation; loss of solar panels make proposal no longer an eco-house; cynical attempt to use ecological factors to curry favour; proposal is not 'state of art' and uses standard blockwork and render construction; stong community in street and will petition strongly against the development.
7. **Plans inaccurate:** trees on submitted plan are shown accurately
8. **Car Parking** – No provision is made for car parking. A unit of this size converted into flats could take up 2-4 on street parking spaces or moe; inevitably lead to more cars trying to park on already congested streets.
9. **Obtrusive** – Due to the close proximity to number 41 and 43 Springdale Road, the two storey development will appear obtrusive and will result in overlooking and loss of light.
10. **Loss of Privacy** – Roof access will result in direct views into the rear habitable rooms of Springdale Road, noise disturbance and a serious loss of privacy; inevitably grass roof will be used as garden; potential to create unacceptable levels of noise pollution and disturbance; on other hand development without grass roof clearly unacceptable; house would have only 6.5 square metres of amenity space contrary to Hackney's policy;
11. **Inconsistency in approach:** Hackney's concern seems to be desire to use all possible means to avoid a planning appeal; loft conversions in area are rejected on much weaker grounds; appear to be only two factors in proposal's favour: design not so bad; and provides a new family house; valid planning objections apparently displaced in attempt to provide housing for borough;
12. **Construction Period** – The construction period will be very disruptive in terms of noise, dust and loss of privacy.
13. **Contrary to Policy** – The proposal is contrary to Policies EQ1 and EQ6 of the Hackney Unitary Development Plan 1995.
14. **Approach of comparable London boroughs:** no other borough would consider this application favourably; problem that Hackney has no supplementary planning guidance; other authorities not so remiss; Hackney's approach should be roughly in line with comparable authorities. Hackney would then surely have very strong grounds for rejecting this application. This is not a borderline case:

15. Islington: Would discourage development where windows of habitable rooms in back to back properties are closer than 18 meters. New development on existing garden space will not normally be permitted. A minimum garden depth of 4.5m should be maintained.
 16. Camden: Would discourage development where windows of habitable rooms in back to back properties are closer than 18 meters.
 17. Tower Hamlets: Would discourage development where windows of habitable rooms in back to back properties are closer than 18 meters.
 18. Southwark: Would discourage development where windows of habitable rooms in back to back properties are closer than 21 meters. New development on existing garden space will not normally be permitted.
 19. Southwark also describes a BRE test for determining whether surrounding properties would be affected by a loss of daylight and sunlight". Applying this test to our property as a result of this development and we would imagine that this is pronounced in the case of 41 and 39 Springdale Road as well as in Aden Grove - 71, 69, 67 and so on.
 20. Lewisham: Would discourage development where windows of habitable rooms in back to back properties are closer than 21 meters. New development on existing garden space will not normally be permitted.
 21. Brent: Would discourage development where windows of habitable rooms in back to back properties are closer than 20 meters or where flank walls are within 10 meters of the windows of habitable rooms. Habitable rooms of the new development should be a minimum 5 metres from the common boundary and no windows (obscured or otherwise) should be allowed on the common boundary.
 22. Waltham Forest: Would discourage development where windows of habitable rooms in back to back properties are closer than 20 metres or where flank walls are within 12 metres development should be a minimum 5 metres from the common boundary.
23. It is understood that a petition is also to be submitted making the above points.
24. Letters of support have been received from 14 properties. The letters welcome the proposal as a really nice idea much needed in a borough like Hackney; its environmental features should be a welcome addition to reducing environmental pollution; enthusiastic support for an extraordinary, contemporary building; other letters from addresses in Aden Grove confirm that they have no objection to the proposal and feel it would represent a significant improvement to the area.

4. POLICIES:

- a. **National Planning Policy Guidance**
 - i. PPG 1: Planning Policy and Principles
 - ii. PPG 3: Housing
 - iii. PPS1: Creating Sustainable Communities

- b. **London Plan**

- i. Policy 3A.2: Borough Housing Targets
- ii. Policy 3A.4: Housing Choice
- iii. Policy 4B.1: Design Principles for a Compact City
- iv. Policy 4B.3: Maximising the Potential of Sites
- v. Policy 4B.6: Sustainable Design and Construction
- vi. Policy 4B.7: Respect Local Context and Communities

- c. **Hackney Unitary Development Plan 1995**
 - i. ST1; ST2; ST3; ST5; ST6.
 - ii. EQ1: Development Requirements
 - iii. EQ5: Infill Development
 - iv. EQ7: External Works and Landscape
 - v. EQ31: Trees
 - vi. EQ45: Waste Disposal
 - vii. HO1: Provision of Additional Housing
 - viii. HO3: Other Sites for Housing
 - ix. HO9: Requirements of New Housing
 - x. HO11: Sites With Constrained Street Frontages
 - xi. HO19: Safety and Accessibility
 - xii. HO20: Planning Standards
 - xiii. TR6: Traffic, Access and Parking

- d. **Supplementary Planning Guidance**
 - i. SPG 1: New Residential Development

5. OFFICERS COMMENT:

Principle of Development

Current planning guidance set out in the PPG1, PPG3 and the London Plan 2004 encourage more sustainable patterns of development with the emphasis on providing high density residential development in urban area on previously developed land.

Planning Policy Guidance Note 3 - 'Housing' - emphasises the government's commitment to the re-use of previously developed land in order both to promote regeneration and

minimise the amount of 'greenfield land' being taken for development. Local planning authorities should take a proactive approach to ensure that 60% of new development is on previously developed or 'brownfield' land. To promote more sustainable residential environments, local planning authorities should promote development that is linked to public transport. With developers, they should think imaginatively about designs and layouts, which make efficient use of land without compromising the quality of the environment. Local planning authorities should seek greater intensity of development at places with good public transport accessibility such as town centres. Parking standards should be revised to allow for significantly lower levels in locations where services are readily accessible by walking, cycling or public transport. The guidance also stresses the importance of respecting local character and the context of the surrounding streetscape.

Similarly the London Plan states the Mayor of London is committed to achieving 30,000 new homes each year and expects London boroughs to exceed their individual targets. London Borough of Hackney has been allocated a total target of 14,310 new homes and an annual monitoring target of 720 homes. The Mayor expects London boroughs to identify new sources of supply including small scale residential infill schemes such as the current proposal.

The London Plan requires that developments achieve the highest possible intensity of use compatible with the local context, acceptable design and public transport capacity. The plan also emphasizes sustainable design and construction. The proposal which is tightly developed and would have a density of and which includes a grass roof accords with these requirements. The proposed development would have a plot ratio of 1.6:1 and a density of 619 habitable rooms per hectare and would be a high density development.

Policies HO1, HO3 and EQ5 in the Council's own Unitary Development Plan also support the development at appropriate infill sites within the borough.

Description of development

The proposed development the subject of this application comprises a three-bedroomed, two-storey house with a basement to be attached to the existing dwelling at no. 58 Aden Grove. The house would have an internal floor area of 105 square metres and would have a total of 4 habitable rooms. The new house is of contemporary design and is flat-roofed with a low parapet, a feature which accords with the prevailing character of the road.

The new house would have a maximum width of 6.7 metres and a maximum depth of 6.2 metres. The house would be 5.8 metres high and would have a grass roof. There would be no internal access to the roof so that it would have to be maintained solely by external means.

The green turf roof is not designed to be used as a roof terrace, but as a sustainable, self-contained mix of mosses, succulents, herbs and grasses intended to reap various environmental and economical benefits.

The new house would be served by an amenity area of 7.4 square metres to the rear of the house at basement level.

The application has been revised several times in response to concerns raised by neighbours and officers. A photovoltaic cell which was to have been attached to the side of no. 58 Aden Grove has been removed from the proposal; the building line of the development has been set back to follow the existing front building line of the street; all windows at first floor level in the rear elevation have been removed to avoid intrusion to the properties behind; the layout has also been adjusted to position the proposal as far as possible from the adjoining properties.

Design

As noted above the proposal has been designed in a contemporary style. This design has been the subject of consultation with officers both before and during the application process. In relation to the design of the front elevation, the first floor has now been stepped back in line with the building-line of the existing terraces. At ground floor level, a contemporary bay type feature has been incorporated across the façade, stepping forward of the building line to a similar degree as neighboring properties, with an instep back to the building line at the new end of the terrace at the point of the access door.

The window designs of the front elevation follow a horizontal emphasis. Whilst this is not completely in character with the other houses in the street the windows of which generally follow a vertical emphasis it is not considered that the proposed design is discordant because the windows and bay feature at the ground floor have been lined up exactly with that of neighboring property and because the new development is located at the end of the terrace. The window line has then been dropped at first floor level to enable a lower and less intrusive building form. The proposal will also be finished in render to match the existing dwelling at no. 58 Aden Grove.

The proposal seeks to continue this line of terraces, whilst reducing the new building's comparative depth and height, in order to avoid encroachment on the amenity of the terraces to the rear.

The room sizes and layout are considered acceptable and conform to the Council's housing standards. The development has also been designed to 'Lifetime Homes' standard as required by the London Plan

It is therefore considered that the proposal complies with the criteria for design principles for a compact city set out in the London Plan which require a proposal to be attractive to look at and to respect London's built heritage and which enhance the public realm

Amenity Space

The small size of the application site which measures approximately 60.2 square meters is relatively constrained for a 3-bedroom dwelling. The site is further limited by the convergence of the two terraces at Springdale Road and Aden Grove, leaving a limited distance between the buildings. However, as noted above the London Plan emphasizes an intensive use of development sites. The Council's own Supplementary Planning Guidance note no.2 'New Residential Development' requires the provision of a garden area of 30 square metres for a

dwelling suitable for occupation by a household with children. In this case a very small amenity area of only 7.4 square metres would be provided. It is considered that the London Plan which has been recently adopted and which accords with other government guidance especially that in PPG3 'Housing' should be accorded more weight and the absence of a garden area should not be used as a reason for refusal.

Overdevelopment

Parking

The application site was formerly occupied by a garage which has since been demolished. The site as it stands is capable of being used for parking and is separated from the road by a pair of double gates. The proposal will therefore result in the loss one off-street parking space. However, the existing crossover prevents the area in front from being used for on-street parking. The proposal will therefore result in one new on street parking space for general use although it will also result in two dwellings without on site parking provision. However, it should be noted that this is the general arrangement in the street. In the context of an urban location with good access to public transport the proposal does not conflict with government guidance and the London Plan.

Loss of light

A Solar Access, Sunlight and Daylight Report has been submitted by the applicant. The report concludes that the proposed dwelling would not have a negative effect on the surrounding residential development. There would be some overshadowing to gardens at Springfield Road due to the development but it should be noted that this is the situation already due to the presence of the existing hedge the rear boundaries of the gardens. The adjacent dwellinghouses would continue to enjoy good levels of sunlight. The proposal would not have a negative impact on daylight availability to the surrounding properties. The report has been reviewed by officers and it has been accepted as an accurate assessment of the impact of the proposal.

Effect on amenity of surrounding occupiers

At the back and south side of the application site the new building backs onto Springdale Road. Although the site abuts a significant amount of the properties on this road the new building runs parallel rather than directly back to back with the terrace. The new house has also been set behind the rear building line of the terrace at Aden Grove so that only two properties on Springfield Road at nos. 41 and 43 are significantly affected by the proposal. Moreover, the proposal will be 5.9 meters in height, compared with 58 Aden Grove at 7.75 metres in height, a total of 1.85 metres lower than the neighboring property.

There is a significant amount of vegetation in the form of hedges and trees, at the boundary with these properties which would screen the ground floor of the new house from view as well as significant amounts of the first floor, greatly reducing any potential loss of outlook or increased enclosure.

Nevertheless, it should be noted that given the constrained configuration of the site, the new development will be only be a maximum of 3.5 metres from the rear boundary of the site and at its northern end directly adjoins the boundary. Both nos. 41 and 43 Springfield Road are Victorian terraced houses which have constructed with deep two-storey returns (rear projections). The rear wall of the proposed development would be only 7 metres from the rear wall of the return at no. 41 and only 7.5 metres from the rear wall of the return at no. 43. These returns contain a kitchen window at ground floor level and a bedroom window at first floor level.

The main rear wall of both houses are set much further back from the boundary with the site by 14m in the case of no. 41 and 13.5 metres in the case of no. 43. The windows in the these wall will be unaffected by the proposal and in both case due to the angle of the street will not directly face the new house.

Despite the proximity of the development to the windows in the returns at the adjacent properties, it is not considered that an unacceptable impact on the living conditions of the occupiers of these properties would result. The new building is to be only 5.8 metres in height and as already noted above there would be no loss of light to any of the habitable rooms at the properties. The separation distance between the buildings although close would not be out of character in a densely developed urban location such as this.

Outlook from nos. 41 and 43 would be unaffected due to the presence of the existing hedge and the orientation of the properties with the exception of the upper windows in the returns. The rooms which are served by these windows would no longer have an uninterrupted view of Aden Grove to the rear but as the new building is of a relatively modest height it is not considered that the changes would be oppressive.

Neighbours have referred to minimum separation distance standards used by other London Boroughs in assessing new development. Such guidance is of little weight in the consideration of this application. The guidance has not been adopted by this borough and in any case is likely to be used flexibly by those boroughs. As already noted the London Plan encourages intensive use of development sites and it has been established that the proposal would not have an unacceptable impact on the living conditions for the surrounding occupiers. Even were such separation standards to be in existence it is unlikely that they by themselves could be used to justify refusal of this proposal.

6. CONCLUSION:

7. RECOMMENDATION:

8.1 Conditional Approval

8. CONDITIONS:

- a. Commencement within 5 years (SCB1)
- b. Materials to be approved (SCM2)
- c. Landscaping Scheme to be approved (SCT1)
- d. Dustbin Enclosure Details (SCR2)
- e. Boundary Walls to be approved (SCM5)
- f. Restriction of Permitted Development Rights (SCG6)
- g. Ground Surface Treatment (SCM4)
- h. No Extraneous Pipe Work (SCM9)

9. INFORMATIVES:

Reasons for Approval: The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: Policy ST1; ST2; ST4; ST5; EQ1 (Development Requirements); EQ45 (Waste Disposal); HO1 (Provision of Additional Housing); H03 (Other Sites for Housing); HO9 (New Build Housing Schemes); & HO20 (Planning Standards), and TR6 (Traffic, Access and Parking).

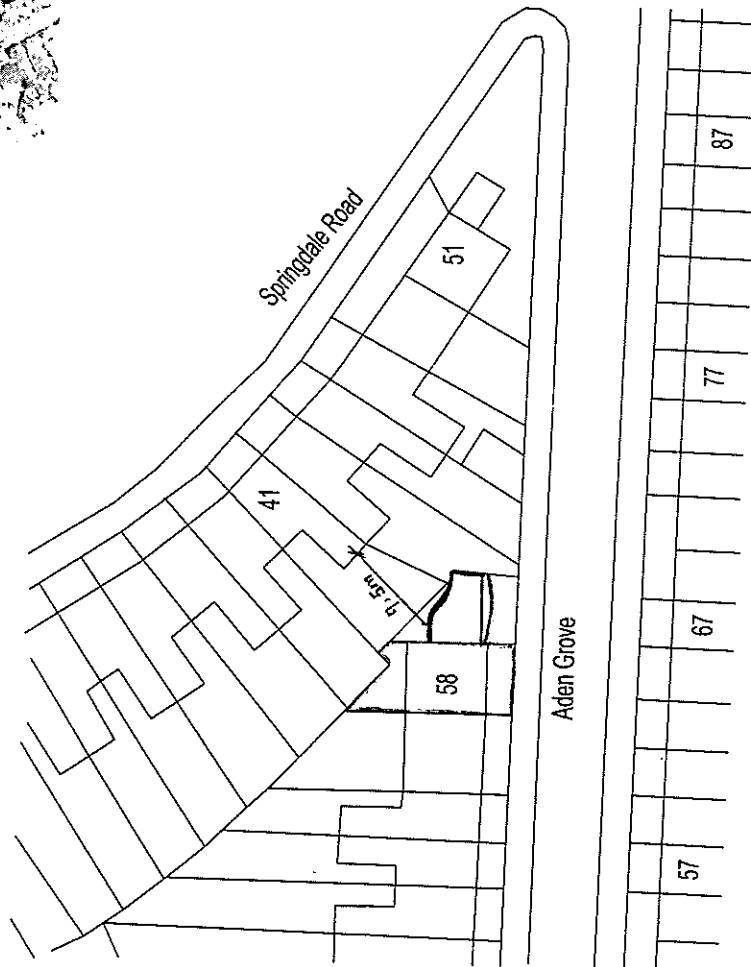
- SI.1 Building Control
- SI.2 Works affecting Public Highway
- SI.3 Sanitary, ventilation, and drainage arrangements
- SI.6 Control of Pollution (Clean air, noise, etc)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering

Signed.....

Date.....

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7. For more detailed information relating to neighbouring properties please refer to the relevant specifications.
8. For more detailed information relating to neighbouring properties please refer to the relevant specifications.



10m
Scale: 1:500

| No. | Date | Project | By | CHK |
|--|------|---------|----|-----|
| | | | | |
| ESK DEUSU ARCHITECTS 10/10/10 10/10/10 | | | | |
| DRAWING TITLE: CS/Map | | | | |
| JOB TITLE: 88 Springdale Road, Lynton | | | | |
| CLIENT: C. & R. R. & Co. Pty Ltd | | | | |
| Site / Project | | | | |
| Scale: 1:500 | | | | |
| Drawing No. / Revision | | | | |

GENERAL NOTES

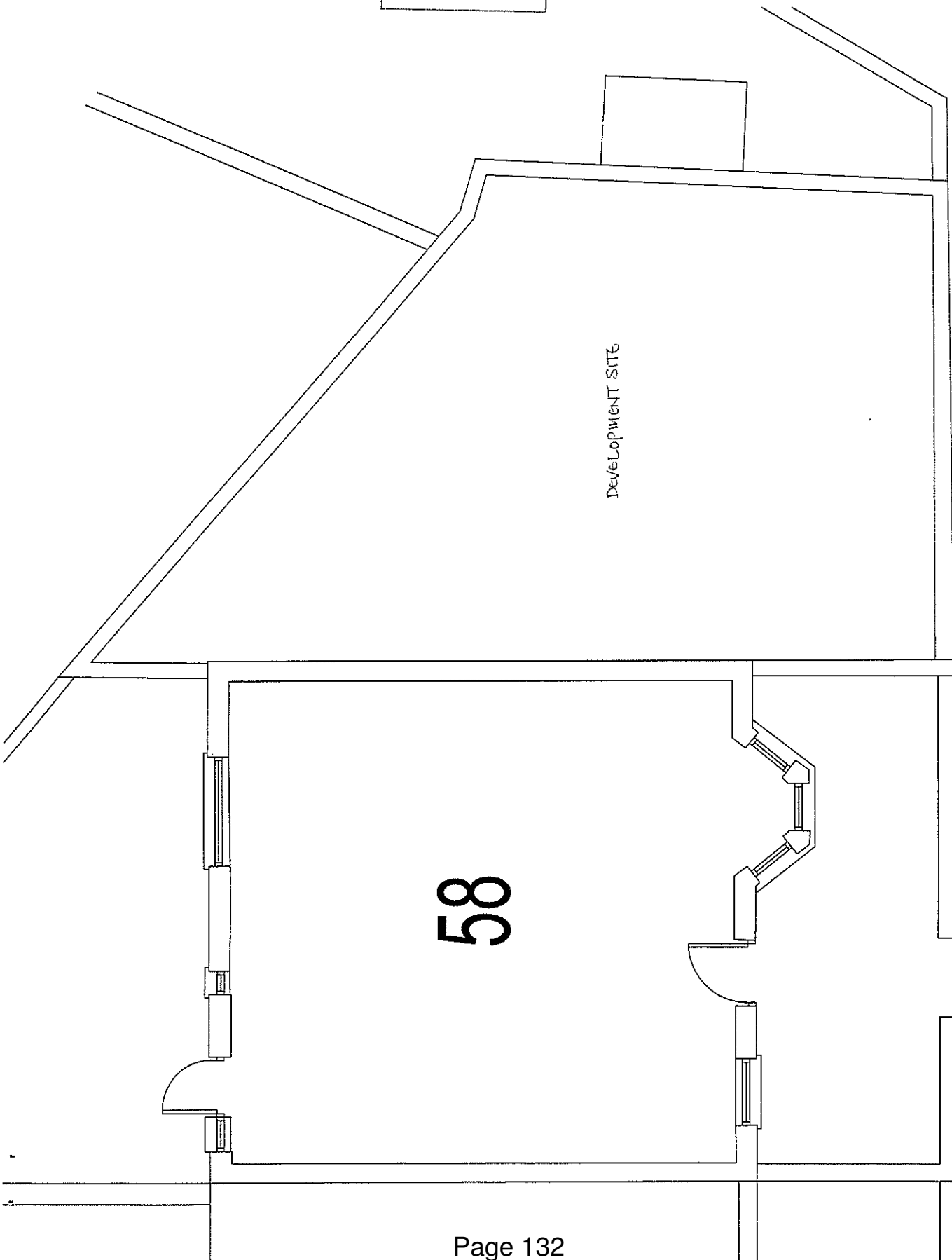
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- Complete drawing package including drawing no. 1



London Borough of Hackney
Planning
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| Rev. | Date | Amended | By | Doc |
|------|------|---------|----|-----|
| | | | | |

| | |
|-------------------------------------|-------------|
| 0416 04165 001/002/003/004 | |
| 1:5 Scale Plot | Area: 700 |
| 1:100 Scale Plot | Area: 1000 |
| DRAWING TITLE: 58 Plot | |
| RIBA TITLE: 58 Plot, London N16 | |
| CLIENT: Chris Rowe and Corina Smith | |
| Date: Aug 2018 | Drawn by: |
| Scale: 1:500/3 | Checked by: |
| Drawing no. 42 | Project: |



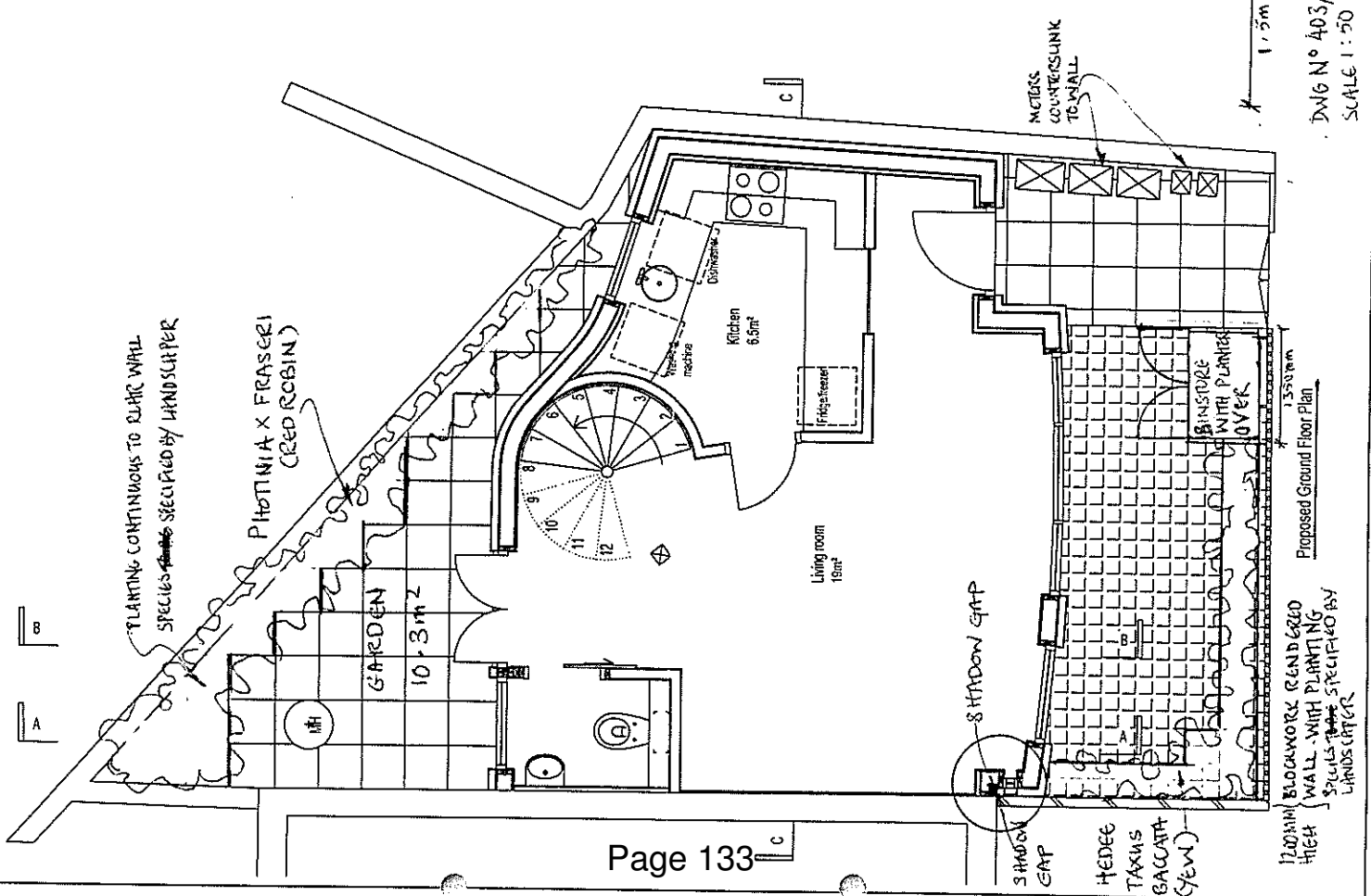
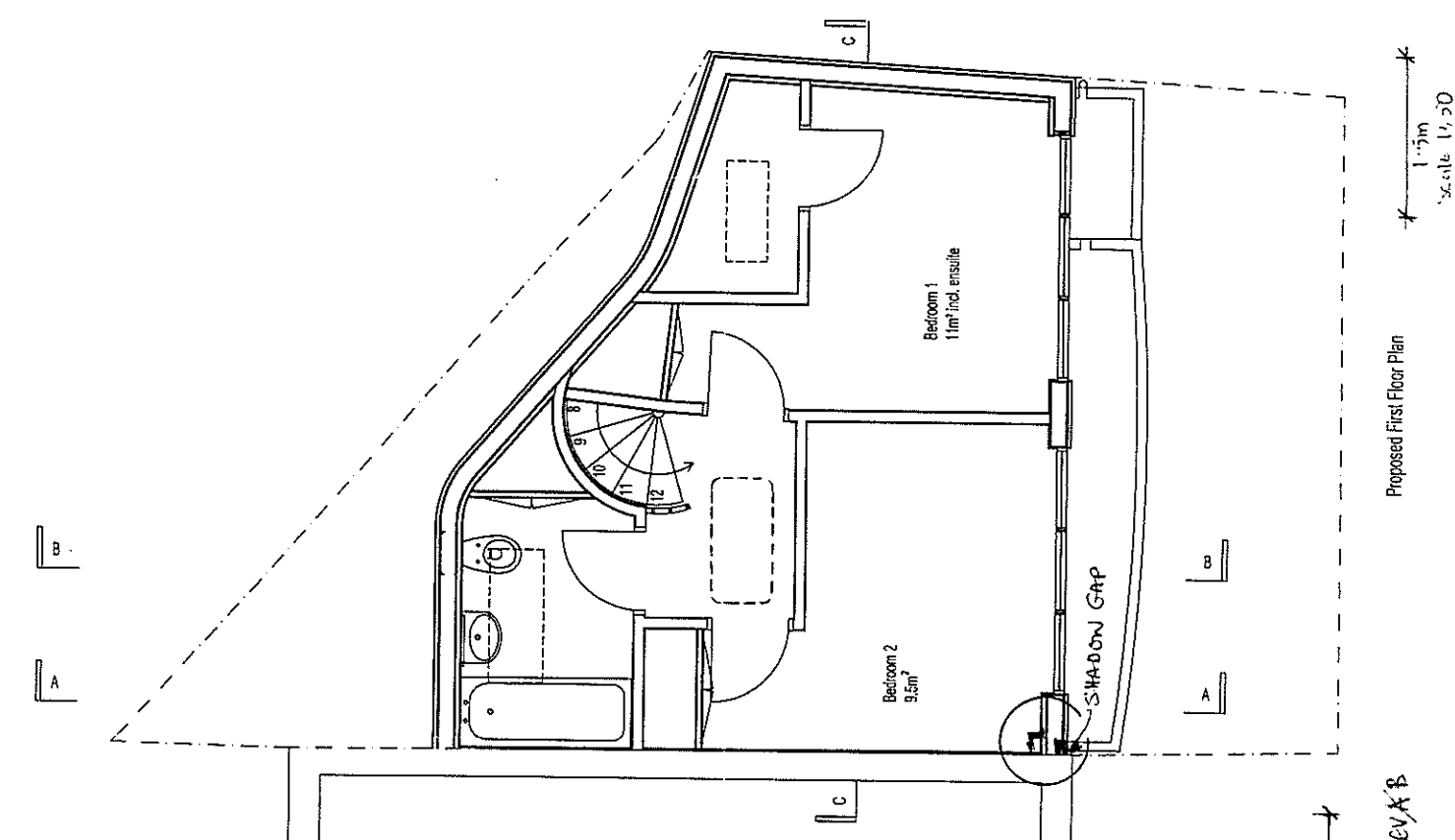
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| | | | |
|--------|-----------------|----------|--------|
| Job No | 403 | Project | 17 |
| Client | Mr & Mrs [Name] | Drawn | [Name] |
| Scale | 1:50 | Checked | [Name] |
| Drawn | [Name] | Approved | [Name] |

DRAWING TITLE: Proposed P24
 JOB TITLE: 17 Eden Drive, London N16
 CLIENT: Mr & Mrs [Name], 17 Eden Drive, London N16
 DATE: 14/02/20
 SCALE: 1:50
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

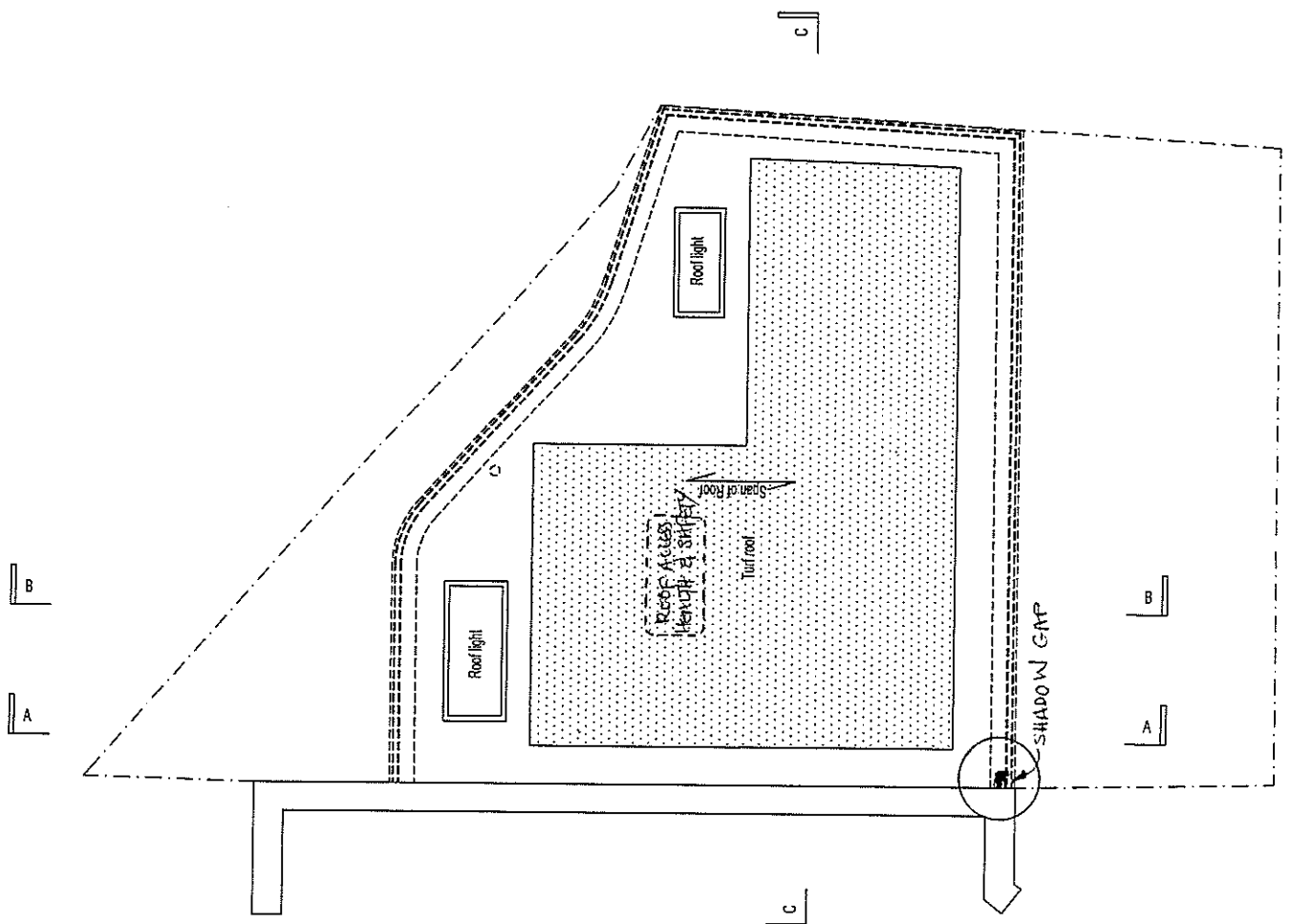


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|--|-----|-----------|----|-----|
| Str | 216 | Architect | Bj | Dir |
| EIDE DEUSU ARCHITECTS LTD | | | | |
| DRAWING TITLE: Egressed Roof Plan | | | | |
| JOB TITLE: St Ann's Convent, Lintonville | | | | |
| CLIENT: Our Redeemer's Convent | | | | |
| Date: 14/03/24 | | | | |
| Scale: 1:50 | | | | |
| Drawing No: 24 | | | | |
| Project No: 13 | | | | |



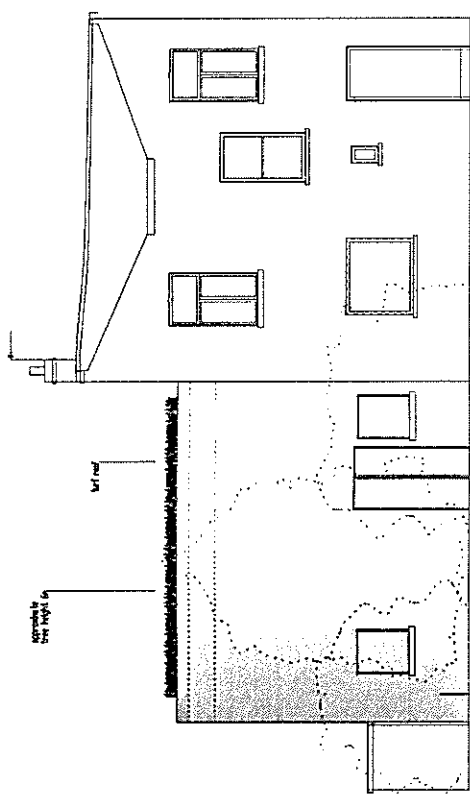
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 8. Provide all structural works to engineers for specification.
- Including drawing no. 1



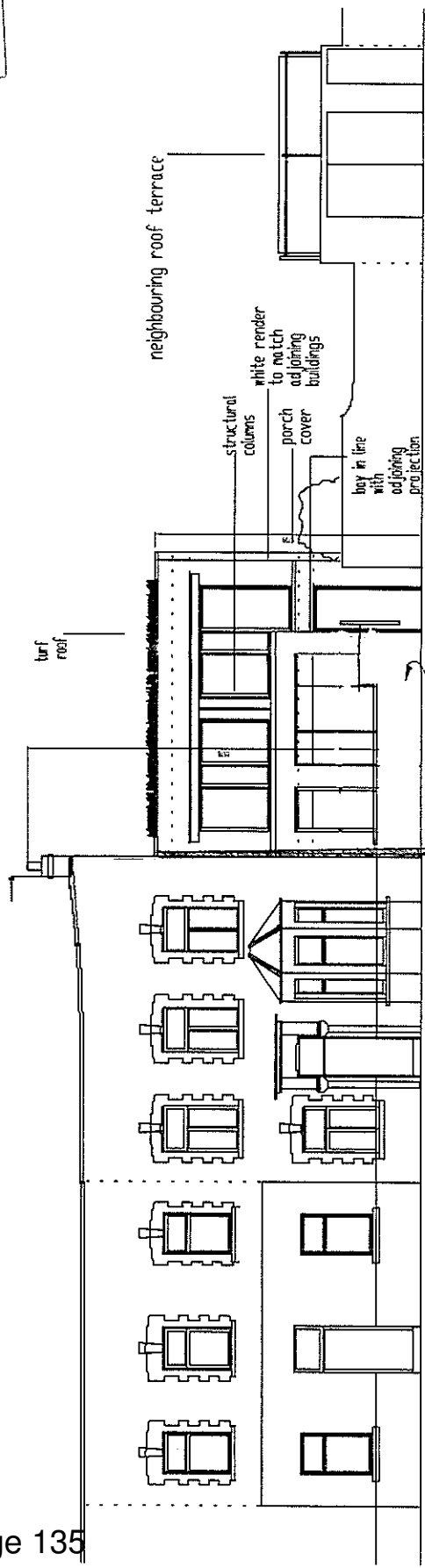
London Borough of Haringey
 13 OCT 2008
 Planning - Received

| Eq. | Date | Approved | By | Date |
|-----|------|----------|----|------|
| | | | | |

BSA 0035 8/27/25/70
 Drawing Title: Proposed Extension
 Job Title: 19 Ave Close, London N1
 Client: 19 Ave Close Ltd
 Date: 13/10/08
 Drawn: RAY B
 Checked: RAY B
 Scale: 1:50



Proposed Rear Elevation

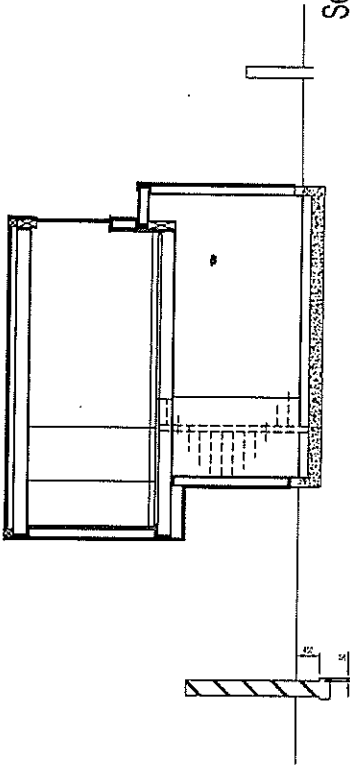


Proposed Front Elevation

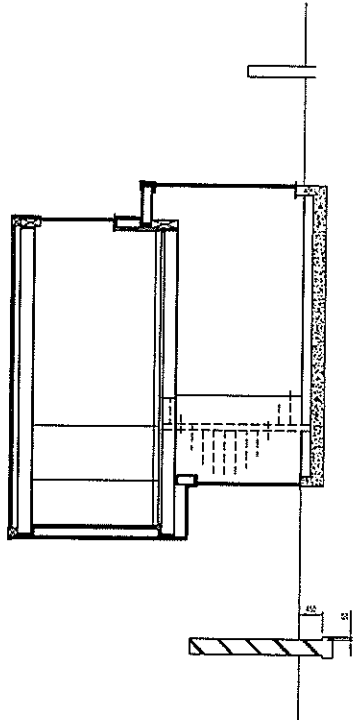
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 8. Provide all structural details to engineers specification.
- Refer to complete drawing package, including drawings, notes.

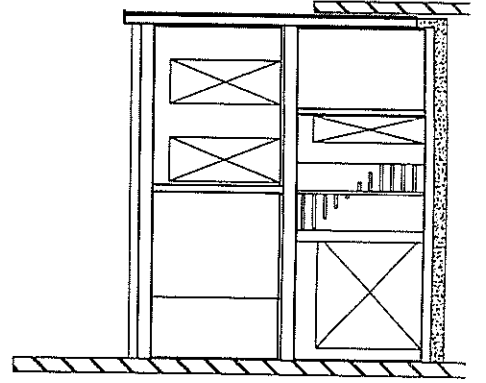
Section AA



Section BB



Section CC



London District Council

Planning - Received

| By | Date | Approved | By | Date |
|----|------|----------|----|------|
| | | | | |

Elze Deusu Architects Ltd
 10, Church Street
 London E1 6AA
 Tel: 020 7463 1000
 Fax: 020 7463 1001
 Email: info@elzedusu.com

DRAWING TITLE: Proposed Shopfront
JOB TITLE: 151 Agon Court, London N16
CLIENT: One Project Group Ltd
DATE: 14/03/23
SCALE: 1:100
DATE: 14/03/23

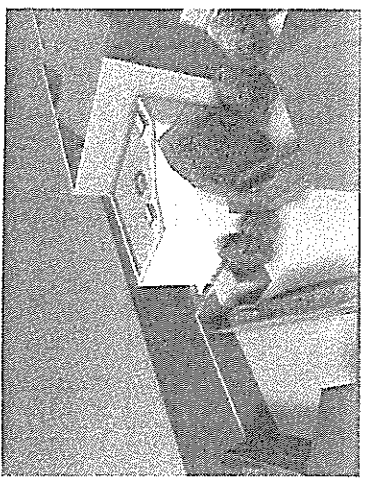
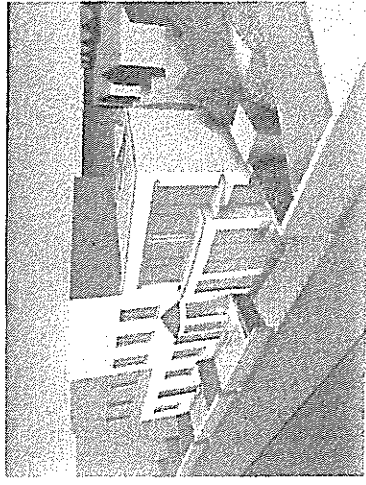
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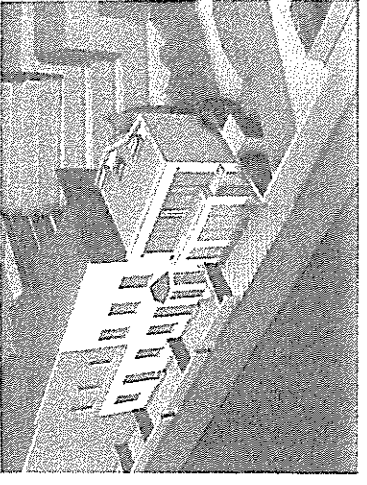
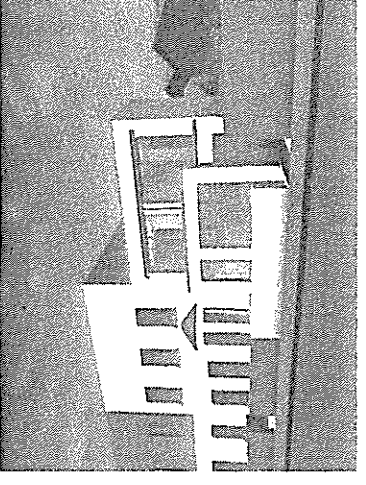
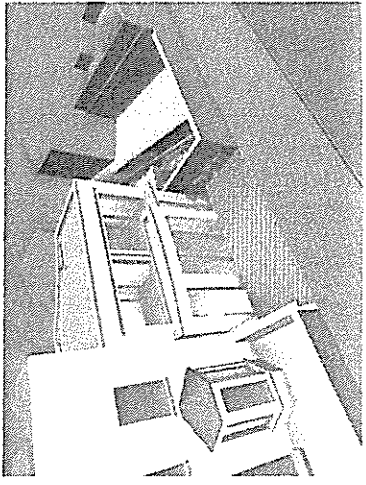
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9. All work to be completed in accordance with the written contract including drawings including drawing no. 1.

Elite Design Architects Ltd
 100, The Quadrant, Bournemouth, Dorset, BH1 1AB
 Tel: 01202 512345
 Fax: 01202 512346
 Email: info@elite-design.co.uk
 Website: www.elite-design.co.uk

| Ph | Iss | Revised | By | CV |
|---|-----|---------|----|----|
| | | | | |
| DRAWING TITLE: Project Name - 3D - model views JOB TITLE: Senior 3D Modeler CLIENT: Client Name and Address Date: 10/10/2023 Drawn by: Chris Smith Checked by: Chris Smith Drawing no.: 100 | | | | |



Rear elevation

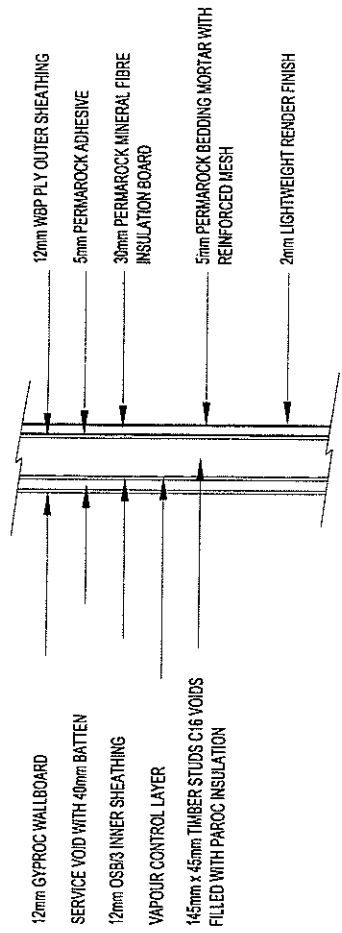


Front elevation

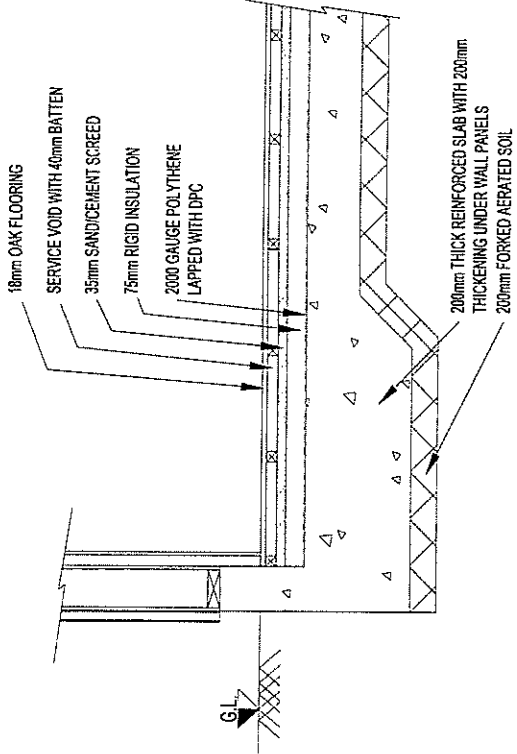
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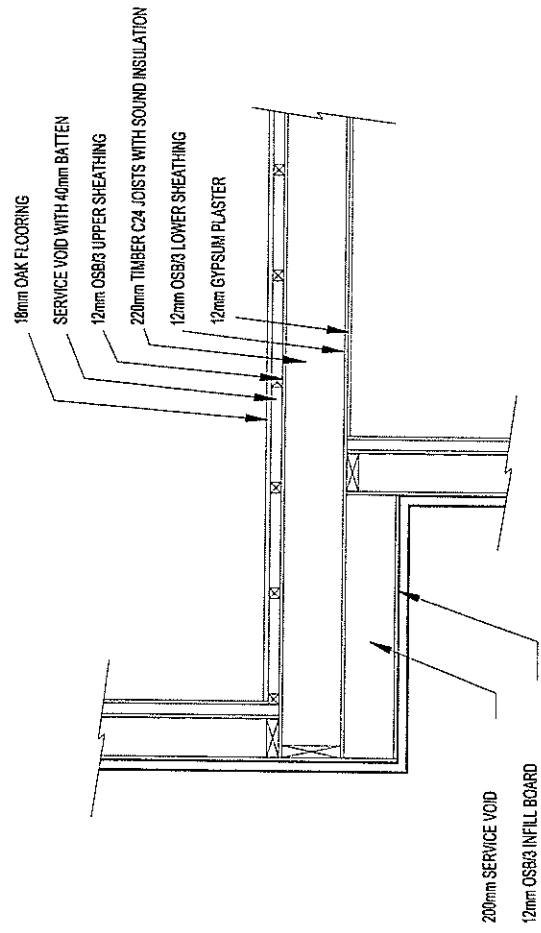
TIMBER WALL PANEL DETAIL



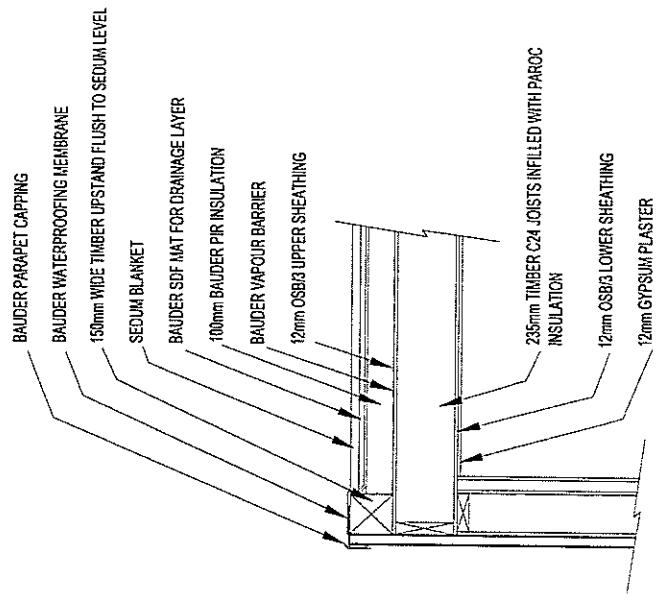
GROUND FLOOR DETAIL



CANTILEVERED FLOOR DETAIL



GREEN ROOF DETAIL



London Metropolitan University
 Planning - Residential

| Rev | Date | By | Check |
|-----|------|----|-------|
| | | | |

Project No: PRELIMINARY
 As Per: ECOLOGE
 58 ADEEN GROVE
 LONDON N16
 Drawing No: DETAILS

packmanlucas
 Structural Designers
 Bullers Wharf West
 42 Shad Thames
 London
 SE1 2YD

Tel: +44(0)20 7324 2341 Fax: +44(0)20 7324 2342
 Email: info@packmanlucas.co.uk
 Website: www.packmanlucas.co.uk

Date: 27.05.08
 Scale: 1:10
 Drawn: JIN
 Checked: GUP
 Project Reference: 4209-L300 - P1



| | |
|---|---|
| ADDRESS: 2 Andrews Road London E8 4QL | |
| WARD: Queensbridge (S) | REPORT AUTHOR: Michael Garvey |
| APPLICATION NUMBER: 2008/1965 | VALID DATE: 31/07/2008 |
| DRAWING NUMBERS: AR/101, AR/102, AR/1 | |
| APPLICANT: Miss Lindsay Friend IMT Space Limited 2 Cambridge Heath Road London E2 9NQ | AGENT: The Owner/Occupier Unit 2, 210 Cambridge Heath Road London N29NQ |
| PROPOSAL: Change of use of ground floor from warehouse (Class B8) to Art Gallery (Class D1) and New Window to ground floor | |
| Post Submission Amendments: New window at ground floor | |
| RECOMMENDATION SUMMARY: Grant Conditional Planning Permission | |
| The application has been brought to committee due to the level of objections. | |

ANALYSIS INFORMATION

ZONING DESIGNATION: (Yes) (No)

| | (Yes) | (No) |
|-----------------------------|-------|------|
| CPZ | X | |
| Conservation Area | X | |
| Listed Building (Statutory) | | X |
| Listed Building (Local) | | X |
| DEA | X | |

| LAND USE DETAILS: | Use Class | Use Description | Floorspace |
|-------------------|-----------|------------------------|------------|
| Existing | B8 | Storage & Distribution | 243 SQM |
| Proposed | D1 | Art Gallery | 243 SQM |

CASE OFFICER'S REPORT

1. SITE DESCRIPTION

- 1.1 The site is a three storey mixed use building, currently vacant on the ground floor with residential and live work units on the upper floors. The building is located within the Regents Canal Conservation Area.
- 1.2 To the north (rear) of the site lies a three storey mixed use building of commercial on the ground floor and residential on the upper floors; to the south (front) lies Regent's Canal; to the east lies an 8 storey commercial building comprising of small business units and to the west lies a two storey commercial building.

2. CONSERVATION IMPLICATIONS

- 2.1 The site is located within Regents Canal conservation Area

3. HISTORY

- 3.1 *Certificate of Lawful Use approved for use of second floor as two self contained flats (South/17/96/CLU)*
- 3.2 *Planning permission granted 07/07/1998 for change of use and conversion of first floor to provide 2 live work units. (South/194/98/FP)*

4. CONSULTATIONS

- 4.1 Date Statutory Consultation Period Started: 06/08/2008
- 4.2 Date Statutory Consultation Period Ended: 27/08/2008
- 4.3 Site Notice: Yes
- 4.4 Press Advert: Yes

4.5 Neighbours

175 surrounding occupiers have been consulted. 17 letters have been received, these included one letter of support and 16 letters of objections. The objections can be summarised as follows:

- Loss of employment floorspace;
- Noise and disturbance from visitors leaving the premises late at night;

- Description of development is incorrect and should be described as Licensed venue
- Proposed hours will create significant noise levels;
- The proposed new window will provide poor sound proofing;
- The proposed new window would be detrimental to the building;
- The consultation process was inadequate as a number of neighbouring properties were not consulted;
- The scale is out character with the area.

4.6 Local Groups

4.6.1 Invest in Hackney

Invest in Hackney support the application for a change of use as there has been a shortfall in the amount of D1 space provision in the borough compared to demand. Being adjacent to Regents Studios, and close to the developing cultural hub of Broadway Market, the proposed gallery will add to the surrounding area's cultural offer. As Shoreditch becomes an increasingly popular business destination, companies are being force to relocate due to rising rental values. Hackney Central, London Fields, and Broadway Market are key areas to relocate this industry within Hackney.

The cultural and creative sector makes a significant contribution to Hackney's economy. A 2005 report commissioned by LBH put the figure at 10% of employment in the borough and almost 13% of businesses. The redeveloped site will create employment where there currently is none and the proposed centre will be used as a resource for information on local initiatives that will contribute to the regeneration of the borough.

4.7 Other Council Departments

4.7.1 Policy and Strategy

No objections. This use complements the arts led economic regeneration in the area, and is acceptable as a replacement of warehousing.

5. POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995)

- EQ1 [Development Requirements]
- ACE 1 [New Arts, Culture and Entertainment Development]
- ACE 2 [Promoting the development of Arts, Cultural and Entertainment Facilities]

ACE 4 [Art and Art Space]
ACE 8 [Planning Standards]

Hackney Night Time Economy study 2005

5.2 London Plan (2008)

Policy 3B.1 Developing London's Economy
Policy 3D.4 Development and promotion of arts and culture
Policy 3A.3 Maximising the potential of sites

5.3 National Planning Policies

PPS1 Sustainable Development

6. COMMENT

6.1 Proposal

6.2 The proposal is for Change of use of ground floor from warehouse (Class B8) to Art Gallery (Class D1).

6.2.1 The scheme involves internal changes to the layout in order to facilitate the art gallery. The gallery will operate Monday to Saturday 09:00 until 18:00 with programmed events until 23:00, and Sunday 09:00 to 18:00 with events until 22:30.

6.2.2 The company is a small organisation that aims to provide cultural initiatives and activities for the benefit of local residents, workers and visitors to Borough. The surrounding area is ideal for such a proposal, as there are already a number of established art galleries in Regent Studios and there are other art galleries along Broadway Market, which is in proximity of the site.

6.3 Considerations

The main issues pertaining to this application are as follows:

- Principle of the change of use from B8 to D1
- Amenity of Local Residents
- Design

6.3.1 Principle of the change of use

6.3.2 The application site is considered to be appropriate for the proposed use due to its siting in relation to similar land uses in the local area, along with the size of the

building itself lending to the general requirements of an art gallery (the required amount of space and circulation to view art exhibits and undertake exhibition programmes).

No external alterations are proposed other than a new window on the ground floor level of the building fronting Andrews Road and overlooking the Regents Canal.

A refreshment bar will function within the building, which is ancillary to the proposed art gallery and is therefore considered to be acceptable. The refreshment bar is not a separate use, and would not be used as such.

6.3.3 The property is located within a Defined Employment Area and has previously been used as storage (class B8) for a business previously located at number 1 Andrews Road. Although an art gallery is not strictly defined as an employment generating use, given the fact that the ground floor of the building has been redundant for some time the amount of people that would be employed by the proposed use (3 full time members of staff and 27 part time members) will make use of a building in a commercial location close to Broadway Market, the change of use from storage to an art gallery is on balance considered to be acceptable. It is also noted that the applicant has stated that given the nature of the gallery's exhibition programme it would necessitate the employment of artists working offsite. It should also be noted that the level of employment on the site would as a result of the proposed development be above that of a B8 use.

6.3.5 The Council's Unitary Development Plan and planning policies generally seek to support new arts and cultural entertainment development insofar as it meets London wide and community needs. The layout and access has been considered and provides satisfactory access into the building for people with disabilities and people with children. Therefore the proposal meets the requirements of Policy ACE 1.

6.3.5 In addition the London Plan also seeks to promote London's cultural and arts facilities through local regeneration and London's global economic offer. The Council's policy section agrees with this statement and raises no objections. Therefore, on balance the change of use of the property from B8 (Storage) to D1 (Art Gallery), in light of the above considerations is considered acceptable.

6.4 Amentiy of Neighbouring Residents

6.4.1 The surrounding area is predominantly commercial. The nearest residential properties are on the upper levels of the application site, and 25m away above shops located on Broadway Market. Other nearby residential properties are across the Regents Canal (Regents Wharf and London Wharf), however these are at a distance of 40 metres or more from the application site.

6.4.2 There residential units above the site appear to be live/work on the first floor and residential on the second floor. The proposal would be no different to other mixed use developments which comprise of residential use on upper floors with a commercial use on ground floor level. However, to ensure the amenity of

neighbouring residents a condition regarding sound proofing between floors and neighbouring properties would be added to any eventual consent for the proposed development.

6.5 **Response to Objections**

6.5.1 The following comments are made in response to the objections made to the proposal:-

- (i) The objection raised regarding noise and disturbance from visitors leaving the premises late at night noise and environmental problems on the high street. This matter is dealt with by the Council's Pollution Group. In addition noise will be limited due to hours of operation. As previously noted, this issue would be addressed by soundproofing conditions and restricted hours of operation.
- (ii) In respect to the issues raised regarding the employment generating use of the site, the proposed building would provide a significant amount of employment and the re-use of a vacant part of a building. Therefore the loss of a designated employment generating use is considered to be acceptable in these circumstances. In addition the Council no longer retains policy E5 (Retention of sites and floorspace within defined employment areas) of the Hackney Unitary Development Plan to specifically protect existing employment sites as this policy has been removed by the Department of Local Communities while the Local Planning Authority prepares a Local Development Framework. Please refer to paragraph 6.3.3 of this report onwards which specifically relates to this issue.
- (iii) The description of development is correct. However, any venues which require a licensing application would be dealt with under licensing legislation; this is not a planning matter.
- (iv) The proposed hours of operation are considered to be acceptable and a condition would be attached to any permission that the proposal would only operate within these hours. If the hours of operation are breached by any prospective occupant of the site then it would be a matter for the Councils Enforcement Team to investigate. Any potential noise disturbance would be dealt with under Environmental Health legislation by the Councils Pollution Group. However, it is felt that the proposed development would not cause undue harm to the occupants of neighbouring properties.
- (v) There is no evidence to suggest that the proposed new window will provide poor sound proofing. Any internal alterations are dealt with under Building Regulations, and the proposed window would be subject to the same soundproofing conditions mentioned above.
- (vi) The proposed new window would not be detrimental to the appearance of the host building. The proposed window will match the existing windows on upper floors and a condition will have been attached to this effect. It should also be noted that there exists a decorated lintel where the proposed window would be

placed, which suggests that there may have been a previous window opening in this location, or at the very least the existing decorative feature would lend itself well to the incorporation of a window into the existing fenestration pattern of the building.

- (vii) Surrounding neighbours have been consulted and site notices were posted outside the site, the London Borough of Tower Hamlets was also consulted as part of the application process. This application has also been advertised in Hackney Today. The Planning Service considers that it has therefore fulfilled its statutory consultation duties.
- (viii) The proposal does not conflict with the policies contained within the Hackney Unitary Development Plan 1995, the London Plan 2008 or relevant Planning Policy Guidance Notes and Planning Policy Statements.

7. CONCLUSION

The proposed change of use is acceptable in this location and the site will create employment where there currently is none. The proposed centre as a resource for information on local initiatives will contribute to the regeneration of the borough. Therefore the proposal accords with the policies in the Hackney Unitary Development Plan, and is therefore recommended for a conditional approval.

8. RECOMMENDATION

RECOMMENDATION A:

Planning permission be Granted subject to the following conditions:

- 1) SCB0 **Development only in accordance with submitted plans**
SRB0

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.

- 2) SCB1N **Commencement within 3 years**
SRB1

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.

- 3) SCM1 **Materials to Match**
SRM1

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

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.

- 4) SCG1 **Hours of use**

The use hereby permitted may only be carried out between 09:00 hours and 23:00 hours Monday to Saturday, 10:00 hours and 22:30 hours on Sunday

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

- 5) SCG5 **Restriction of Use**

The premises shall be used for D1 (Art Gallery) purposes and for no other purposes including any other purpose in any Class/es of any Schedule to the Town and Country Planning (Uses Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

REASON: In order to protect the amenity of neighbouring residents.

6) SCN1 **Details of Soundproofing**

Full particulars and details for the provision of an adequate soundproofing scheme between the Class D1 use and residential uses on upper floors shall be submitted to and approved by the Local Planning Authority, in writing, before the commencement of works on site, and subsequently installed in the building in a satisfactory manner, before the development is first occupied/use commenced.

REASON: In order to minimise the transmission of noise and vibration between and within units in the interests of providing satisfactory accommodation.

7) SCN3 **Noise Levels on the Boundary**

The level of noise due to the development hereby permitted as measured at the boundaries of the site at any time shall not exceed the existing ambient background noise level.

REASON: To avoid serious disturbance to and adverse effects upon the environment of the occupiers of nearby residential properties.

8) SCM7 **Details of Materials**

Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

- new window

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.

9. INFORMATIVES

The following Informatives should be added:

SI Reason for approval:

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission:

EQ1 [Development Requirements], EQ40 [Noise control], ACE 1[New Arts, Culture and Entertainment Development], ACE 2 [Promoting the

development of Arts, Cultural and Entertainment Facilities], ACE 4 [Art and Art Space], ACE 8 [Planning Standards]

SI.1 Building Control

Your attention is drawn to the provisions of the Building Act 1984 and other Building Control legislation, which must be complied with to the satisfaction of The Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ. Telephone No: 020 8356 5000. Before any building work (including improvements to means of escape and changes of use) is commenced on site, detailed plans, together with the appropriate application form must be submitted for approval and early consultation is advised.

S3 Hours of Building works

Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 which imposes requirements as to the way in which building works are implemented including the hours during which the work may be carried out. This Act is administered by the Councils Pollution Control Service, 205 Morning Lane, London, E9 6JX (Telephone: 020 7356 5000) and you are advised to consult that Division at an early stage.

SI.3 Sanitary, Ventilation, and Drainage Arrangements

Before any drainage works are commenced on site, detailed plans, giving notice of intention to build/permission to drain/construct/reconstruct or alter pipes and drains must be submitted for approval under the Building Regulations 1991 to the Planning and Transportation Service, Dorothy Hodgkin House, 12 Reading Lane, London, E8 1HJ, Telephone No: 020 8356 5000. Please note that it will be necessary to consult the Thames Water Utilities Ltd., Waste Water Connections, Kew Business Centre, Brentford, Middlesex, TW8 0EE. Telephone No: 020 7713 3865, Fax No: 020 7713 3875.

- 1) All information appertaining to the existing public sewerage system.
- 2) Requests for sewer connections. All works will be carried out by the London Borough of Hackney at the applicant expense. All new developments will be required to have new sewer connections.
- 3) Building over sewers.
- 4) System of drainage to be provided on site.
- 5) Adoption of sewers.

Advisory Note:

It should be noted that most sewers throughout the Borough flow full or surcharge during periods of heavy storm and conditions may be imposed

restricting discharge to the system. The prime condition is that any large development shall not cause an increase in the rate of flow to the public sewerage system. This requirement is normally met in the case of new developments by separation on site and storage of surface water flows in tanks or oversized pipes on sites. Where sites adjoin a suitable watercourse or storm relief sewer into which surface water can be discharged by gravity then the policy is for sites to be separated and have their surface water discharged to the watercourse or storm relief sewer. In the case of developments/ rehabilitation/ conversions etc., involving the use of basements these are likely to be particularly vulnerable to the effects of surcharge and applicants must therefore demonstrate that adequate drainage arrangements exist at all times.

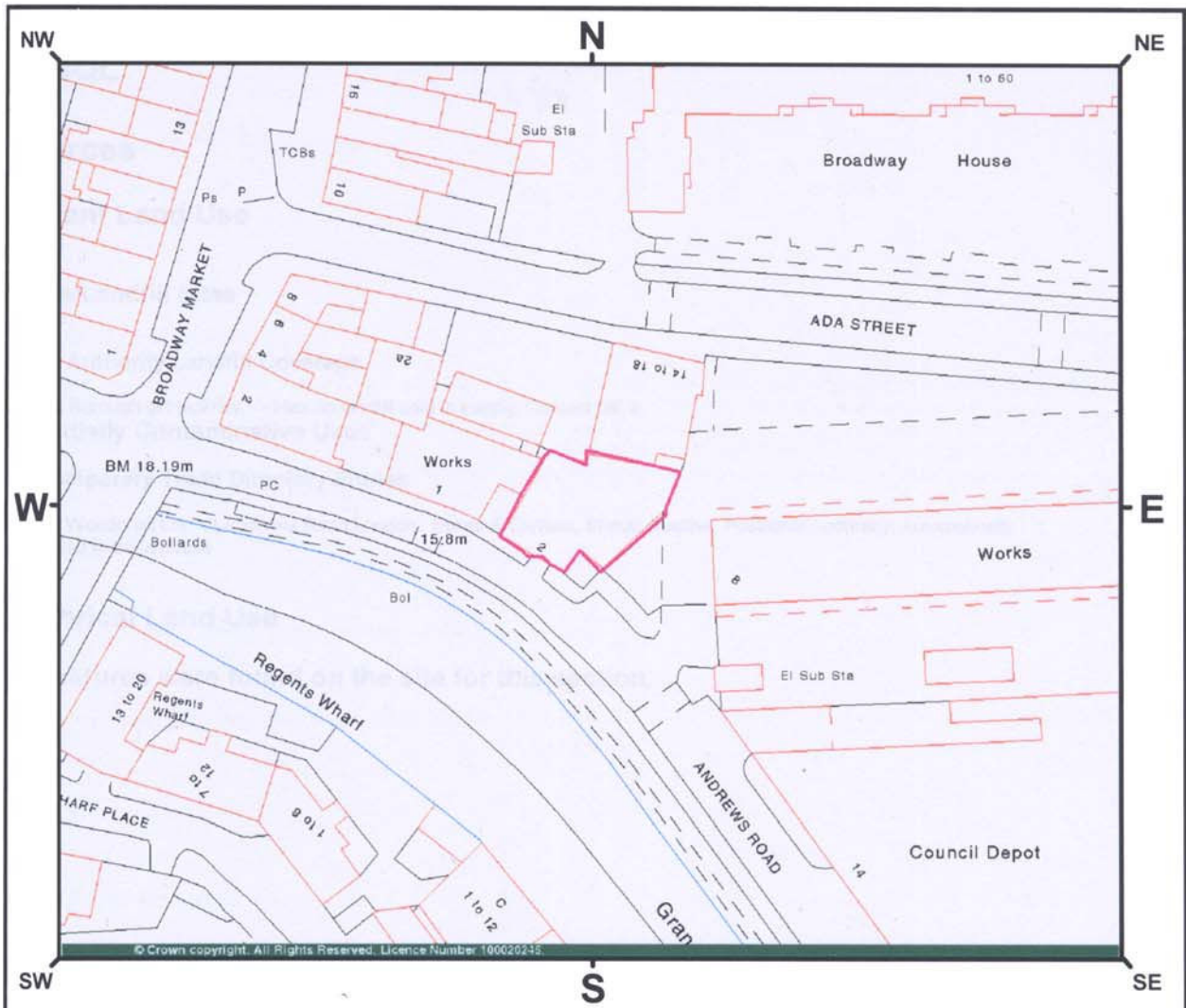
Signed..... Date.....

Fiona Fletcher-Smith
CORPORATE DIRECTOR, NEIGHBOURHOODS & REGENERATION
DIRECTORATE

| NO. | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|-----|---------------------------------|---|--------------------------|
| 1. | Hackney UDP and the London Plan | Michael Garvey | 263 Mare Street, E8 3HT |

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Location Map



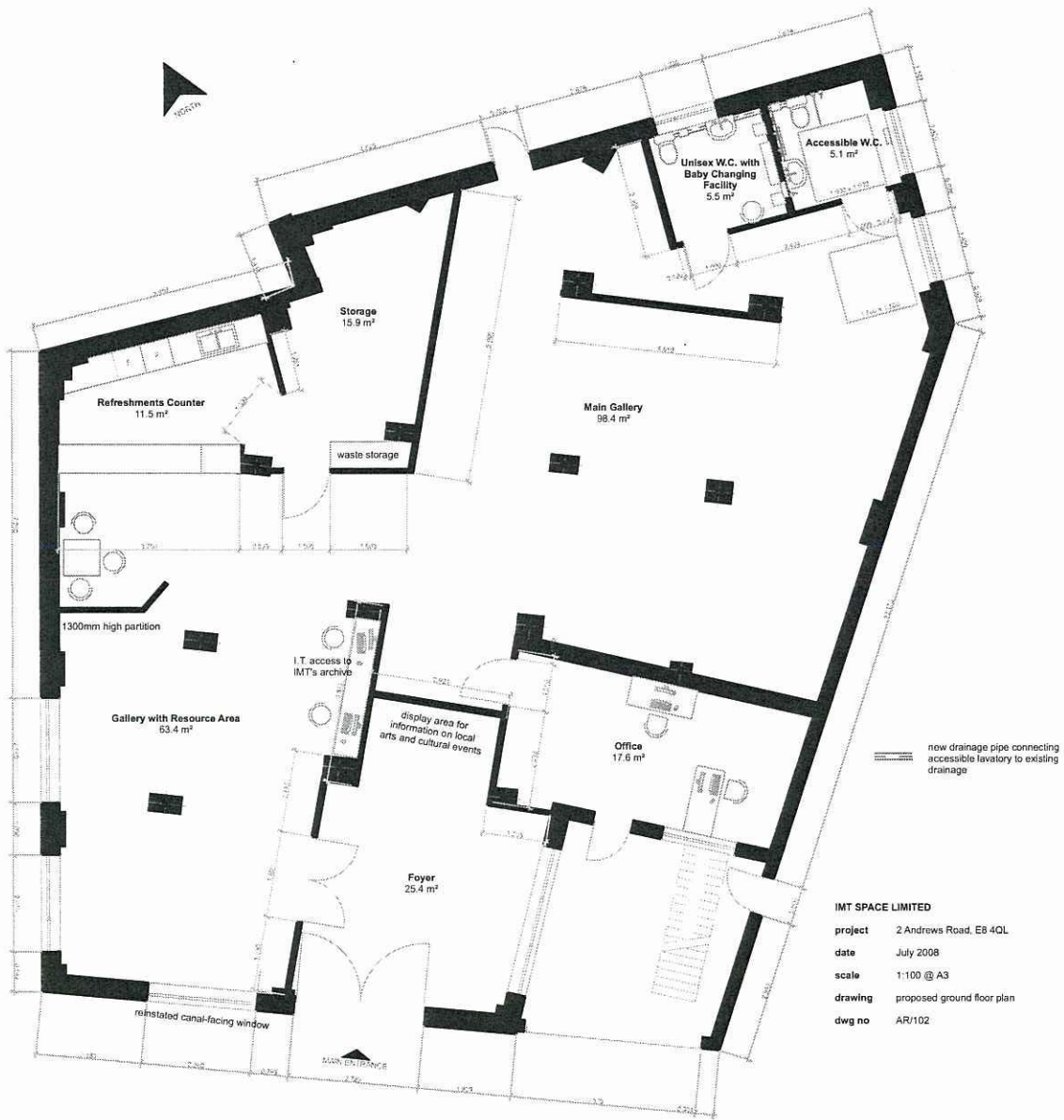
Site

2 Andrews Road
London
E8 4QL

Grid Reference

Easting 534550
Northing 183630

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IMT SPACE LIMITED
 project 2 Andrews Road, E8 4QL
 date July 2008
 scale 1:100 @ A3
 drawing proposed ground floor plan
 dwg no AR/102



IMT SPACE LIMITED

project 2 Andrews Road, E8 4QL

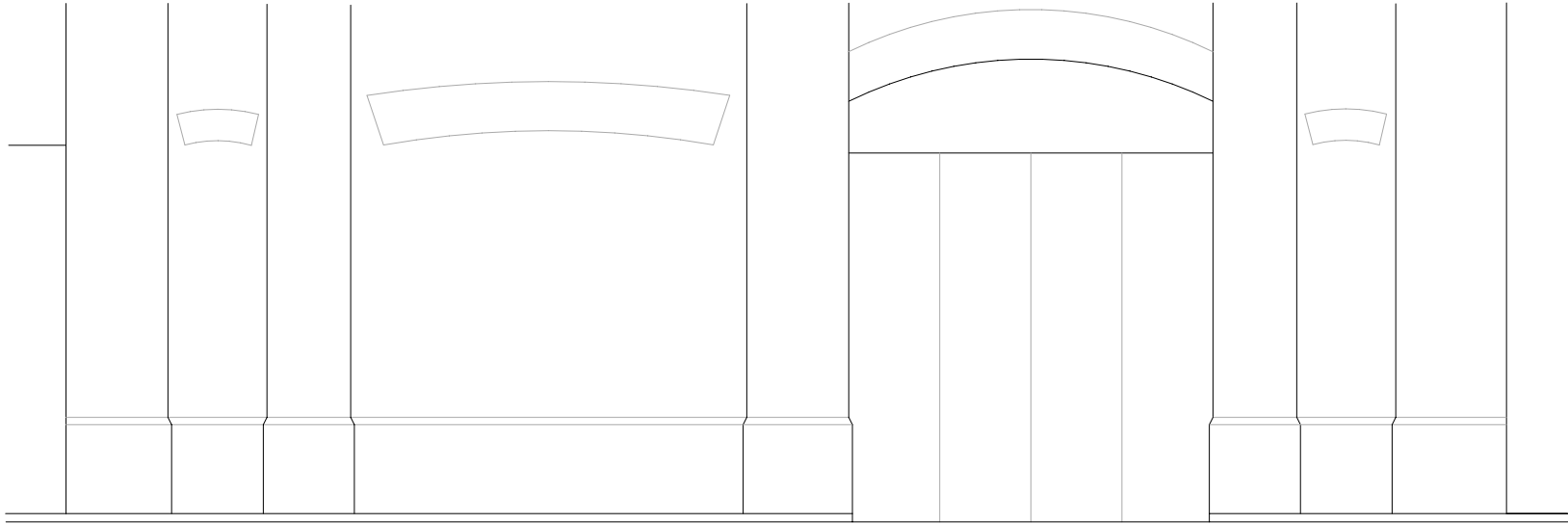
date July 2008

scale 1:50 @ A3

drawing proposed ground floor elevation

dwg no AR/104

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IMT SPACE LIMITED

project 2 Andrews Road, E8 4QL

date July 2008

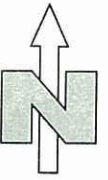
scale 1:50 @ A3

drawing existing ground floor elevation

dwg no AR/103

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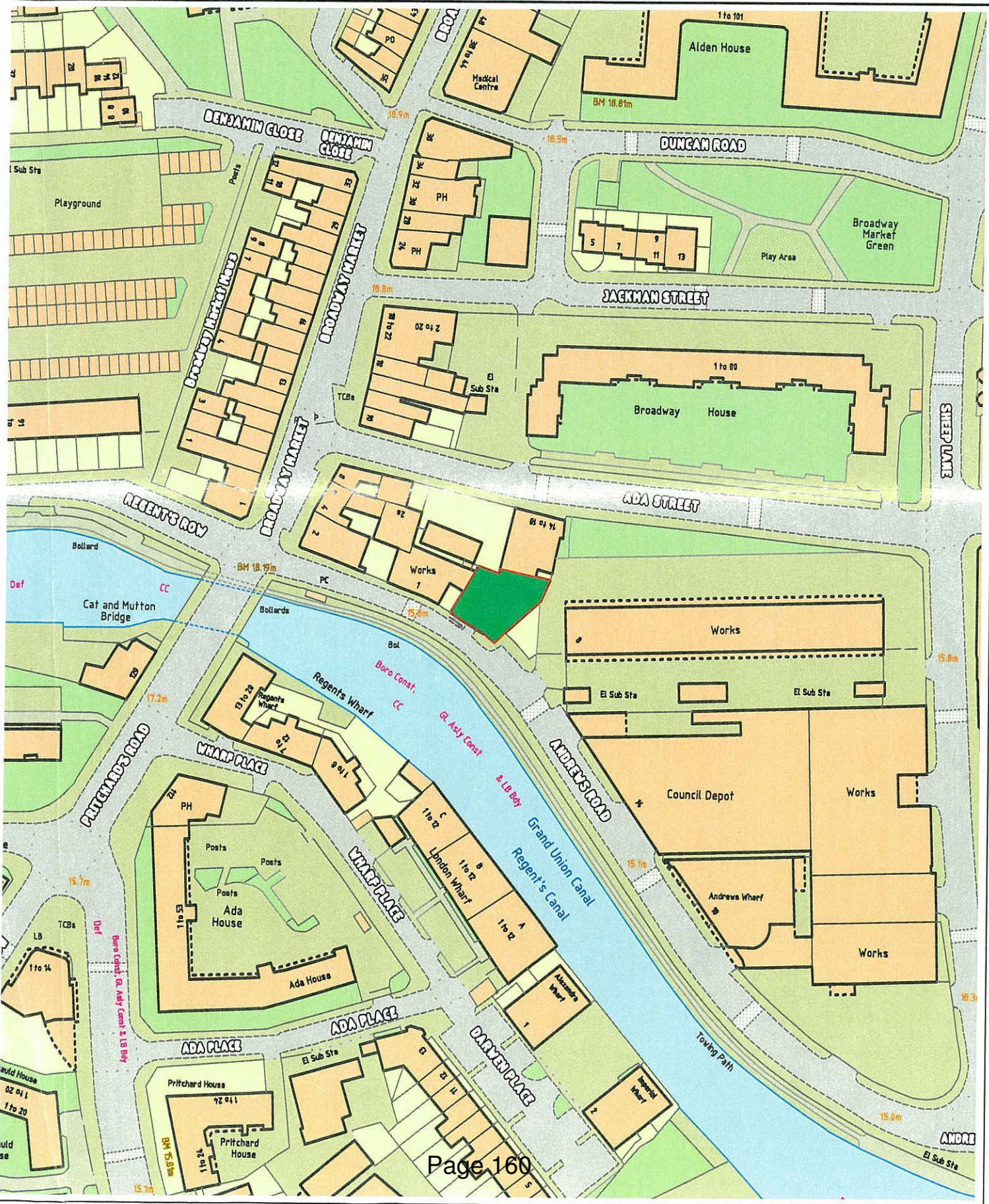
Date: 31/07/2008

Title: 2 Andrews Road, London. E8 4QL

Scale 1:1250

Prepared by : Technical Support Team

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| | |
|--|--|
| ADDRESS: Unit L, East Cross Centre, Waterden Road, London E15 | |
| WARD: Wick | REPORT AUTHOR: Gillian Nicks |
| APPLICATION NUMBER: 2007/2974 | VALID DATE: 21.01.2008 |
| DRAWING NUMBER: Site plan. | |
| APPLICANT: Harringay Meat Traders Ltd C/o Agent | AGENT: R.W. Stevens Woodside 7 Woodlands Avenue Hornchurch Essex RM11 2QT |
| PROPOSAL: Section 17 Certificate of Alternative Development for A1, A2, A3, B1, C1, C3, D1 and D2 uses. | |
| RECOMMENDATION SUMMARY: Issue Positive Certificate for A1, A2, A3, B1, C3, D1 and D2 use. | |

ANALYSIS INFORMATION

ZONING DESIGNATION: (Yes) (No)

| | | |
|-----------------------------|---|---|
| CPZ | | X |
| Conservation Area | | X |
| Listed Building (Statutory) | | X |
| Listed Building (Local) | | X |
| DEA | X | |

| LAND USE DETAILS: | Use Class | Use Description | Floor space sqm |
|---------------------------------|--|--|-------------------|
| Existing | B8 D | Storage/distribution | |
| Proposed | A1 A2 A3 B1 C1 C3 D1 D2 | Retail Financial and Professional Services Restaurants and Café Business Hotels Dwelling Houses Non-residential institutions Assembly and leisure | Not applicable |
| RESIDENTIAL USE DETAILS: | Residential Type | No of Bedrooms per Unit | |
| Type | | Studio | 1 2 3 4 5 |
| Existing | Not applicable | Not applicable | |
| Proposed | Flats | Not applicable | |

| PARKING DETAILS: | Parking Spaces (General) | Parking Spaces (Disabled) | Bicycle storage |
|-------------------------|-----------------------------|------------------------------|-----------------|
| Existing | - | - | - |
| Proposed | Not applicable | | |

CASE OFFICER'S REPORT

1. INTRODUCTION

- 1.1 The Land Compensation Act 1961 relates to compensation for the compulsory purchase of land. Where existing permissions and assumptions are insufficient to indicate the development value of a site, the act provides a mechanism by way of Section 17 for which planning permission can be assumed by means of a so called 'certificate of appropriate alternative development'.
- 1.2 A Section 17 Certificate Application is required to state what planning permissions would have been granted if the land were not to be compulsorily acquired. Circular 06/2004 states that where:
- planning permission would have been given for development of one or more specified classes and for any development for which the land is acquired, but would have been granted for any other development – a positive certificate be issued; or
 - planning permission would have been granted for any development for which the land is acquired, but would not have been granted for any other development – a 'nil' or negative certificate be issued.
- 1.3 The applicant must state whether or not they consider there are any classes of development which either immediately or at a future time would be appropriate for the land if it were not being acquired by an authority under CPO powers. The local authority is required to issue a certificate specifying what planning permission would in their opinion have been granted.
- 1.4 The Circular makes it clear that "the purpose of the certificate is to state what, if any, are those other forms of development". In determining this it is expected that the Local Authority take account of the normal planning considerations such as:
- the character of the development in the surrounding area;
 - any general policy of the development plan;
 - national planning policy; and
 - Other relevant considerations where the site raises more complex issues which it would be unreasonable to disregard.
- 1.5 Only those forms of development which for some reason or other are inappropriate should be excluded. Furthermore, the certificate can be at variance with the use shown by the development plan for the particular site.
- 1.6 The circular sets out three main issues for reaching a decision

1. The physical considerations – i.e. the state of the land and the area in which it is situated;
2. The current and reasonably foreseeable planning policies; and
3. identifying and **disregarding the planning consequences of the acquisition scheme and the underlying public purpose for it.**

1.7 Case law advises that all these issues must be considered at the date when the interests in land were acquired by the purchasing authority. This 'date' relates to the 'relevant date' (see History section below).

2. SITE CONTEXT (as referred to within Planning Application 2004/0132*)

2.1 The subject site is located on the western side of Waterden Road and forms part of a group of buildings known as East Cross Centre. The site is occupied by a part two, part three storey building. The two-storey element forms the eastern part of the building that faces Waterden Road and is occupied by a meat distribution company at ground floor level with a disco above. The westerly, three storey part of the building is variously occupied by offices, printers and a ballroom. Vehicular access to the site is the north.

2.2 Across Waterden Road to the east are allotment gardens. The adjoining site to the north is occupied by a bus depot with Hackney Stadium to the north thereof. To the north-west of the site are units E to H, which are two-storey type warehouse buildings. To the south is a building known as units A to D, which is a part five, part six storey building that is well set back from the road with car parking at the front. Unit A is occupied by a self-storage company.

2.3 The area is largely characterised by run down, low level, industrial/warehouse type buildings with large open areas, with the exception of the southern part of East Cross Centre, which is largely characterised by taller industrial buildings.

3. CONSERVATION IMPLICATIONS

3.1 The site does not lie within a Conservation Area..

4. HISTORY

4.1 **2004/0132** – 'Outline application for the demolition of an existing two-storey building and the erection of a replacement part 5, part 6- storey office building with ancillary car parking provision' approved in 2004.

4.2 Planning permission was refused at a neighbouring site (1 Felstead Street) for the 'Erection of buildings ranging from 4 to 12-storeys in height to provide 960 sqm of Class A1 (retail) /A2 (financial services) / B1 (office and light industry) / D1 (non residential institutions) or D2 (assembly and leisure) with 123 residential units, comprising 49 x 1 bed, 43 x 2 bed, 21 x 3 bed and 8 x 4 bed and 2 x 8/10 bed units, together with associated car parking and landscaping.

* See History Section

Demolition of existing buildings on site'. The grounds for refusal were as follows:

1. The proposal by reason of its height, scale, bulk, design and appearance would be out of scale and character with the surrounding townscape and would be to the detriment of the character and appearance of the street scene and surrounding area, contrary to policies ST1, ST2, ST4, EQ1, EQ3, EQ5, HO3 and H020 of the Adopted Unitary Development Plan and Policies 4B.1, 4B.2, 4B.7, 4B.8 and 4B.9 of the London Plan, PPS1 (Delivering Sustainable Development) and guidance on Tall Buildings by CABE and English Heritage.
2. The proposed development would result in the loss of existing and/or potential employment generating floor space and thereby prejudice the employment potential of the site and the employment needs of the Borough contrary to Policies ST1, ST25, E2 and E5 of the Adopted Hackney UDP and to the Lower Valley Action Plan (Supplementary Planning Guidance).

4.3 Whilst this application was subsequently allowed by the Inspectorate on appeal, this judgement post dated the 'relevant date' and is considered irrelevant to the determination of this certificate application. From hereon it shall be referred to as the 'appeal scheme'.

4.4 London Development Agency (LDA) acquired the subject site under CPO powers, namely the LDA Act 1998, Acquisition of Land Act 1981, Compulsory Purchase Act 1965 and the London Development Agency (Lower Lea Valley, Olympic and Legacy) Compulsory Purchase Order 2005.

4.5 The notification date on which notice was served upon the land owners subject to the above that the site would be acquired for the London 2012 Olympics was 16th November 2005. From hereon this shall be referred as 'the relevant date'.

5. CONSULTATIONS

5.1 Date Statutory Consultation Period Started: 30th January 2008

5.2 Date Statutory Consultation Period Ended: 20th February 2008

5.3 Site Notice: Yes

5.4 Press Advert: Yes

5.5 Neighbours

Not applicable.

5.6 Statutory consultees

5.6.1 Cross London Rail Links Limited
No representation received.

5.6.2 East London Line Project
No representation received.

5.6.3 English Heritage
No representation received.

5.6.4 Environment Agency
Low environmental risk.

5.6.5 Greater London Authority
No representation received.

5.6.6 Hackney Police
No representation received.

5.6.7 Invest In Hackney
No representation received.

5.6.8 London Development Agency
The scheme which the applicant proposes as appropriate alternative development of the site would not have been permitted at the relevant date of November 2005. This is primarily because the uses proposed do not accord with the relevant Development Plan policies at the time and relevant planning history indicates that the scale and quantum of development proposed would not have been permitted in this location at the relevant date.

Notwithstanding this, consider an employment generating B1 use at a scale similar to that permitted by Hackney on the site in 2004 (part 5, part 6 storey building) would be acceptable. The existing B8 and D2 uses would also have been acceptable. Any development permitted on the site at the relevant date, would have been subject to planning conditions and a Section 106 Agreement securing significant community benefits.

5.6.9 London Fire and Civil Authority
No representation received.

5.6.10 Natural England
No representation received.

5.6.11 Olympic Delivery Authority
Note that the site falls within the ODA administrative boundary and that as the relevant Local Planning Authority any actual application for planning permission would fall to be determined by the ODA Planning Authority.

Though not explicitly stated, it would appear that the dominant use being suggested as appropriate is, however, residential. Should this be the case this would not appear to accord with current local and strategic planning policy. Neither is it clear that the height and density that would be implied by this description is appropriate in terms of relevant policy.

Therefore, in coming to its conclusions in respect of the range and quantum of alternative uses that might be appropriately identified in the Certificate of Appropriate alternative development use the Council is encouraged to carefully consider the appropriateness of identifying residential or other uses that do not appear to accord with current adopted planning policy.

5.6.12 Primary Care Trust
No representation received.

5.6.13 Railtrack
No representation received.

5.6.14 Sport England
No representation received.

5.6.15 Strategic Rail Authority
No representation received.

5.6.16 Thames Water Utilities
No representation received.

5.6.17 The Countryside Agency
No representation received.

5.6.18 The Learning Trust
No representation received.

5.6.19 Transport for London
No representation received.

5.7 Other Council Departments

5.7.1 Arboriculture Officer
No representation received.

5.7.2 Conservation and Design:
No representation received.

5.7.3 Highways:
No representation received.

5.7.4 Housing
No representation received.

5.7.5 Policy
No representation received.

5.7.6 Pollution
No representation received.

5.7.7 Private Sector Housing
No representation received.

5.7.8 Transport
No representation received.

5.7.9 Waste management;
No representation received.

6. POLICIES

6.1 Hackney Unitary Development Plan (UDP) (1995)

| | | |
|------|---|--|
| EQ1 | - | Development Requirements |
| EQ3 | - | Tall Buildings |
| EQ5 | - | Infill Development |
| EQ7 | - | External works and landscape |
| EQ9 | - | Development and the River Lee Navigation Floodplain |
| EQ32 | - | Shop Front and Shop Signs |
| EQ33 | - | External Advertisements |
| EQ40 | - | Noise Control |
| EQ41 | - | Development Close to Existing Sources of Noise |
| EQ42 | - | Air Pollution |
| EQ43 | - | Development of Contaminated Land |
| EQ44 | - | Water Pollution |
| EQ46 | - | Recycling Facilities |
| EQ47 | - | Renewable Energy |
| EQ48 | - | Designing out Crime |
| H01 | - | Provision of additional housing |
| H03 | - | Other sites for housing |
| H06 | - | Residential use of upper floors above shop units |
| H020 | - | Planning Standards |
| E1 | - | Development sites |
| E2 | - | Development within Defined Employment Areas |
| E5 | - | Retention of sites and floors pace within Defined Employment Areas |
| E8 | - | Employment uses and nuisance |
| E14 | - | Access and Facilities for People with Disabilities |
| E17 | - | Retention of Off-street Service Facilities |
| E18 | - | Planning Standards |
| TR1 | - | New Pedestrian and Cycle Links |
| TR5 | - | Improvements as part of Development proposals |
| TR6 | - | Traffic, Access and Parking |
| TR7 | - | Car Parking |
| TR8 | - | Parking for People with disabilities |
| TR12 | - | Road Improvements |
| TR16 | - | Safety in Design |
| TR19 | - | Planning Standards |
| R2 | - | New Shopping development |

| | | |
|------|---|--|
| R4 | - | Local shops |
| R10 | - | Cafes, restaurants, wine bars and 'take-away' hot food shops |
| R13 | - | Shopfronts and shop signs |
| R18 | - | Planning standards |
| CS2 | - | Provision of Community Facilities as part of development schemes |
| CS4 | - | Provision of Healthcare facilities |
| CS6 | - | Provision of Education facilities |
| CS7 | - | Sites and Premises for community and voluntary projects |
| CS8 | - | Places of Religious worship |
| CS9 | - | Provision of childcare facilities |
| CS10 | - | Planning Standards |
| ACE1 | - | New arts, culture and entertainment development |
| ACE2 | - | Promoting the development of arts, cultural and entertainment facilities |
| ACE4 | - | Art and Art Space |
| ACE7 | - | Hotel Development |
| ACE8 | - | Planning Standards |

6.2 Supplementary Planning Guidance (SPG) and other documents

| | | |
|-------|---|-------------------------------------|
| SPG1 | - | New Residential Development |
| SPG11 | - | Access For People With Disabilities |

6.3 Proposals

Defined Employment Area Site No. 123 – Waterden Road, Hackney

6.4 London Plan (2004)

| | | |
|-------|---|--|
| 2A.1 | - | Sustainability criteria |
| 3A.1 | - | Increasing London's supply of housing |
| 3A.2 | - | Borough housing targets |
| 3A.3 | - | Efficient use of stock |
| 3A.4 | - | Housing choice |
| 3A.6 | - | Definition of affordable housing |
| 3A.7 | - | Affordable housing targets |
| 3A.9 | - | Partnership approach and sub-regional development frameworks |
| 3A.14 | - | Addressing the needs of London's diverse population |
| 3A.16 | - | The voluntary and community sector |
| 3A.17 | - | Health objectives |
| 3A.18 | - | Locations for health centre |
| 3A.21 | - | Education facilities |
| 3A.22 | - | Higher and further education |
| 3B.1 | - | Developing London's economy |
| 3B.2 | - | Office demand and supply |
| 3B.3 | - | Office provision |

- 3B.4 - mixed use development
- 3B.9 - Creative Industries
- 3B.10 - Tourism industry
- 3B.12 - Improving the skills and employment opportunities for Londoners
- 3C.1 - Integrating transport and development
- 3C.2 - Matching development to transport capacity
- 3C.3 - Sustainable transport in London Borough of Hackney
- 3C.22 - Parking Strategy
- 3D.3 - Maintaining and improving retail facilities
- 3D.4 - Development and promotion of arts and culture
- 3D.5 - Sports facilities
- 3D.6 - Visitors accommodation and facilities
- 4A.1 - Waste strategic policy and targets
- 4A.6 - Improving air quality
- 4A.7 - Energy efficiency and renewable energy
- 4A.11 - Water supplies
- 4A.12 - Water quality
- 4A.14 - Reducing noise
- 4A.15 - Climate change
- 4B.1 - Design principles for a compact city
- 4B.2 - Promoting world-class architecture and design
- 4B.3 - Maximising the potential of sites
- 4B.5 - Creating an inclusive environment
- 4B.6 - Sustainable design and construction
- 4C.1 - The strategic importance of the Blue Ribbon Network
- 4C.2 - Context for sustainable growth
- 4C.8 - Sustainable drainage
- 5A.1 - Sub-Regional Development Frameworks
- 5C.1 - The Strategic priorities for East London Borough of Hackney

6.5 National Planning Policies

- PPS1 - Delivering Sustainable Development
- PPG3 - Housing
- PPG4 - Industrial, Commercial Development and Small Firms
- PPS10 - Planning for Sustainable Waste Management
- PPG13 - Transport
- PPS22 - Renewable energy
- PPG25 - Development and Flood Risk

7. COMMENT

The background regulatory position in relation to Section 17 applications has been provided above. It has been established that the date upon which consideration of this application and all relevant policies to be appropriated to it, is the 16th November 2005. Whilst currently the site falls within the Olympic Delivery Authority for determination, at the relevant date, they were not and it is entirely inappropriate to consider otherwise given the context of a Certificate 17 requiring consideration of a 'no scheme world'.

Considerations

The main considerations relevant to this application are:

7.1 The principle of the use

7.2 Design and appearance of proposed development

Each of these considerations is discussed in turn below.

7.1 The principle of the use

7.1.1 The application seeks a range of uses for approval, each of which shall be dealt with in turn as to their accordance with policy in relation to the 'relevant date'.

A Class uses

7.1.2 The application seeks a positive certificate with the inclusion of A1, A2 and A3 Class uses. Council policy ST36 and R6 supports the provision of retail development where (amongst other factors):

- no unacceptable effect is incurred upon neighbouring uses and the environment of the surrounding area in terms of appearance, noise and disturbance;
- there being adequate highway capacity to accommodate traffic attracted including peak flows, either with or without adaptation;
- adequate servicing;
- satisfactory means of access for shoppers arriving on foot or by public transport;

7.1.3 Whilst the site is not situated within a designated shopping district the principle of A1/2 class space is considered acceptable in the instance of this Certificate application.

7.1.4 Objection has been made to the principle of such use at the site, stating that it is contrary to national, regional or local policy at the 'relevant date'. Reference is made to policies ST35 and 38, inferring that the policy position does not accept the provision of retail space outside existing centres that is further supported by PPS6 – 'Planning for Town Centres'. It is considered that reference to PPS6 is not related to the subject application given that the site is outside a designated town centre area. The policy presumption is not that such use should be excluded from other areas, and Council policy R2 and R4 is considered to support the provision of such use outside the Town Centre.

7.1.5 The principle of A3 use is considered in the light of Council policy R10 where no conflict is envisaged by the principle of the use.

B1 Class Use

- 7.1.6 The site is situated within the southern part of a designated Defined Employment Area (DEA). However, the site has no specific designations with proposals detailed within the UDP relating to northern parts of the DEA.
- 7.1.7 Council policies ST24, ST26, E1, E2 and E5 seek the provision of employment generating development within DEAs, opposing proposals that would result in a reduction of such floor space. Whilst these policies are no longer safeguarded under the Secretary of States direction under Para 1 (3) of Schedule 8 to the Planning & Compulsory Purchase Act 2004 they are pertinent with the presumption to consider policy at the time of the 'relevant date'. The appeal scheme at a neighbouring site illustrates the support for this policy safeguard of employment generating floor space a couple of months prior to the relevant date and the extant permission supported an increment at the subject site. Consequently, the inclusion of this use within a positive certificate is considered acceptable and in accordance with relevant policy.

C1 Class use

- 7.1.8 This use covers hotels, and the applicant states that: "*the lower above ground floors would be suitable for commercial/leisure use including a ... hotel...*". Council policy ACE7(c) states that favourable consideration shall be given to Hotel development upon sites not identified for such development that have: '*good public transport links which are not located in predominately residential areas*'.
- 7.1.9 Whilst the site is not predominately residential, it is considered that its location is not such that it complies with the connectivity requirements under policy ACE7 (c). This accords with the policy context set out within the JAAP, where sites to the west are identified for hotel use rather than the area within which the subject site falls. Consequently, whilst a positive certificate is recommended, the inclusion of C1 class use is not.

C3 Class use

- 7.1.10 Council policy E2 states that "*Residential development will not normally be permitted within defined employment areas*". Policy H03 of the London Borough of Hackney UDP states that residential development will normally be permitted where
- a. Development of the site does not conflict with other policies, in particular with the retention of land and floor space for employment uses; ... and ...
 - c. The proposed scheme is of a high quality with minimal disadvantages to residents in the surrounding area and is compatible with surrounding uses.

It is pertinent to note that the appeal scheme to a neighbouring site was not refused on the grounds of the introduction of residential use.

- 7.1.11 Consequently, in consideration of the principle of the use it is considered that given the remit of a Certificate 17 negating the usual consideration of density

under full planning permission applications, the principle alone is acceptable in mind of the above policy context.

D1 use Class

7.1.12 This use class includes the provision of non-residential institutions, such as health centres, crèches, schools, art galleries, places of worship, education and training centres (NB not exhaustive).

7.1.13 Mindful of the pertinent UDP policies in relation to the relevant date, it is considered that the principle of D1 use is compliant.

D2 use Class

7.1.14 This Class of use encompasses cinemas, music and concert halls, bingo and dance halls, swimming baths, skating rinks and gymnasiums (but not night clubs (NB not exhaustive list). The LDA note that the site already had D2 use, and this use is also referred to within the Case officer's report for the extant permission. In principle, the proposed use is considered to be acceptable given the context of the site and the policy presumption under ACE2 of the UDP.

6.2 Design and appearance of the proposed development

6.2.1 The applicant considers a landmark building equivalent to thirty three storeys (plus two basement floors) *'could easily be accommodated onto the site'*. Objection has been made to this, and the principles of a residential led scheme. These details are irrelevant with a Certificate 17 application as the purpose is not too specifically limit the quantum of floor space, density and height of buildings. It is solely the principle of the uses, collectively or otherwise, that is under consideration.

8. CONCLUSION

7.1 In summary, it is considered that use Class A1, A2, A3, B1, C3, D1 and D2 accord with the policy presumptions at the 'relevant date, whilst Class use C1 would not. A positive certificate is therefore recommended to include the former uses.

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

**Fiona Fletcher Smith
CORPORATE DIRECTOR, NEIGHBOURHOODS & REGENERATION**

| NO. | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|-----|-------------------|---|--------------------------|
|-----|-------------------|---|--------------------------|

| | | | |
|----|--|--|-----------------------------------|
| 1. | Hackney UDP (1995) and the London Plan (2004 with Alterations Feb 2008) | Gillian Nicks Deputy Team Leader (020 8356 8350) | 263 Mare Street, London E8 3HT |
|----|--|--|-----------------------------------|

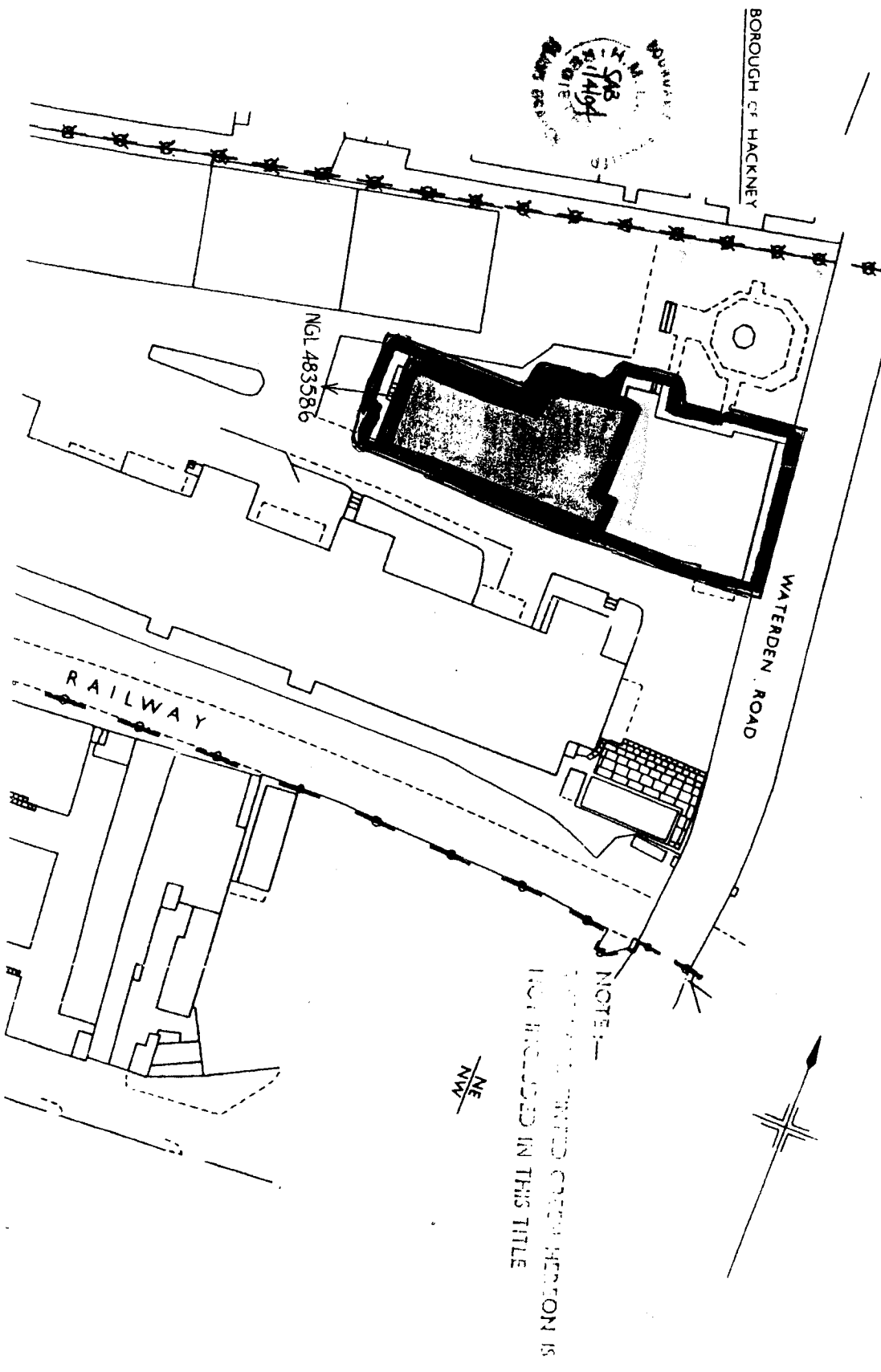
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H.M. LAND REGISTRY

TITLE NUMBER

NGL 402656

| | | | | |
|------------------------|----------------|-------|---------------|---------|
| ORDNANCE SURVEY | COUNTY | SHEET | NATIONAL GRID | SECTION |
| PLAN REFERENCE | GREATER LONDON | | TO 3784 | M |
| Scale: 1/1250 | | | | |
| © Crown copyright 1979 | | | | |



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| | |
|--|--|
| ADDRESS: Digby Road / Berger Road, Homerton, London E9 5SB | |
| WARD: Chatham | REPORT AUTHOR: Ian Bailey |
| APPLICATION NUMBER: 2008/3142 | VALID DATE: 22/12/2008 |
| DRAWING NUMBERS: 0735 (PL) 001, 011, 100B, 101C, 102B, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 112A, 113A, 114A, 115A, 120A, 140C, 201A, 202, 203A, 301B, 302C, 303B, 304B, 305B, 306A, 307A, 308B, 309A, 330B Design & Access Statement (Rev. A), Planning Statement, Amenity/Open Space Assessment, Statement of Community Involvement, Site Investigation Report, Hydrological Report, Noise & Vibration Assessment, Sunlight & Daylight Study, Wind Study, Archaeological Desk Assessment, Energy Report, Sustainable Homes Report, Transport Assessment. | EXPIRY DATE: 23/03/2009 |
| APPLICANT: Turnhold Properties C/o Agent. | AGENT: CMA Planning 113 The Timberyard Drysdale Street London, N1 6ND |
| PROPOSAL: Clearance of the site and the construction of a part 5, part 14 storey building for a mixed use development to provide 83 square metres of A1, B1 and/or D1 use and 97 affordable residential units (Social Rented - 11 x 1-bed, 5 x 2-bed, 23 x 3-bed, and 14 x 4-bed. Intermediate – 23 x 1-bed, 11 x 2-bed and 10 x 3-bed) with associated car parking, refuse and landscaping. | |
| POST SUBMISSION REVISIONS: <ul style="list-style-type: none"> • Disabled car-park numbers on Berger Road reduced from 5 to 3 to reduce vehicle crossovers and improve courtyard space. • Glazing of shopfront increased to angled wall. | |
| RECOMMENDATION SUMMARY: Grant conditional planning permission subject to S106 legal agreement, and referral to the Mayor of London. | |

ANALYSIS INFORMATION
ZONING DESIGNATION:

| | (Yes) | (No) |
|-----------------------------|-------|------|
| CPZ | | X |
| Conservation Area | | X |
| Listed Building (Statutory) | | X |
| Listed Building (Local) | | X |
| DEA | | X |

| LAND USE DETAILS: | Use Class | Use Description (Size) | | | | |
|---------------------------------|------------|--------------------------------|----|----|----|---|
| Existing | - | Vacant | | | | |
| Proposed | C3 | Residential | | | | |
| | A1, B1, D1 | Commercial (83m ²) | | | | |
| RESIDENTIAL USE DETAILS: | | | | | | |
| Existing: | 0 | | | | | |
| Proposed: | | No. of Bedrooms per Unit | | | | |
| | | 1 | 2 | 3 | 4 | 5 |
| Affordable | 97 | 34 | 16 | 33 | 14 | 0 |

| PARKING DETAILS: | Parking Spaces (General) | Parking Spaces (Disabled) | Bicycle storage |
|-------------------------|--------------------------|---------------------------|-----------------|
| Existing | 0 | 0 | 0 |
| Proposed | 0 | 3 | 125 |

CASE OFFICER'S REPORT
1. SITE CONTEXT

- 1.1 The site is 0.23 hectares and is located at the junction of Digby Road and Berger Road, to the immediate south-west of Homerton Overground Station. The site was undeveloped until the late 19th century when terraced housing and a public house were built on the site. By the early 1970's all buildings within the site had been demolished and were replaced by temporary gardens. Currently the site is cleared and disused.
- 1.2 The railway line runs to the north of the site, and to the north of the railway, this part of Homerton is characterised by a mixture of two-storey warehouse type buildings of no prevailing style or quality. Those in use are occupied by low intensity uses. Directly opposite the site across the railway is a recently completed 12-storey block. To the South of the railway line high-density housing exists at approximately ten-storeys in height. Gilby House directly south of the site is nine-storeys in height plus a plant room. To the east, lower density flats and houses exist. A two-storey school is located to the west of the site.
- 1.3 The surrounding area contains a mix of buildings styles and uses. The area to the north of the railway is characterized by warehouses and industrial buildings.

They differ in height, scale and style. On the southern side of the railway, where the site is located, the buildings are mainly residential, with 1960's and 1970's tower blocks ranging from five-storeys in height to 10-storeys.

- 1.4 The site has very good access to public transport, with a PTAL Rating (a calculation based on the proximity, range and frequency of public transport services) of 4. It is located next to Homerton Overground Station which is on the Stratford-Richmond London line. It is also within walking distance of public bus services providing 46 buses per hour in each direction together on a weekday. Bus stops with shelters are located within 210 metres of the site. The range of public transport services available will ensure this form of transport will prove to be attractive to residents of the proposed development.

2. CONSERVATION IMPLICATIONS

- 2.1 The site is not located in any Conservation Area. No statutorily or locally listed buildings are affected by the proposal.

3. HISTORY

- 3.1 January 2009 - Application *withdrawn* (ref: 2008/1993) for the clearance of the site and the erection of a part one to fourteen storey building for a mixed use development to provide 64 square metres of A1, A2, B1 and/or D1 use and 98 residential units including affordable housing with associated car parking, refuse and landscaping.

- 3.2 July 2005 – Application *refused* (ref: 2005/0704) for erection of a multi-storey building rising from an 8-storey base to 19-storeys to provide 187 residential units, comprising 76 x 1 bedroom, 93 x 2 bedroom, 14 x 3 bedroom, 2 x 4 bedroom and 2 x 4+ bedroom units together with the provision of 35 on-site car parking spaces and landscaped external public amenity space. The reasons for refusal can be summarised as:

- Out of scale and character with the surrounding area due to its height, scale, bulk, design and appearance;
- Overbearing relationship with the Grade II listed St Barnabas Church;
- Inappropriate mix of dwelling sizes;
- Impact on amenities of residents of Digby House and the Berger Primary School playing grounds by way of overshadowing, and loss of light;
- Failure to justify the level of affordable housing, and;
- Failure to provide required education contributions, and highway works via way of a S106/S278 agreement.

4. CONSULTATIONS

- 4.1 Date Statutory Consultation Period Started: 30/12/2008
- 4.2 Date Statutory Consultation Period Ended: 20/01/2009

4.3 Site Notice: Yes

4.4 Press Advert: Yes

4.5 922 letters were sent to adjacent occupiers. Six letters of objection and four letters of support were received.

The grounds of objection were as follows:

- Increase in crime due to commercial unit.
- Noise.
- No need for further commercial units.
- Over-development.
- Parking.
- Loss of light.
- Loss of privacy.
- Height of block.
- Impact on property values.
- Loss of view.

4.6 **Local Groups**

4.6.1 London Fire & Emergency:
Satisfied with proposal.

4.6.2 Crime Prevention Design Advisor:
No comments received.

4.6.3 Primary Care Trust (NHS):
No comments received.

4.6.4 Invest in Hackney:
No comments received

4.6.5 The Hackney Society:
No comments received

4.6.6 The Learning Trust:
No comments received.

4.7 **Statutory consultees**

4.7.1 GLA/Mayor of London:
Due to the height of the building being above 30m, it has been referred to the Mayor of London. In consideration of the application the GLA has provided a 'Stage I' report and concluded that the Mayor considers that, subject to the inclusion of a number of planning conditions and section 106 contributions, the application would comply with the London Plan. (For information, Transport for London have advised and provided comments for the Stage 1 report).

The specific conditions and S106 contributions that the GLA would require are

as follows:

Child play space: The local planning authority should secure a financial contribution to improve older children play facilities in the local area.

Public Realm Improvements: TfL are seeking a financial contribution of £150,000 to improve the public realm in the local area to encourage walking and cycling.

Car parking: The local planning authority should secure a section 106 'car free' agreement to prevent future residents from obtaining local parking permits/contracts.

Sustainable Urban Drainage: The local planning authority should include an appropriate planning condition ensuring the provision of the proposed sustainable urban drainage techniques as set out in this report.

Construction logistics Plan: The local planning authority should secure the provision of a construction logistics plan through an appropriate planning condition.

Living Roofs: The local planning authority should include an appropriate planning condition requiring the installation and continued maintenance of the proposed green roof and living walls.

Employment: The local planning authority should include an appropriate planning condition requiring the provision of a local training and employment initiative.

If the Committee were to endorse the recommendation to approve the application it would be subject to a further period of referral to the Mayor (14 days) at which point it may be decided to either (i) allow the decision to proceed unchanged (ii) direct the council to refuse the application, or (iii) direct that the Mayor of London is to act as the Local Planning Authority for the determination of the application.

- 4.7.2 Environment Agency:
No objection to the application. Pleased to see Green roof, and provide informative regarding Sustainable Urban Drainage System.
- 4.7.3 Channel Tunnel Rail Link:
No impact on the Department for Transport, as such no comments.
- 4.7.4 Cross Rail:
Do not wish to comment.
- 4.7.5 London Overground:
No comments received.
- 4.7.6 Network Rail:

No comments received.

4.7.7 English Heritage:

Application should be determined in accordance with national and local guidance and Council's specialist conservation advice.

4.7.8 Thames Water:

No objection to the scheme. However, provide comments and informatives on drainage and waste.

4.7.9 ODA

Consulted as site is within the 2km buffer zone of the Olympics Site. Comments awaited.

4.7.10 TfL

As above, comments from TfL are incorporated into the GLA comments

4.8 **Other Council Departments**

4.8.1 Sustainability and Design:

The scheme is located on a triangular site, situated by Homerton Station and adjacent to the rail embankment, with the north east corner facing the station entrance to the east. The north-south pedestrian railway underpass located between the train station and the site also creates a movement node at the north-east corner of the site. Therefore, the scheme will play an important role in improving the image of Homerton Station and increasing the quality of the small square in front of the station.

Massing:

The massing presents dramatic changes in volume. A tower element (14-storeys) is proposed at the north-east corner, and successfully provides a very strong image as a landmark building, located by the train station and a pedestrian movement node. The massing is stepped down with a continuous pitched roof from the corner tower, along the railway boundary, to the 6-storey element on Digby Road. The continuity of the massing changes successfully transforms the scheme from a landmark building by the station into the friendly neighbourhood scale of Digby Road. The opening to the triangular courtyard faces the south side, (Berger Road), which avoids shade being cast on the green open space from the building.

Street Frontage & Landscaping:

In general, the scheme creates satisfactory street frontages. The corner tower with commercial use on the ground floor provides a welcoming façade facing

toward the station square. The separate residential entrances, arranged along the street and the triangular semi-public space, provides a lively frontage. The provision of ground floor residential windows overlooking the street and the semi-public courtyard is also much appreciated. The size of the service entrances, however, has made them far more dominant than the residential entrances. It is suggested that the residential entrances could be further enhanced by lighting facilities, canopies, and well-defined entrance spaces/waiting areas. This can be addressed via condition should consent be granted.

The impact of car parking on the courtyard and the street frontage has been an issue. A revision to the scheme minimising the provision of parking spaces has successfully reduced this impact. However, the interruption of the pavement by the parking area should be mitigated. The pedestrian paving in front of the car parking should avoid the use of 'road-like' materials. This paving could use different materials from the other parts of pavement, but it should try to continue the footpath without interruption, and imply pedestrian priority. This can be addressed via condition should consent be granted.

The semi-public courtyard is semi-enclosed, with the opening on Berger Road to the south. The reduced provision of car parking minimises the impact on the landscaping. However, further details regarding the landscape design are required. It is not clear how the footpath works and what kind of urban furniture and paving will be provided. In addition, the treatment of the interface between the building and courtyard is not clear. The overlooked courtyard is encouraged, however, there are some issues including how the defensible space works regarding the privacy of those residential units, and how a friendly boundary treatment to the courtyard will be provided. A condition requiring a landscaping plan addressing these issues will be imposed on any grant of planning permission.

Elevations & Green Roof:

The contrast between the lighter 'shell' of terracotta cladding and the exposed darker 'base' of fibre cement cladding on the elevations is very successful. The green roof provides another interesting element, and softens the solid massing and elevations. It also provides potential habitat space and rooftop amenity space.

Internal Layout:

The internal layout of the proposal is satisfactory. The double aspect flats are welcomed, and the lift lobbies shared by two flats per floor avoid long corridors. Each unit is provided either with private amenity space or a balcony, as well as the semi-public courtyard on the ground floor and the roof terrace. Unfortunately, some strangely angled internal spaces are inevitable due to the 'folded' elevations. Some other issues include small width dining rooms, however, the flats are of a good size and they generally meet the Council's space standards.

4.8.2 Housing:

Tenure mix of scheme is welcomed, as is the high provision of family units. Some concern over the prevalence of 1-bed units over 2-bed units.

4.8.3 Highways:

No objections. Provide details of works required under S278 Highways agreement.

4.8.4 Transportation:

Are generally happy with the proposal, providing that the applicant can demonstrate how the parking impact will be mitigated. The layout with 3 disabled parking places is acceptable, although it results in a wider vehicular crossover than we would normally approve it is acceptable given the overall improvements with regards to the layout of courtyard, and the previous proposal with proposed two-separate crossovers for 4 parking spaces. The requirement for 10 per cent disabled parking is not satisfied; 3 no. car parking places is below the 5 per cent disabled parking provision recommended by Department for Transport Manual for Streets 2007. Given the location of the site in relation to Homerton Station and Berger Primary School, and as a result the expected significant pedestrian movement along the adjoining footway in Berger Road, the Council's concern is that a wider vehicular crossing to accommodate additional parking spaces will bring about an unacceptable level of risk of vehicle/ pedestrian conflict. This is considered the best possible layout. If further parking is insisted on, the additional space taken up for parking might undermine good design.

The proposal has been put forward as a car-free development. However, the success of a car-free development relies on the Council securing through the s.106 agreement, an obligation which prevents residents of the development from being eligible for a permit to park on the adjoining public highway, where parking controls operate. A car-free agreement cannot be entered into with respect to the subject development proposal as the site is not located within a CPZ area i.e. no parking controls operate in the adjoining streets where cars associated with the site are likely to park. It is the view of Traffic and Transportation that the current on-street parking capacity is very low and therefore the parking demand generated by the proposal is likely to exceed the supply of on-street parking.

Traffic and Transportation recommends that the developer employs devices such as a travel plan with satisfactory monitoring arrangements, car club membership and a contribution to the provision of an on-street car club bay, conveniently located for use by residents of the development, in order to reduce the level of car-use likely to be generated by the proposal. One of the targets included in the travel plan should be percentage modal split in relation to car-use, which should not exceed the current on-street parking capacity. A corresponding measure in the Travel Plan is therefore required that the developer agrees to pay an agreed amount per car which exceeds this figure (subject to modal split survey taken every 6 months as part of the Travel Plan monitoring arrangements).

It is recommended that a sustainable transport contribution be sought towards public realm improvements in Digby Road/Berger Road and the possible introduction of some loading restrictions to improve traffic flows in Barnabas Road. Public realm improvements in Berger Road may constitute the implementation of a home zone type area along the frontage of the development, extending to the entrance to Homerton Station. A contribution of £50,000 is sought.

Traffic and Transportation has considered the constraints of the site in terms of the transport aspects, i.e. in design terms the footprint of the site does not lend itself to the provision of basement parking or a high provision of ground level parking. Furthermore, it is not possible to provide a basement, given the site's proximity to Homerton Station. Traffic and Transportation has taken a flexible approach in supporting the provision of 3 disabled car parking places. Traffic and Transportation considers this to be the right balance in achieving the best possible outcome for design, road safety and parking.

4.8.5 Policy:

No comments received.

4.8.6 Pollution:

Has reviewed the PPG 24 noise report for this application and can confirm the measurement has been undertaken as per PPG 24 guidelines. Recommend conditions to mitigate noise impacts on potential occupiers.

4.8.7 Waste management:

Suitable waste provision to be provided

4.8.8 Building Control:

No comments received.

4.8.9 Landscape Officer:

No comments received.

5. POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995)

| | | |
|------|---|---|
| EQ1 | – | Development Requirements |
| EQ32 | - | Shopfronts and Shop Signs |
| EQ40 | - | Noise Control |
| EQ41 | - | Development close to existing sources of noise |
| EQ46 | - | Recycling Facilities |
| EQ48 | – | Designing out Crime |
| E3 | - | Development outside of Defined Employment Areas |
| E18 | - | Planning Standards |
| R4 | - | Local Shops |
| HO3 | – | Other sites for Housing |
| TR19 | – | Planning Standards |
| ACE1 | - | New Arts, Culture and Entertainment Development |

5.2 Supplementary Planning Guidance /Document

SPG1 – New Residential Developments

5.3 Local Development Framework (LDF)

SPD – Planning Contributions Supplementary Planning Document (2006)

SPD – Affordable Housing (2005)

5.4 London Plan (2008 - consolidated with alterations since 2004)

2A.1 – Sustainability Criteria
3A.1 – Increasing London's Supply of Housing
3A.2 – Borough Housing Targets
3A.3 – Maximising the Potential of Sites
3A.5 – Housing Choice
3A.6 – Quality of New Housing Provision
3A.8 – Definition of Affordable Housing
3A.9 – Affordable Housing Targets
3A.10 – Negotiating Affordable Housing
3A.11 – Affordable Housing Thresholds
3A.17 – Addressing the Needs of London's Diverse Population
3C.1 – Integrating Transport and Development
3C.2 – Matching Development to Transport Capacity
3C.3 – Sustainable Transport in London
3C.23 – Parking Strategy
4A.1 – Tackling Climate Change
4A.3 – Sustainable Design and Construction
4A.7 – Renewable Energy
4A.22 – Spatial Policies for Waste Management
4B.1 – Design Principles for a Compact City
4B.3 – Enhancing the Quality of the Public Realm
4B.5 – Creating an Inclusive Environment
4B.6 – Safety, Security and Fire Prevention and Protection
4B.8 – Respect Local Context and Communities
Housing SPD 2005

5.5 National Planning Policies

PPS1 – Creating Sustainable Communities
PPS3 – Housing
PPS10 – Planning for Sustainable Waste Management
PPS12 – Local Spatial Planning
PPG13 – Transport
PPS22 – Renewable energy
PPS23 – Planning and Pollution Control
PPG24 – Planning and Noise

6. COMMENT

Planning permission is sought for the clearance of the site and the construction of a part 5, part 14 storey building for a mixed use development to provide 83 square metres of A1, B1 and/or D1 use and 97 residential units including affordable housing with associated car parking, refuse and landscaping.

The main tower of the proposed building is located to the north east of the site, with an entrance addressing Berger Road, and the pedestrian underpass of the railway line that extends from Mackintosh Lane. The lower element of the development is then proposed to be constructed towards the north of site (perpendicular to the railway) and towards the Digby Road frontage completing two sites of the triangular site. The site will be open to Digby Road, with the remainder of the site given over to a ground floor courtyard and 3 disable car parking spaces accessed from Digby Road.

The main building form is proposed with an undulating roof line, with a varied building line. The majority of the roof is proposed as a green roof, and the west elevation of the tower, where the building changes from the 14-storey tower to the part five storey element, is proposed to be entirely 'living wall'. An element of the roof will be given over to an area for children's playspace.

Considerations

The main considerations relevant to this application are:

- 6.1 The principle of the use.
- 6.2 Design and appearance of the proposed development.
- 6.3 Residential Amenity.
- 6.4 Traffic and transport considerations.
- 6.5 Response to objectors.
- 6.6 Planning Contributions.

Each of these considerations is discussed in turn below.

6.1 The principle of the use

- 6.1.1 The principle of a mixed use residential-led development, with a small commercial element is considered appropriate to this location. The new building and commercial unit will create a more active frontage on this stretch of road, leading to an improvement in the streetscene.
- 6.1.2 The scheme provides 34 x 1-bed flats, 16 x 2-bed flats, 33 x 3-bed flats, and 14 x 4-bed flats. It is considered that this provides a good mix of units, and therefore accords with UDP and London Plan Policies and SPD on Housing. The scheme provides 100% affordable housing with a split of 55%:45% in favour of social rented accommodation (53 units social rented, 44 units intermediate). This is considered acceptable in terms of mix and tenure, and is supported by the Council's Housing Team. The site is located in a predominantly residential area, with a mix of surrounding uses, and as such the development is considered to be compatible with surrounding uses.

6.1.3 The scheme provides 97 residential units, creating 318 habitable rooms. This results in a density of 1383 hr/ha (324 dwellings/ha). This is above the density level recommended in the London Plan for 'Urban' locations with good public transport accessibility levels (PTAL ratings of 4-6), which this site has with a PTAL rating of 4. However, the level is only a recommendation, and the scheme has an immediate access to public transport, and provides a good living environment for future residents. In addition the proposal provides an acceptable internal layout which provides for a good level of amenity for future residents, and accords with our SPG standards. As such, an exception can be considered acceptable in this instance.

6.2 Design and appearance of the proposed development

6.2.1 The application has been considered by Design Officers and in an earlier version has been presented to the Design Review Panel. In general, the feedback in relation to the scheme was positive (please see comments above) but it has been recognised that this is dependent upon the successful high-quality implementation of the development. As such, conditions are recommended which seek full submission of material and landscaping details to ensure that this potential realised.

6.2.2 Overall it is considered that the scheme represents a visually interesting response to the site constraints. The development of a tower element to the Digby Road represents a positive feature and relationship with the public realm towards Homerton Station. The height of the tower is also acceptable in the context of its position diametrically opposite the main tower structure at the recently implemented development at 2-46 Sedgwick Street.

6.2.3 The varied roofscape and building lines of the lower level building (those position to the north and west of the site) also add visual interest to the development and its built form. This will assist in reducing the overall mass of the building. As part of the scheme evolution a low level structure towards the Digby Road frontage has been removed, which has also assisted in reducing the scale of the building to a level that is now considered acceptable in this local context.

6.2.4 In terms of ensuring the building is sustainable, a number of options have been considered for meeting the renewables requirements for the scheme. A biomass boiler in a community heating scheme has been proposed, which will reduce carbon emissions over the entire site by at least 20%. This is in accordance with The London Plan requirement of a 20% reduction in carbon emissions for new developments. It is recommended that a clause requiring this be included in the S106 legal agreement should consent be granted.

6.2.5 The scheme will meet Level 3 of the Code for Sustainable Homes. The London Borough of Hackney endeavours that all new developments target level 4. Therefore, this matter will be addressed via a Section 106 agreement and subject to this the matter of sustainability is considered to be acceptable.

6.3 Residential Amenity

Amenity Provision:

- 6.3.1 The scheme provides a good level of amenity space, with all but one flat having either a garden or a balcony. In addition, a semi-public courtyard of 504m² is provided on the ground floor, and 690m² of roof terrace amenity space is provided on the 6th floor. This 6th floor terrace includes children's play space of 250m². This will be enclosed by perimeter fencing to the north elevation as the site is overlooking the railway line. Additionally, the landscaping of the site will be enhanced by the green wall and roofs.

Sunlight/Daylight

- 6.3.2 The site is well separated from all the adjoining properties. A daylight and sunlight assessment carried out in accordance with BRE (Building Research Establishment) Guidelines has been submitted (NB these are industry standard tests for ensuring an appropriate level of daylight and sunlight is maintained/provided to living accommodation).
- 6.3.3 In terms of daylight, 'vertical sky component' (VSC) tests were carried out for a number of reference points (including Berger Primary School, Gilby House, Risley House, and the recent development at 2-46 Sedgwick Street). A number of these points received VSC (Vertical Sky Component) results below recommended BRE levels. These were then further assessed under average daylight factor (ADF) tests. This test indicates that for habitable room windows the internal light conditions at these reference points will remain above recommended BRE targets.
- 6.3.4 With regard to sunlight, the report concludes that there will be a marginal reduction in sunlight reaching one ground level point, which only failed in the winter months by 2%. Most façade assessment points meet recommendations, with the exception of three points, however, these are bedroom windows which have a low requirement for sunlight. Although the scheme will result in a marginal impact on the sunlight reaching some points, it is not considered sufficient to justify refusal on these grounds.

Loss of Privacy

- 6.3.5 The separation between the proposed lower-level building and those existing buildings to the south is at least 18 metres. At this point, windows in the proposed development will be facing onto the front of the southern building. The tower block is over 40 metres from this building to the south. The railway line and embankment separates the proposed building from buildings to the north. Additionally, in a built up and urban environment, these distances exceed requirements, and are considered to be acceptable, with no loss of privacy resulting from the development.

Overbearing/Enclosure

- 6.3.6 As discussed above, the proposal is well separated from all surrounding

properties. While it is acknowledged that due to the sheer height of the proposed building a perceived increase in the sense of enclosure may occur, this proposal, within the context of a built up urban environment, will not cause significant harm to residential amenity.

Noise

6.3.7 As the proposal is for a predominantly residential use, there is not likely to be any significant increase in noise over and above that already experienced in a residential area. A noise issue arises due to the proximity of the building to the railway. Conditions are recommended for inclusion on any grant of planning permission requiring suitable sound insulation measure be incorporated in the scheme. This will serve to mitigate any noise impacts on occupiers from the railway. Additionally, as most flats are adjacent to the railway are dual aspect, therefore the noise impact can be mitigated.

6.4 Traffic and transport considerations

6.4.1 The site has a PTAL rating of 4. The site is therefore considered to have good sustainable transport characteristics, being highly accessible by public transport. The site is located within the maximum recommended walking distance (approximately 50 metres) to Homerton Station to the north east, and therefore has good accessibility to Highbury & Islington Station to the west and Stratford Station to the east and connections beyond. The site is also well served by several bus routes in Homerton High Street, which offer alternative connectivity to the London Underground & Rail Network and the City.

6.4.2 The Council's Highways officer has been consulted on the proposal and has raised no objections, outlining the highway works required, and the amount of contribution requested. These requirements have been secured under the Heads of Terms in the S106 legal agreement.

6.4.3 The Council's Transport department have been consulted on the proposal and state they are generally happy with the proposal, providing that the applicant can demonstrate how the parking impact will be mitigated. The layout with 3 disabled parking places is acceptable, although it results in a wider vehicular crossover than we would normally approve. Traffic and Transportation has taken a flexible approach in supporting the provision of 3 disabled car parking places. Traffic and Transportation considers this to be the right balance in achieving the best possible outcome for design, road safety and parking.

6.4.4 The proposal has been put forward as a car-free development. However, a car-free agreement cannot be entered into with respect to the subject development proposal as the site is not located within a CPZ area. The Transport Department recommends that the developer employs devices such as a travel plan with satisfactory monitoring arrangements, car club membership and a contribution to the provision of an on-street car club bay, in order to reduce the level of car-use likely to be generated by the proposal. One of the targets included in the travel plan should be percentage modal split in relation to car-use, which should not exceed the current on-street parking capacity. This will

help to mitigate the impacts of the scheme on parking in the area. As such, this is recommended as a clause in the S106 Legal Agreement, should consent be granted.

- 6.4.5 The Transport Department also recommends that a sustainable transport contribution be sought towards public realm improvements in Digby Road/Berger Road and the possible introduction of some loading restrictions to improve traffic flows in Barnabas Road. Public realm improvements in Berger Road may constitute the implementation of a home zone type area along the frontage of the development, extending to the entrance to Homerton Station. This is recommended as a clause in the S106 Legal Agreement, should consent be granted.

6.5 Response to objectors

- 6.5.1 Noise: This issue has been addressed in section 6.3.7 of this report.
- 6.5.2 No need for further commercial units: The new building and commercial unit will create a more active frontage on this stretch of road, leading to an improvement in the streetscene.
- 6.5.3 Increase in crime due to commercial unit: The improved street scene will lead to improved natural surveillance. Additionally, the scheme will be required to achieve 'Secured by Design' certification.
- 6.5.4 Over-development: This issue has been addressed in section 6.1.3 of this report.
- 6.5.5 Parking: This issue has been addressed in section 6.4.3-6.4.4 of this report.
- 6.5.6 Loss of light: This issue has been addressed in section 6.3.3-6.3.4 of this report.
- 6.5.7 Loss of privacy: This issue has been addressed in section 6.3.5 of this report.
- 6.5.8 Height: This issue has been addressed in section 6.2.2 of this report.
- 6.5.9 Impact on property values: This is not a material planning consideration.
- 6.5.10 Loss of view: This is not a material planning consideration.

6.6 Planning Contributions

- 6.6.1 The following matters are being sought as part of the Section 106 legal agreement to offset the impact of the development proposal:
- To secure the provision of 100% of units as affordable housing, with a split of 55%:45% socially rented/intermediate.

- That the provision of 100% (97 units) affordable housing be secured by Network Housing Association or another RSL approved by the Council, providing 53 social rented units and 44 intermediate units.
- Payment by the landowner/developer of an education and libraries contribution of £290,659.79 with respect to anticipated child yield from the additional residential housing units being provided in accordance with the DFES cost of providing a school place.
- Payment by the landowner/developer of an open space/older child playspace contribution of £4,454.24 towards the supply and quality of open space in the immediate locale.
- Payment by the landowner/developer of a sustainable transport/public realm improvements contribution towards works to the public highway.
- A contribution of £129,544 towards public realm and highways works in the vicinity of the site. This will comprise of:
 - The signing of a Section 278 legal agreement under the Highways Act to pay the Council for required works to the highway. Unavoidable works required to be undertaken by Statutory Services will not be included in London Borough of Hackney estimate or payment (£79,544).
 - A contribution directed towards the improvements in the public realm within the vicinity of the site to improve the public realm in the local area to encourage walking and cycling (£50,000).
- All residential units to be built to Lifetime Home standards.
- Commitment to the Council's local labour and construction initiatives (25% on site employment).
- Achievement of a level 3 rating, with all reasonable endeavours to achieve level 4, under the proposed Code for Sustainable Homes.
- 20% reduction in carbon emissions over the whole site through the use of renewable energy sources and use of low energy technology.
- Considerate Constructors Scheme – the applicant to carry out all works in keeping with the National Considerate Constructors Scheme.
- At least 10% of units provided shall be wheelchair accessible.
- A Green Travel Plan to include servicing of the site, to be submitted to and agreed with the Council, to include best endeavours for the provision of a car share scheme and a provision for annual review.
- Best endeavours to provide a car club parking space.

- Provision to allow the placement of street lighting on the proposed buildings where appropriate.
- Parking shall only take place on the parking spaces shown on the approved drawings, and not on any other area of the site.
- 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 Section 106 Agreement.

7. CONCLUSION

- 7.1 The proposal is considered acceptable in terms of design, bulk, scale, and massing, and will not materially impact on the amenity of the surrounding properties. As such, the proposed development is considered compliant with pertinent policies saved in the Hackney UDP (1995), the London Plan (Consolidated with Alterations since 2004), and national planning policies. Accordingly, the granting of planning permission is recommended.

8. RECOMMENDATIONS

Recommendation A

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

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

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.

Design & Appearance

8.1.3 Materials to be approved (entire site)

Details, including samples, of materials to be used on the external surfaces of the building, boundary walls, gates and ground surfaces shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

8.1.4 Further details of be Submitted and Approved

Detailed drawings/full particulars showing the following matters set out below must be submitted to and approved by the Council before any work is commenced on site. This part of the development shall be completed only in accordance with the modifications thus approved:-

- a) Details of adequate screening to the child playspace area
- b) Details of the lighting facilities, canopies, and entrance/waiting spaces to the residential entrance.

REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area and, to ensure that the playspace area is a safe environment to use.

8.1.5 Landscaping Scheme to be approved

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed. All landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

8.1.7 Provision of landscaping as approved

The landscaping hereby approved as part of the development shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years. Such maintenance is to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

8.1.8 No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the

drawings hereby approved. Details of any additional pipework required shall be submitted and approved in writing by the Local Planning Authority before any building works commence. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

8.1.9 Details of roof plant

Full details of all the roof plant enclosures (plans/sections and elevations) shall be submitted and approved in writing by the Local Planning Authority before any building works commence. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

Transport

8.1.10 Parking for persons with disabilities

Before the use hereby permitted first commences the 3 disabled car parking spaces shall be provide for use by the vehicles of persons with disabilities as located on drawing number 0735 (PL) 101C.

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

8.1.11 Provision for cycles

Secure, covered parking shall be provided for at least 125 bicycles in the form of Sheffield Stands or a suitable alternative, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

8.1.12 Marking parking areas

Before the use hereby permitted first commences, appropriate markings shall be used to delineate all car parking spaces and service areas within the site/development as shown on the permitted plans, and such marking is to be retained permanently.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway.

8.1.13 Parking

No part of the development hereby approved shall be occupied until accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation

shall be retained permanently for use by the occupiers and/or users of, and/or persons calling at, the premises only, and shall not be used for any other purposes.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/loading and unloading purposes.

8.1.14 Parking

Parking of vehicles shall only be carried out on the areas identified for parking on the plans hereby approved, and not on any other area of the site.

REASON: In the interests of orderly and satisfactory parking provisions being made on the site to ensure that the proposed development does not prejudice the visual amenity of the scheme.

General Conditions

8.1.15 Noise

(i) The building shall be constructed so as to provide sound insulation against external noise, to achieve levels not exceeding 30dB LAeq (23:00 to 07:00) and 45dB LAm_{ax} (measured with F time-weighting) for bedrooms between 23:00 to 07:00, 35dB LAeq (07:00 to 23:00) for other habitable rooms, with windows shut and other means of ventilation provided.

(ii) The development shall not commence until details of a sound insulation scheme complying with paragraph (i) of this condition have been submitted to and approved in writing by the local planning authority.

(iii) The development shall not be occupied until the sound insulation scheme approved pursuant to paragraph (ii) of this condition has been implemented in its entirety. Thereafter, the sound insulation scheme shall be maintained in perpetuity.

REASON: To ensure a pleasant residential environment is provided for potential occupiers.

8.1.16 Construction Method Statement

Full details of a work method statement for demolition and construction, including control measures to minimise noise and dust emissions, hours of work, wheel washing facilities, and details for the disposal of materials from the site shall be submitted to, and approved by, the Local Planning Authority prior to commencement of any construction/clearance work on the site. The development, including disposal of materials from the site, shall in all respects be carried out in accordance with the approved details.

REASON: To safeguard the amenities of neighbouring properties and the area generally during construction.

8.1.17 Details of refuse storage enclosure

Details of dustbin enclosures (including mandatory recycling facilities), showing the design, external appearance and location thereof, shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure there is adequate provision for dustbin and recycling facilities for the development in the interests of the appearance and amenity of the area.

8.1.18 Ecological roofs

Full details of the proposed bio-diverse, substrate based (75mm minimum depth) extensive green roofs and walls, to include a detailed maintenance plan, shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. 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.

8.1.19 Secured by Design

The development shall achieve a Certificate for Compliance to Secure by Design or alternatively achieve Secure by Design standards to the satisfaction of the Metropolitan Police, details of which, to include consultation with the police during the construction period, shall be provided in writing to the Local Planning Authority within one month of the completion date.

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

8.1.20 Level Access

A level access shall be provided to all ground floor units hereby approved before the use is first commenced.

REASON: In order to ensure that people with disabilities are able to gain proper access to the development.

8.1.21 Provision of access and facilities

All provisions and facilities to be made for people with disabilities as shown on the plans and details hereby approved shall be implemented in full to the satisfaction of the Local Planning Authority before the use is first commenced.

REASON: In order to ensure that access and facilities for people with disabilities are provided in order to ensure that they may make full use of the development.

8.1.23 Shopfront details to be approved

Details of the proposed shopfront on drawings on a scale of 1:50, together with

materials used in construction, shall be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced on this part of the development. The shopfront shall include additional glazing on the angled wall facing Berger Road. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the design of the shopfront is not detrimental to the appearance of the building.

8.1.24 Sustainable Urban Drainage

No development shall take place until details of the implementation, maintenance and management of the sustainable urban drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime

8.1.25 Restriction of Use

The ground floor commercial premises hereby approved shall be only used for:

Use Class A1 (Retail);

Use Class A2 ((a) financial services, or (b) professional services);

Use Class D1 ((a) for the provision of any medical or health services, (b) as a crèche, day nursery or day centre, (c) for the provision of education, (d) for the display of works of art (otherwise than for sale or hire), (e) as a museum, (f) as a public library or public reading room);

Use Class B1 (Business).

and for no other purposes including any other purposes in Classes A1, A2, D1, or B1 of the Schedule to the Town and Country Planning (uses Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

REASON: In the interest of general residential amenity

Recommendation B

- 8.2 That the above recommendation be subject to the applicant, the landowners and their mortgagees entering into a section 106 agreement in order to secure the following matters to the satisfaction of the Assistant Director of Regeneration and Planning and the Corporate Director of Legal and Democratic Services:

- 8.2.1 To secure the provision of 100% of units as affordable housing, with a split of 55%:45% socially rented/intermediate.
- 8.2.2 That the provision of 100% (97 units) affordable housing be secured by Network Housing Association or another RSL approved by the Council, providing 53 social rented units and 44 intermediate units.
- 8.2.3 Payment by the landowner/developer of an education and libraries contribution of £290,659.79 with respect to anticipated child yield from the additional residential housing units being provided in accordance with the DFES cost of providing a school place.
- 8.2.4 Payment by the landowner/developer of an open space/child playspace contribution of £4,454.24 towards the supply and quality of open space in the immediate locale.
- 8.2.5 A contribution of £129,544 towards public realm and highways works in the vicinity of the site. This will comprise of:
 - The signing of a Section 278 legal agreement under the Highways Act to pay the Council for required works to the highway. Unavoidable works required to be undertaken by Statutory Services will not be included in London Borough of Hackney estimate or payment (£79,544).
 - A contribution directed towards the improvements in the public realm within the vicinity of the site to improve the public realm in the local area to encourage walking and cycling (£50,000).
- 8.2.7 All residential units to be built to Lifetime Home standards.
- 8.2.8 Commitment to the Council's local labour and construction initiatives (25% on site employment).
- 8.2.9 Achievement of a level 3 rating, with all reasonable endeavours to achieve level 4, under the proposed Code for Sustainable Homes.
- 8.2.10 20% reduction in carbon emissions over the whole site through the use of renewable energy sources and use of low energy technology.
- 8.2.11 Considerate Constructors Scheme – the applicant to carry out all works in keeping with the National Considerate Constructors Scheme.
- 8.2.12 At least 10% of units provided shall be wheelchair accessible.
- 8.2.13 A Green Travel Plan to include servicing of the site, to be submitted to and agreed with the Council, to include the provision of a car share scheme and a provision for annual review.
- 8.2.14 Provision to allow the placement of street lighting on the proposed buildings where appropriate.

- 8.2.15 Best endeavours to provide a car club parking space.
- 8.2.16 Parking shall only take place on the parking spaces shown on the approved drawings, and not on any other area of the site.
- 8.2.17 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 Section 106 Agreement.

Recommendation C

- 8.3 That in the event of the Section 106 agreement referred to in Recommendation B not being completed by 23rd March 2009, the Assistant Director of Regeneration and Planning be given the authority to refuse the application for the following reasons:
 - 8.3.1 The proposed development, in the absence of a legal agreement for securing affordable housing, would be to the detriment of housing needs in the Borough and would fail to promote a mixed and inclusive community and as such would be contrary to Policy H03 of the Hackney Unitary Development Plan, Affordable Housing SPD (2005), Policies 3A.1, 3A.2, 3A.3, 3A.5, 3A.6, 3A.8 and 3A.9 of the London Plan, and advice contained in PPS1 and PPS3.
 - 8.3.2 The proposed development, in the absence of a legal agreement for securing educational contributions, would be likely to contribute to pressure and demand on the Borough's education provision contrary to Policy EQ1 of the Hackney Unitary Development Plan, Planning Contributions SPD (2006), and Policy 3A.24 of the London Plan.

9. REASONS FOR APPROVAL

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 – Development Requirements; EQ48 – Designing out Crime; HO3 – Other sites for Housing; TR19 – Planning Standards; SPG1 New Residential Development; SPD Affordable Housing; SPD Planning Contributions.

The following policies contained in the London Plan 2004 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: 2A.1 – Sustainability Criteria; 3A.1 – Increasing London's Supply of Housing; 3A.2 – Borough Housing Targets; 3A.3 – Maximising the Potential of Sites; 3A.5 – Housing Choice; 3A.6 – Quality of New Housing Provision; 3A.8 – Definition of Affordable Housing; 3A.9 – Affordable Housing Targets; 3A.10 – Negotiating Affordable Housing; 3A.11 – Affordable Housing Thresholds; 3A.17 – Addressing the Needs of London's Diverse Population; 3C.1 – Integrating Transport and Development; 3C.2 – Matching Development to Transport Capacity; 3C.3 – Sustainable Transport in London; 3C.23 – Parking Strategy; 4A.1 – Tackling Climate Change; 4A.3 –

Sustainable Design and Construction; 4A.7 – Renewable Energy; 4A.22 – Spatial Policies for Waste Management; 4B.1 – Design Principles for a Compact City; 4B.3 – Enhancing the Quality of the Public Realm; 4B.5 – Creating an Inclusive Environment; 4B.6 – Safety, Security and Fire Prevention and Protection; 4B.8 – Respect Local Context and Communities; Housing SPD 2005.

10. INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act 1971
- SI.28 Refuse Storage and Disposal Arrangements
- SI.34 Landscaping
- NSI With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage. Contact Thames Water, Ph. 0845 850 2777, for further information.
- NSI Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute and the point where it leaves Thames Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- NSI Surface water management should utilise sustainable drainage techniques (SUDS), in accordance with the SUDS management train (Ciria C909). Please contact the Environment Agency for further details.
- NSI Care should be taken to ensure that no debris or other materials can fall onto Network Rails land. Approval must be obtained from Network Rails Outside Parties Engineer.
- NSI Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure will not fall on Network Rail land.
- NSI Consultation required on any alterations to ground levels. Should be noted that Network Rail concerned about excavations within 10 metres of the boundary with the operational railway and will need to be assured that the construction of the foundations and footings will not impact on the stability of the railway. A full method statement must be supplied and agreed with Network Rail's Outside Party Engineer.
- NSI NR not aware whether any PPG24 noise and vibration assessment has been carried out for this location. Amenity will need to be

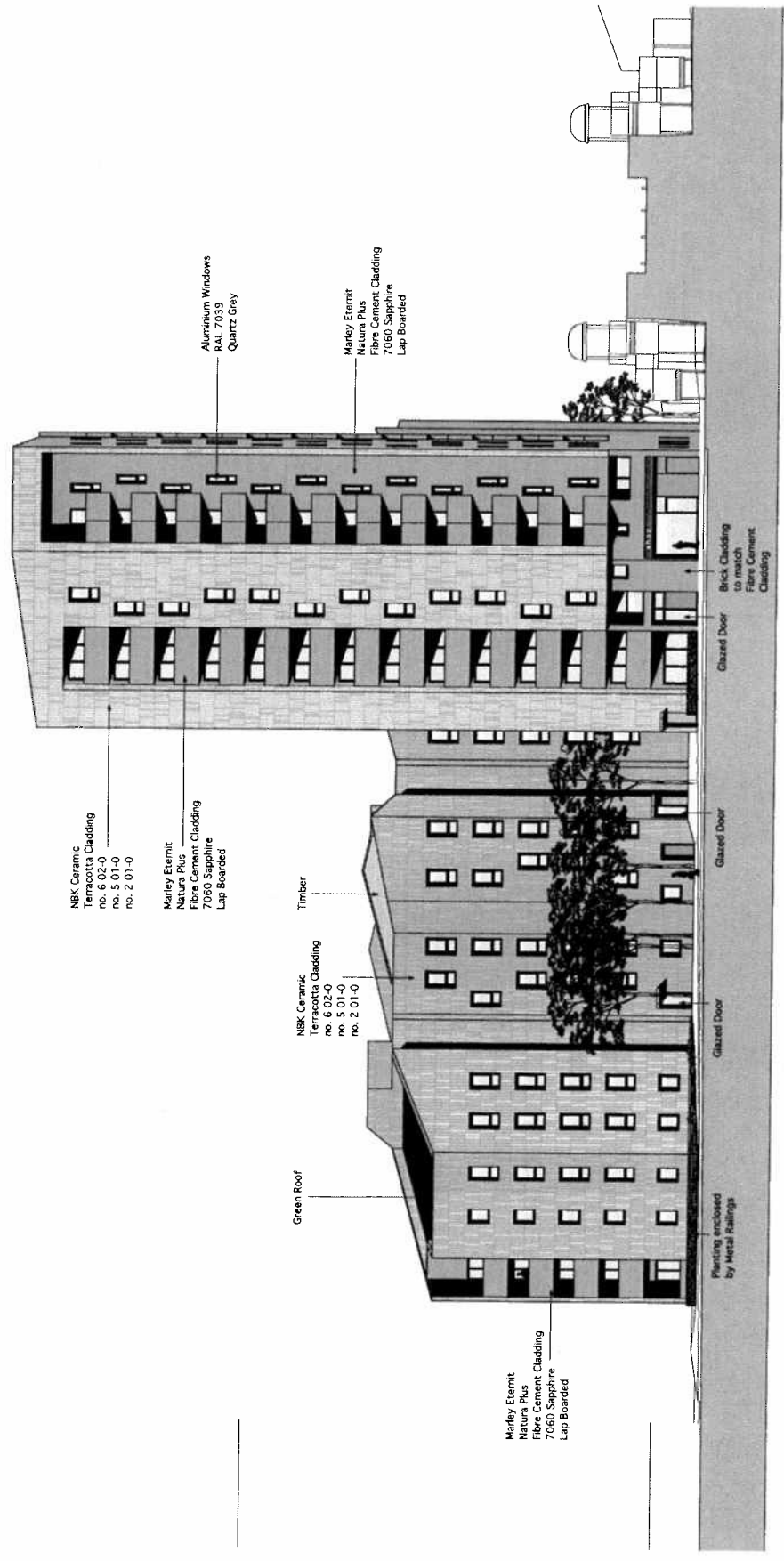
- addressed.
- NSI Additional flows of surface water must not be discharged onto NR land nor into NR culverts or drains. Soak ways should not be constructed within 10metres of the boundary with the operational railway.
- NSI 1.8 metre high fence should be constructed to avoid trespass and vandalism and provide acoustic insulation for the residential units.
- NSI To ensure residential units built without encroachment onto operational railway line all buildings and structures should be set back at least 2 metres from boundary with operational railway or at least 5 metres for overhead power lines. Landscape details along railway corridor to be submitted.



Signed..... Date: 27 February 2009

Fiona Fletcher Smith
DIRECTOR, NEIGHBOURHOODS & REGENERATION

| NO. | BACKGROUND PAPERS | NAME AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|-----|--|---|-----------------------------------|
| 1. | Hackney UDP (1995) and the London Plan | Adam Flynn (020 8356 8442) | 263 Mare Street, London E8 3HT |



NBK Ceramic
Terracotta Cladding
no. 6 02-0
no. 5 01-0
no. 2 01-0

Marble Eternit
Nature Plus
Fibre Cement Cladding
7060 Sapphire
Lap Boarded

NBK Ceramic
Terracotta Cladding
no. 6 02-0
no. 5 01-0
no. 2 01-0

Green Roof

Timber

Aluminum Windows
RAL 7039
Quartz Grey

Marble Eternit
Nature Plus
Fibre Cement Cladding
7060 Sapphire
Lap Boarded

Brick Cladding
to match
Fibre Cement
Cladding

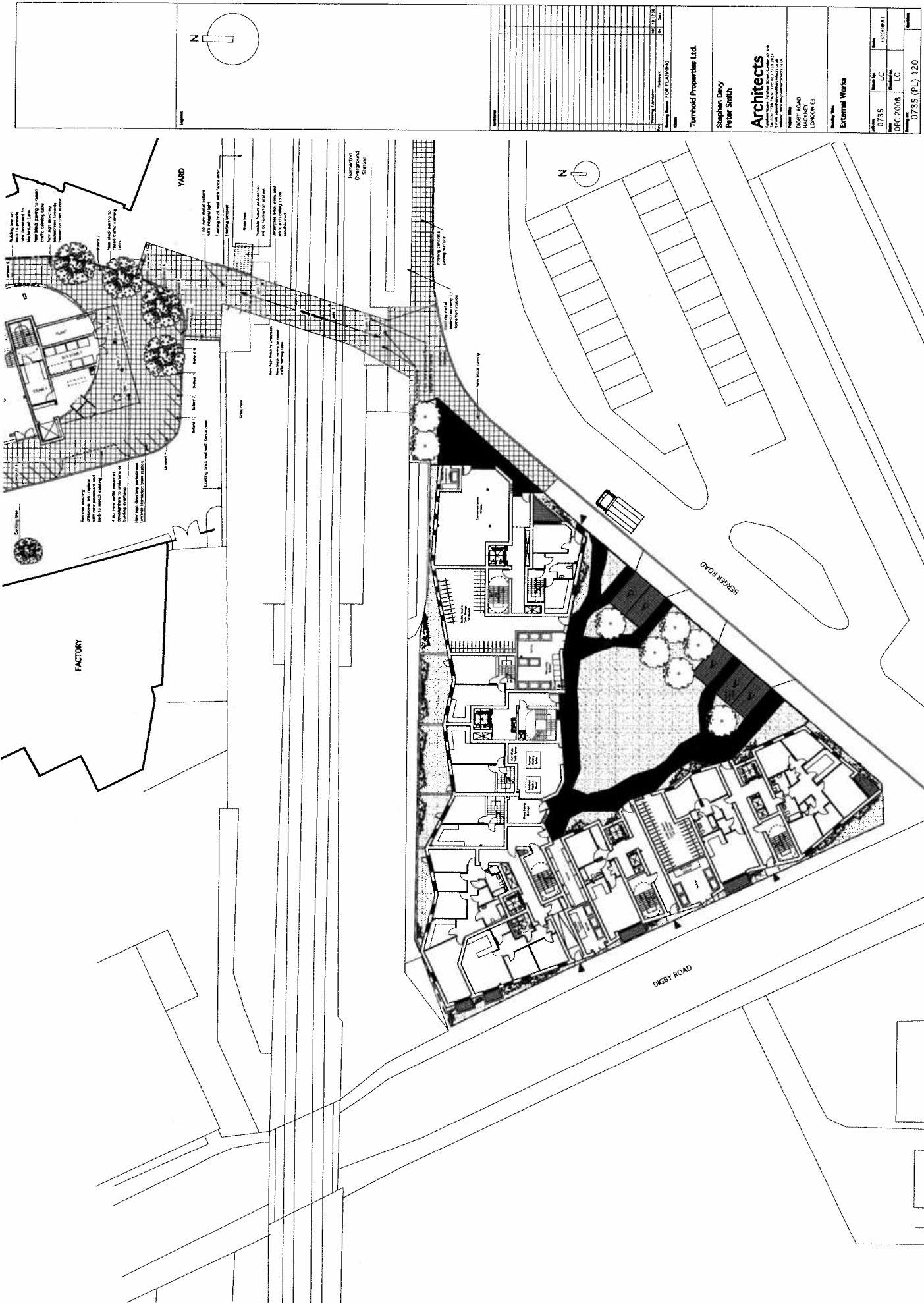
Glazed Door

Glazed Door

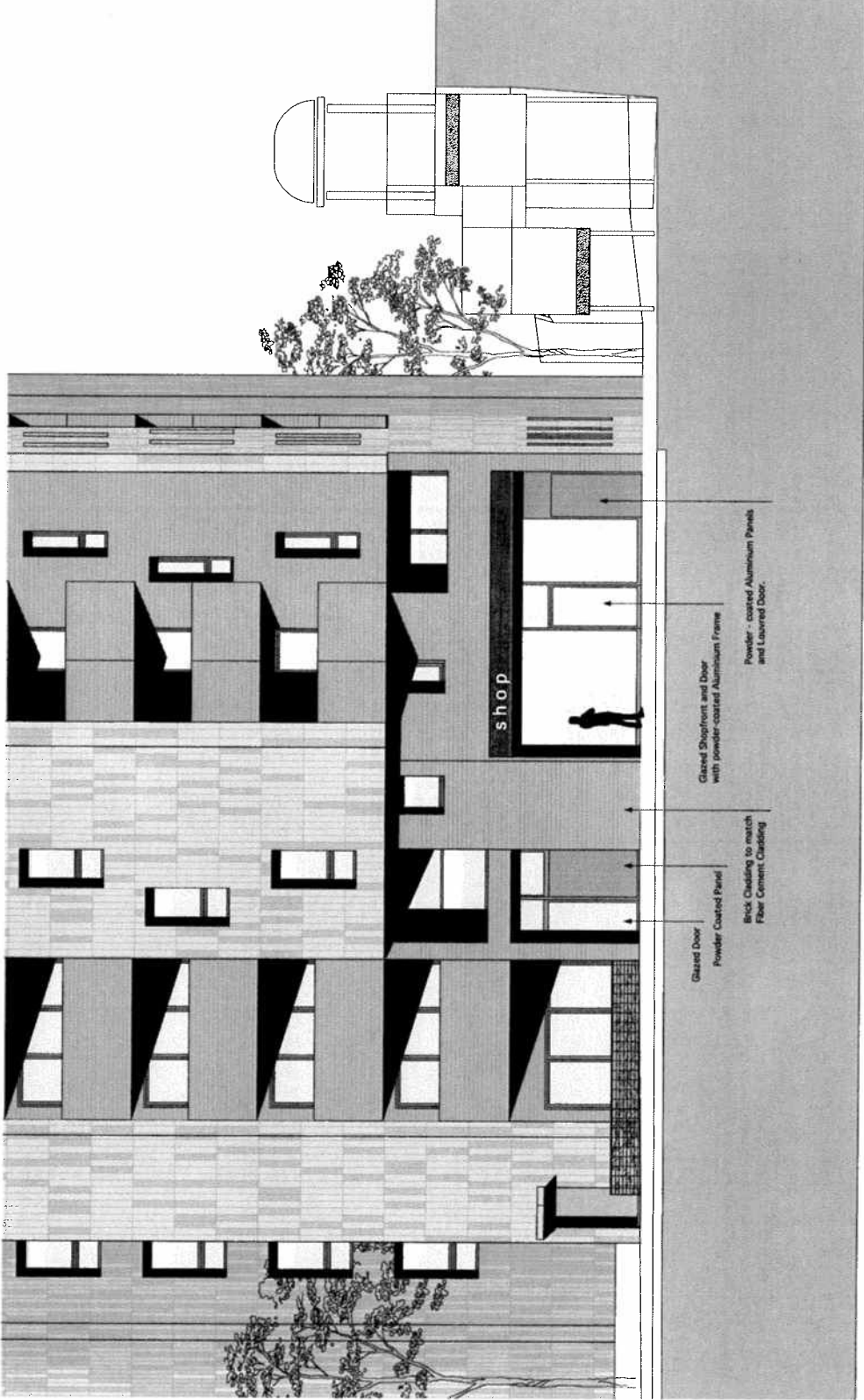
Glazed Door

Planting enclosed
by Metal Railings

Marble Eternit
Nature Plus
Fibre Cement Cladding
7060 Sapphire
Lap Boarded



| | |
|---|--|
| <p>Client: Turnhold Properties Ltd.</p> <p>Architects: Stephen Davy Peter Smith</p> <p>Architects 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000</p> | |
| <p>Project Name: GROUND FLOOR ENTRANCE EAST ELEVATION</p> <p>Date: NOV 2008</p> <p>Scale: 1:500</p> <p>Sheet: 0735 (PL) 330</p> | |



Glassed Door
 Powder Coated Panel
 Brick Chasing to match
 Floor Concrete Casting
 Glassed Shopfront and Door
 with powder-coated Aluminium Frame
 Powder - coated Aluminium Panels
 and Louvered Door.

| | |
|---|---|
| ADDRESS: 194 Pitfield Street London N1 6JP | |
| WARD: Hoxton (R) | REPORT AUTHOR: Ian Bailey |
| APPLICATIONNUMBER: 2008/3007 | VALID DATE: 30/01/2009 |
| DRAWING NUMBERS: 2(01)00; 2(03)00; 2(03)01; 2(04)00; 2(04)01; 2(01)00; 2(05)00; 2(05)01; 2(05)02; 2(05)03; 2(05)04; 2(12)00 Rev A; 2(12)01 Rev A; 2(12)02; 2(12)03 Rev A; 2(12)04; 2(12)05 Rev A; 2(12)06; 2(13)00; 2(13)01; 2(14)00 Rev A; 2(14)01 Rev A; 2(14)02 Rev A; 2(14)03 Rev A; 2(14) 10; 2(15)00; 2(15)01; 2(15)02; 2(15)03; 2(23)10. | |
| APPLICANT: One Housing Group c/o Agent | AGENT: CMA Planning 113 The Timberyard Drysdale Street London N1 6ND |
| PROPOSAL: Demolition of existing building and construction of a part six, part seven storey building to provide 96sqm of commercial (A1, A2, B1 and D1) floorspace on the ground floor and 16 residential flats (5 x 1-bed, 8 x 2-bed, 3 x 3-bed) above, with 1 disabled car parking space, 16 cycle parking spaces and associated facilities | |
| POST REVISION SUBMISSIONS: A minor revision to the external appearance of the scheme was sought and agreed by the applicant. This included: <ul style="list-style-type: none"> • Metal balustrades being added to the windows to the east and south elevation to increase visual interest. • Widening of the residential entrance way and hall (from 1.2m to 2.3m) to improve its relationship to the street. | |
| RECOMMENDATION SUMMARY: Grant Conditional Planning permission subject to a S106 Agreement | |

ANALYSIS INFORMATION

| | | |
|---------------------|-------|------|
| ZONING DESIGNATION: | (Yes) | (No) |
| CPZ | X | |

| | | |
|-----------------------------|--|---|
| Conservation Area | | X |
| Listed Building (Statutory) | | X |
| Listed Building (Local) | | X |
| DEA | | X |

| LAND USE DETAILS: | Use Class | Use Description | Floorspace |
|-------------------|----------------|---|------------------------------------|
| Existing | Sui Generis | Live-Work Unit | 199 SQM |
| Proposed | C3, A1, B1, D1 | Residential and Retail/Financial & Professional Services/ Office & Light Industrial/ Non residential institutions | 96 SQM <i>(Commercial Unit)</i> |

| RESIDENTIAL USE DETAILS: | Residential Type | No of Bedrooms per Unit | | | | |
|--------------------------|----------------------|-------------------------|---|---|---|----|
| | | 1 | 2 | 3 | 4 | 5+ |
| Existing | 0 | 0 | 0 | 0 | 0 | 0 |
| Proposed | Flats | 5 | 8 | 3 | 0 | 0 |
| | Dwellings | 0 | 0 | 0 | 0 | 0 |
| | Studio | 0 | 0 | 0 | 0 | 0 |
| Totals | (Total = 16) | | | | | |

| PARKING DETAILS: | Parking Spaces (General) | Parking Spaces (Disabled) | Bicycle storage |
|------------------|--------------------------|---------------------------|-----------------|
| Existing | 0 | 0 | 0 |
| Proposed | 0 | 1 | 16 |

CASE OFFICER'S REPORT

1. SITE DESCRIPTION

- 1.1 The application site is currently occupied by a one and a half storey detached building which is located to the south east corner of Purcell Street and Pitfield Street. The building has a rectangular footprint. It is currently unoccupied but was last used as a live/work unit.
- 1.2 The surrounding area is predominantly residential, and in the main development is in the form of flats and maisonettes. The area has a generally open character, and there is little uniformity between nearby buildings in terms of design, appearance, height or scale. Opposite the site to the north (and to the north east of the Purcell Street and Pitfield Street junction) are a number of residential buildings which are positioned perpendicular to the site and are four storeys high with a pitched roof (North Purcell Street). To the east of the site (and which would be visually read as behind the application site when viewing from Pitfield Street) is a large scale fourteen storey residential tower block (Caliban Tower). To the immediate south is an open area of hard landscaping, followed by a row

of two storey terrace residential properties, and beyond this a more modern six/eight storey building. Opposite the site on Pitfield Road is a four storey residential building (Buckland Court).

2. CONSERVATION IMPLICATIONS

- 2.1 There are no conservation implications for this site.

3. HISTORY

- 3.1 An application was submitted 15 February 2008 for the demolition of the existing building and its redevelopment for a five storey building for 9 residential units and a ground floor commercial unit. This application was subsequently withdrawn (18/11/2008) following its review by officers and discussions with the applicant. It was considered that the site could accommodate a building of an increased height given the general surroundings and character of the area, and this would also have the advantage of providing a scheme of greater than 10 residential units which would enable the provision of a percentage of affordable units. This has led to the submission of the proposed development now before the committee.
- 3.2 Prior to this, the existing use was established with the approval of planning permission for the change of use to one live/work unit and external alterations on 03/04/1998 (South/38/98/FP).

4. CONSULTATIONS

- 4.1 Statutory Consultation Period Started: 1st - 22/12/2008, 2nd – 13/02/2009
- 4.2 1st Statutory Consultation Period Ended: 1st - 12/01/2009, 2nd – 06/03/2009
- 4.3 Site Notice: Yes
- 4.4 Press Advert: Yes

4.5 Neighbours

- 4.5.1 Letters were sent to 570 neighbouring properties. Eleven letters have been received, two letters of support, one letter neither supporting or objecting and eight letters raising objections.

The following comments are made in respect of objections to this proposal and can be summarised as:

- Impact on privacy and overlooking from terrace
- Impact from construction (including noise, disruption and deliveries) and lack of plan for construction site office
- Impact/provision of sewage/water pressure

- Lack of parking and implications
- Increase in noise
- Development is for economical reasons only
- Area already over-populated/over-crowded and this would be exacerbated by the development.
- The height of the building is excessive
- The building will impact on daylight/sunlight

The reasons for support can be summarised as follows:

- Encouraged to see development occurring in the area
- General support and interest in moving into one of the flats

4.6 Statutory Consultees

4.6.1 London Fire Brigade (LFCDA):

No comments received.

4.6.2 Invest in Hackney:

No comments received.

4.6.3 Primary Care Trust (NHS)

No comments received.

4.6.4 Learning Trust

No comments received.

4.7 Other Council Departments

4.7.1 Urban Design & Conservation Team

It is considered that the proposal successfully helps reinforce the streetscape, since the building massing around this area lacks balance and integration, and fails to define a proper street frontage. An additional, stronger volume at this site can reinforce the street frontage and improve the unbalance in massing.

During the planning application period, the main entrance of the residential units has been much improved to provide a more inviting atmosphere through a better defined lobby space. The commercial use situated at the street corner also helps to create a more active frontage, although the service entrances along Purcell Street are quite dominant, and include bin store, disabled car parking and biomass boiler. Therefore, the shopfront and the gates to the

service entrances would be crucial for the frontage quality. It is suggested that further detail is provided.

The proposed elevations incorporate two types of brick to express alternating floors. They produce a very simple design that responds to the corner location which is visible from all sides. The permeable metal panels of a 'Tudor vestment' pattern, used on both balustrades and the screening to the terraces, successfully provide a more delicate 'texture' to the simple elevations. During our consideration of the application, it is suggested that this pattern is applied to the east and south elevations, to respond to the visibility of the site from all sides.

The internal layout has a satisfactory quality. All of the three bedroom flats are provided with balconies. However, it is suggested that separate kitchens are provided in the three bedroom units to provide family flats.

Overall, it is considered that this scheme should be recommended based on the fact that the proposed building successfully improves the streetscape through the suitable massing and the active frontages, and delivers a satisfactory design quality in the elevations and the internal layouts.

4.7.2 Pollution Group:

No objections.

4.7.3 Transportation:

The disabled parking must be clearly marked and not provide for other uses. In order to achieve sustainable development no residents parking permits should be issued for this address, unless they are the holder of a Disabled person's badge/ or for an electrically powered vehicle. Therefore a section 106 car free agreement should be stipulated.

4.7.4 Crime Prevention Officer:

No comments provided.

4.7.5 Highways:

No comments provided.

4.7.6 Landscape:

No comments provided.

4.7.7 Private Sector Housing:

Response provided that they will not be able to comment.

4.7.8 Waste:

The proposal shows sufficient storage for waste and recycling for the residential units and for the commercial unit, and in an accessible location.

4 POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995)

- EQ1 Development Requirements
- EQ32 Shopfronts and Shop Signs
- EQ46 Recycling Facilities
- EQ48 Designing out crime
- H03 Other sites for housing
- H06 Residential use of Upper Floors above Shop Units
- E14 Access and Facilities for People with Disabilities
- E18 Planning standards
- R4 Local Shops
- CS7 Sites and Premises for Community and Voluntary Services

5.2 London Plan (2008)

- 3A.1 Increasing London's supply of Housing
- 3A.2 Borough Housing targets
- 3A.5 Housing Choice
- 4A.7 Energy efficiency and renewable energy
- 4B.1 Design principles for a compact city
- 4B.3 Maximising the potential of sites

5.3 National Planning Policies

- PPS1 Creating Sustainable communities
- PPS3 Housing

6 COMMENT

6.1 Proposal

- 6.1.1 Planning permission is sought to demolish the existing vacant building which was previously in use as live/work unit. This use was introduced following the previous conversion of the building from a place of worship.
- 6.1.2 The proposed building will be rectangular in shape and occupy almost the exact same footprint as the existing building at ground floor. The ground floor will accommodate a commercial unit towards the corner of Purcell Street and Pitfield Street (for which a flexible consent allowing A1, A2, B1 or D1 is applied for) with associated storage and refuse space. A separate residential entrance to a lobby leading to stairs, lift, bike store and refuse store.
- 6.1.3 There is also a single garaged car parking space identified for disabled parking, and an area provided for a biomass boiler, both of which are accessed off Purcell Street. The upper floors (first to seventh) provide residential

accommodation in the following mix: 5 x 1-bed, 8 x 2-bed, and 6 x 3-bed. The first to sixth floor are L-shaped and brought in from the rear and side boundary (this allows a screen terrace to be provided for one of the 3-bed units). The seventh floor, which accommodates one 2-bed flat, is set-back from the main street elevations, which allows the unit to benefit from a terrace.

- 6.1.4 Of the 14 flats (which do not have direct access to a terrace) 6 have access to recessed balconies. A partial green roof is proposed to the sixth floor flat roof.
- 6.1.5 It is proposed that the building is in the main brick built, but using two types to express the alternating floors. Full height floor to ceiling windows are arranged up the building in an irregular format, with metal patterned balustrades.

6.2 Considerations

6.2.1 The main considerations pertaining to this application are considered to be:

- 6.3 The principle of Mixed Use Development
- 6.4 Housing provision
- 6.5 Design and appearance of the proposed development
- 6.6 Impact upon residential amenity
- 6.7 Traffic and transportation
- 6.8 Response to objections
- 6.9 Planning Contributions

6.3 Principle of Mixed Use Development

- 6.3.1 The principle of a mixed use development, and in turn the replacement uses, are also considered to be acceptable on this site. The predominant use of the proposed building is residential which is in-keeping with the predominantly residential use and character in the area.
- 6.3.2 The loss of the Live-Work unit at the site would be acceptable as it is not situated within a Designated Employment Area. In addition, the provision of a commercial unit to the ground floor, has the potential to in-part reflect the previous employment generating use of the site, or potentially to introduce a community use (as once was located at the site). The unit also introduces a visually interactive ground floor use at the corner of Pitfield and Purcell Street.
- 6.3.3 In principle a flexible commercial element of either A1 (retail), A2 (Professional/Financial) B1 (Office/Light Industrial) or D1 (Non-residential Institutions) is acceptable. For the developer, this flexibility would enable the property to be more marketable. However, a number of uses which fall within the D1 use class may prove too intensive and noisy for the building, and therefore a condition is required to specify which uses will be acceptable. In addition, the applicant has agreed to a condition which prohibits use of the site as a betting shop (class A2) but allows other A2 uses.

6.4 Housing Provision

- 6.4.1 The proposal provides 16 residential units all of which have acceptable room sizes, and it is considered that all units will benefit from good levels of daylighting/outlook. The vast majority of the internal layout of units complies with SPG1 with the exception of an undersized third bedroom for the three 3-bedroom units which is approximately 2m wide instead of our normal requirements for them to be 2.13m wide. On balance, it is considered that as the remainder of the units are acceptable an exception to this requirement can be made.
- 6.4.2 The split between market sale and affordable intermediate housing proposed is 48%/52% by habitable rooms. The Registered Social Landlord is One Housing Family sized units (3+ bedroom) comprises 19% of units. All of the 3-bed units would be for intermediate housing. Overall, and given the sites constraints, it is considered that an acceptable mix of unit types and tenures has been achieved. Furthermore this scheme compares favourably with the previous proposal which sought to provide only 9 units all of which were proposed as being for market sale only.

6.5 Design and Appearance

- 6.5.1 The proposed new building will replace a more modest building. The site location to the corner of the junction lends itself to accommodate a taller building, without impacting on the open character of the area, and will not be out of keeping given the wide variety of building heights in the locality. The building will also be viewed in the context of the taller building of Caliban Tower (to the rear/east of the site) and buildings located further to the south on Pitfield Street. The proposed building facades include a range of different design and material treatments which assist in breaking-up the facades and providing a visually interesting building.
- 6.5.2 In addition the building has been designed to incorporate sustainable features which would benefit the environment and the proposed building such as, a green roof which will provide bio diversity and assist with urban drainage. Space for biomass boiler is also provided.

6.6 Impact upon residential amenity

- 6.6.1 The applicant has submitted a BRE daylight/sunlight report the scope of which is considered acceptable given the site context. This assessed the relation of the proposed building to a number of points (windows) at Caliban Tower, Buckland Court and North Purcel Street and it concludes that:
- i) At all locations the BRE guideline recommendations will be exceeded for Daylight;
 - ii) In terms of Sunlight the majority of locations do not need assessment as they are located at 90 degree of due north, and;

iii) Where an assessment for Sunlight is needed, it exceeds BRE guideline recommendations.

6.6.2 The proposal will not have an adverse impact on privacy. All main room windows address Pitfield and Purcell Street and are adequately separated from properties on the opposite side of the street (on average between 16m and 18m). There are secondary room windows (and also windows for the stair core) located to the other elevations of the building but which do not result in a direct relationship with windows of adjacent properties. The first floor terrace is proposed to be screened on all sides to prevent overlooking.

6.7 Traffic & Transportation

6.7.1 The Council's transportation team have reviewed the proposal and have no objections. The site has moderate access level to public transport, with a Public Transport Accessibility Level (PTAL) rating (a calculation based on the proximity, range and frequency of public transport services) of 3, with bus services running to the south and west of the site. The site is located within a Controlled Parking Zone (CPZ – where on street parking is limited to only residents in the area) and as such it is proposed that the development should be 'car-free', no residents parking permits should be issued for this site, unless holders of a Disabled person's badge/ or for an electrically powered vehicle. Therefore a section 106 car free agreement will be required.

6.7.2 A separate secure internal cycle parking storage room is provided for the residential units and which is shown to accommodate at least 16 units.

6.8 Response to objections

6.8.1 Impact on Privacy: This is addressed under section 6.6.2 above.

6.8.2 Impact from construction: This is not generally a material planning consideration for the determination of planning application. However, a condition will look to approve a Construction Method Statement and clause of the S106 is sought to ensure construction accords with the Considerate Constructor Scheme.

6.8.3 Parking: This is addressed under section 6.7.1.

6.8.4 Noise: It is not considered that the level of development proposed, which is for a mainly residential use and a commercial use which will be limited by condition to only uses which are appropriate to co-exist in a close relationship with residential uses would not result in an excessive increase in, or problem with, noise.

6.8.5 Development is for economical reasons only: Section 6.5.1 details the provision of affordable housing, and section 6.9 details a range of measures sought for wider community benefits.

6.8.6 Over-development/over-crowding: This is addressed under section 6.5.1.

6.8.7 Building Height: This is addressed under section 6.5.1

6.8.8 Impact on daylight/sunlight: This is addressed under section 6.6.1

6.9 Planning Obligations

6.9.1 The following matters are being sought as part of the Section 106 legal agreement to mitigate the impact of the development:

- To secure the provision of 52% of units (by habitable rooms) as intermediate affordable housing by RSL One Housing Group or another RSL approved by the Council.
- That the development be 'car-free' and that no resident be entitled to a resident or visitors car-parking permit (with the exception of disabled residents or eclectically powered vehicles)
- Payment by the landowner/developer of an education and libraries contribution of £89,936. With respect to anticipated child yield from the additional residential housing units being provided in accordance with the DFES cost of providing a school place.
- Payment by the landowner/developer of an open space contribution of £669.12 towards the supply and quality of open space in the immediate locale.
- The signing of a Section 278 legal agreement under the Highways Act to pay the Council for required works to the highway. Unavoidable works required to be undertaken by Statutory Services will not be included in London Borough of Hackney estimate or payment.
- A Green Travel Plan to include servicing of the site, to be submitted to and agreed with the Council.
- All residential units to be built to Lifetime Home standards.
- Commitment to the Council's local labour and construction initiatives (25% on site employment).
- Achievement of a level 3 rating, with all reasonable endeavours to achieve level 4, under the proposed Code for Sustainable Homes.
- 20% reduction in carbon emissions over the whole site through the use of renewable energy sources and use of low energy technology.
- Considerate Constructors Scheme – the applicant to carry out all works in keeping with the National Considerate Constructors Scheme.

7 CONCLUSION

- 7.1 The proposed redevelopment of this site results in a scheme which is both of an acceptable form in terms of its scale, massing, appearance and impact and also beneficial in terms of resulting in the provision of an increase in residential and affordable residential accommodation in this location. It also provides for a range of additional uses particularly the re-introduction of a community use. As such, and subject to the conditions and S106 matters outlined above, the proposal is recommended for approval.

8 RECOMMENDATION

Recommendation A

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

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

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 Materials to be approved

Details, including samples, of materials to be used on the external surfaces of the building, boundary walls and ground surfaces shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

8.1.4 Details to be approved

Further details of the design and treatment of the doors to the proposed disabled parking bay and biomass boiler room shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

8.1.5 No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved. Details of any additional pipework required shall be submitted and approved in writing by the Local Planning Authority before any building works commence. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

8.1.6 No roof plant

No machinery or any plant (air condensing units etc) shall be fixed to the roof of the building unless otherwise agreed in writing by the Local Planning Authority before any building works commence.

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.

8.1.7 Parking for persons with disabilities

Before the use hereby permitted first commences the 1 disabled car parking spaces shall be provide for use by the vehicles of persons with disabilities as located on drawing number 2 (12) 00 Rev A.

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

8.1.8 Provision for cycles

Secure, covered parking shall be provided for at least 16 bicycles, as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

8.1.9 Construction Method Statement

Full details of a work method statement for demolition and construction, including control measures to minimise noise and dust emissions, hours of work, wheel washing facilities, and details for the disposal of materials from the site shall be submitted to, and approved by, the Local Planning Authority prior to commencement of any construction/clearance work on the site. The development, including disposal of materials from the site, shall in all respects be carried out in accordance with the approved details.

REASON: To safeguard the amenities of neighbouring properties and the area generally during construction.

8.1.10 Ecological roofs

Full details of the proposed bio-diverse, substrate based (75mm minimum depth) extensive green roofs and walls, to include a detailed maintenance plan, shall be submitted to and approved by the Local Planning Authority, in writing, before construction commences. 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.

8.1.11 Level Access

A level access shall be provided to all ground floor unit hereby approved before the use is first commenced.

REASON: In order to ensure that people with disabilities are able to gain proper access to the development.

8.1.12 Provision of access and facilities

All provisions and facilities to be made for people with disabilities as shown on the plans and details hereby approved shall be implemented in full to the satisfaction of the Local Planning Authority before the use is first commenced.

REASON: In order to ensure that access and facilities for people with disabilities are provided in order to ensure that they may make full use of the development.

8.1.13 Perforated roller shutters

Details of any proposed open grille roller shutter on drawings to a scale of 1:20 shall be submitted to and approved by the Local Planning Authority, in writing, and no shutters shall be installed otherwise than in accordance with the details thus agreed. No roller shutters other than of the open grille type shall be installed, unless otherwise agreed with the Local Planning Authority in writing.

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.

8.1.16 Shopfront details to be approved

Details of the proposed shopfront on drawings on a scale of 1:50, together with materials used in construction, shall be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced on this part of the development. The shopfront shall include additional glazing on the angled wall facing Berger Road. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the design of the shopfront is not detrimental to the appearance of the building.

8.1.17 Restriction of Use

The ground floor commercial premises hereby approved shall be only used for:

Use Class A1 (Retail);

Use Class A2 ((a) financial services, or (b) professional services);

Use Class D1 ((a) for the provision of any medical or health services, (b) as a crèche, day nursery or day centre, (c) for the provision of education, (d) for the display of works of art (otherwise than for sale or hire), (e) as a museum, (f) as a public library or public reading room);

Use Class B1 (Business).

and for no other purposes including any other purposes in Classes A1, A2, D1, or B1 of the Schedule to the Town and Country Planning (uses Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

REASON: In the interest of general residential amenity

Recommendation B

- 8.2** That the above recommendation be subject to the applicant, the landowners and their mortgagees entering into a **section 106 agreement** in order to secure the following matters to the satisfaction of the Assistant Director of Regeneration and Planning and the Corporate Director of Legal and Democratic Services:
- 8.2.1** To secure the provision of 52% of units (by habitable rooms) as intermediate affordable housing by RSL One Housing Group or another RSL approved by the Council
 - 8.2.2** That the provision of the affordable housing be secured by an RSL approved by the Council.
 - 8.2.3** That the development be 'car-free' and that no resident be entitled to a resident or visitors car-parking permit (with the exception of disabled residents or eclectically powered vehicles)
 - 8.2.4** Payment by the landowner/developer of an education and libraries contribution of £89,936 with respect to anticipated child yield from the additional residential housing units being provided in accordance with the DFES cost of providing a school place.
 - 8.2.5** Payment by the landowner/developer of an open space contribution of £669.12 towards the supply and quality of open space in the immediate locale.

- 8.2.6 The signing of a Section 278 legal agreement under the Highways Act to pay the Council for required works to the highway. Unavoidable works required to be undertaken by Statutory Services will not be included in London Borough of Hackney estimate or payment.
- 8.2.7 Commitment to the Council's local labour and construction initiatives (25% on site employment).
- 8.2.8 Achievement of a level 3 rating, with all reasonable endeavours to achieve level 4, under the proposed Code for Sustainable Homes.
- 8.2.9 20% reduction in carbon emissions over the whole site through the use of renewable energy sources and use of low energy technology.
- 8.2.10 Considerate Constructors Scheme – the applicant to carry out all works in keeping with the National Considerate Constructors Scheme.
- 8.2.11 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 Section 106 Agreement.

Recommendation C

- 8.3 That in the event of the Section 106 agreement referred to in Recommendation B not being completed by 5th May 2009, the Assistant Director of Regeneration and Planning be given the authority to refuse the application for the following reasons:
 - 8.3.1 The proposed development, in the absence of a legal agreement for securing affordable housing, would be to the detriment of housing needs in the Borough and would fail to promote a mixed and inclusive community and as such would be contrary to Policy H03 of the Hackney Unitary Development Plan, Affordable Housing SPD (2005), Policies 3A.1, 3A.2, 3A.3, 3A.5, 3A.6, 3A.8 and 3A.9 of the London Plan, and advice contained in PPS1 and PPS3.
 - 8.3.2 The proposed development, in the absence of a legal agreement for securing educational contributions, would be likely to contribute to pressure and demand on the Borough's education provision contrary to Policy EQ1 of the Hackney Unitary Development Plan, Planning Contributions SPD (2006), and Policy 3A.24 of the London Plan.

8.4 REASONS FOR APPROVAL

The following policies contained in the Hackney Unitary Development Plan 1995 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 – Development Requirements; EQ48 – Designing out Crime; HO3 – Other sites for Housing; TR19 – Planning Standards; SPG1 New Residential Development; SPD Affordable Housing; SPD Planning Contributions.

The following policies contained in the London Plan 2004 are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: 2A.1 – Sustainability Criteria; 3A.1 – Increasing London’s Supply of Housing; 3A.2 – Borough Housing Targets; 3A.3 – Maximising the Potential of Sites; 3A.5 – Housing Choice; 3A.6 – Quality of New Housing Provision; 3A.8 – Definition of Affordable Housing; 3A.9 – Affordable Housing Targets; 3A.10 – Negotiating Affordable Housing; 3A.11 – Affordable Housing Thresholds; 3A.17 – Addressing the Needs of London’s Diverse Population; 3C.1 – Integrating Transport and Development; 3C.2 – Matching Development to Transport Capacity; 3C.3 – Sustainable Transport in London; 3C.23 – Parking Strategy; 4A.1 – Tackling Climate Change; 4A.3 – Sustainable Design and Construction; 4A.7 – Renewable Energy; 4A.22 – Spatial Policies for Waste Management; 4B.1 – Design Principles for a Compact City; 4B.3 – Enhancing the Quality of the Public Realm; 4B.5 – Creating an Inclusive Environment; 4B.6 – Safety, Security and Fire Prevention and Protection; 4B.8 – Respect Local Context and Communities; Housing SPD 2005.

8.5 INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person’s Provisions
- SI.27 Fire Precautions Act 1971
- SI.28 Refuse Storage and Disposal Arrangements
- SI.34 Landscaping



Signed.....

Date: 27 February 2009

**Fiona Fletcher-Smith
CORPORATE DIRECTOR, NEIGHBOURHOODS & REGENERATION
DIRECTORATE**

| NO. | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|-----|---------------------------------|---|--------------------------|
| 1. | Hackney UDP and the London Plan | Ian Bailey | 263 Mare Street, E8 3HT |

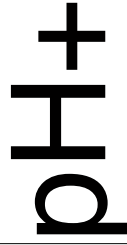
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Revisions

A 23.01.08 residential lobby revised/widened to meet fire and adjacent shopfront revised

3rd Floor
 Electra House
 91a Rivington Street
 London EC2A 3AY
 t: 0207 613 1965

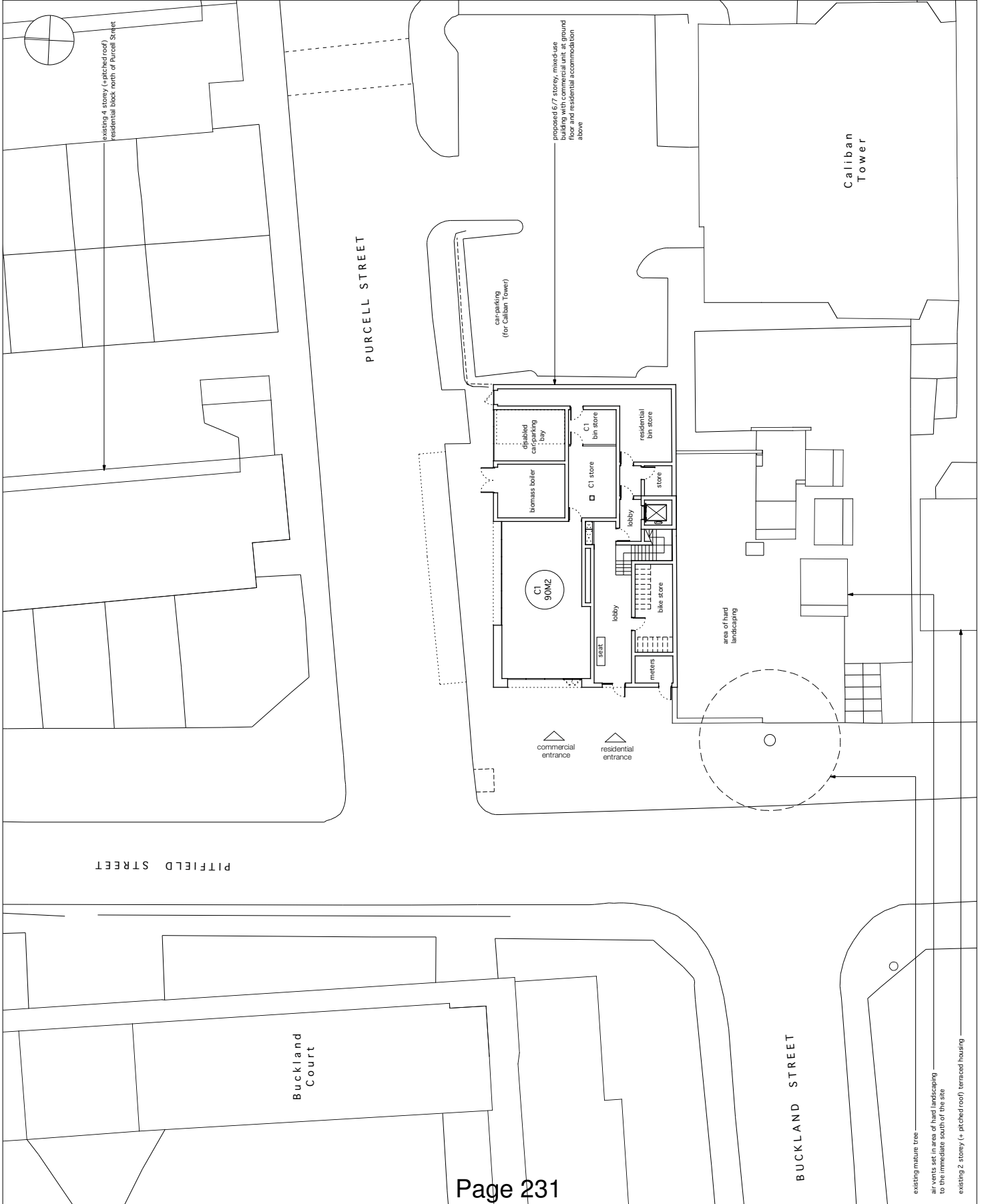


Project
 194 Pitfield Street
 London
 N1

Drawing
 Proposed Ground Floor Plan

| | |
|------------------------|----------------------------|
| Scale at A3 1:250 | Date NOV 2008 |
| Job Number pHH-144a | Drawing No. 2 (12) 00 A |
| Drawn by AH | Checked by |

Status
PLANNING



existing mature tree
 air vents set in area of hard landscaping to the immediate south of the site
 existing 2 storey (+ pitched roof) terraced housing

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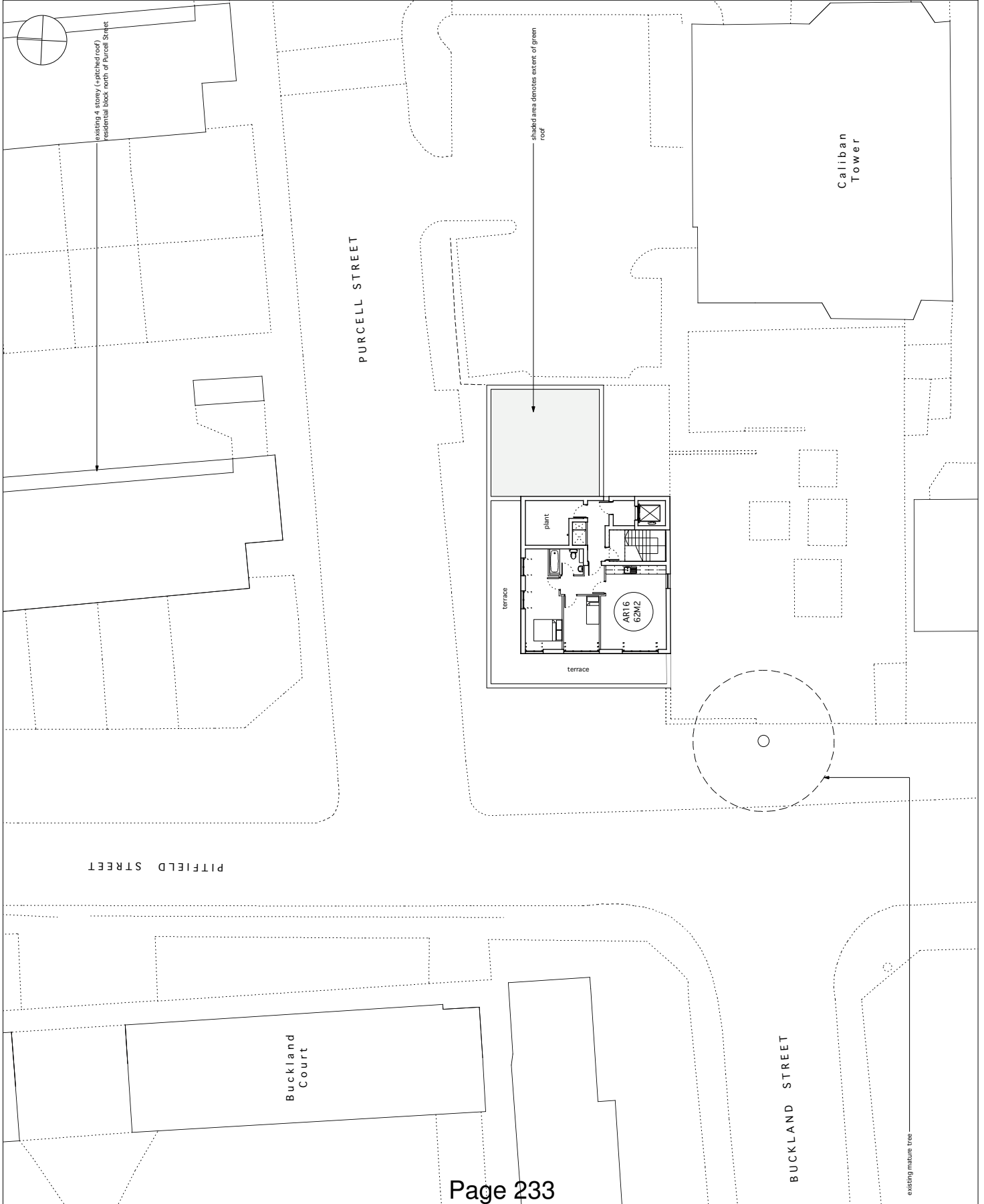
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Revisions

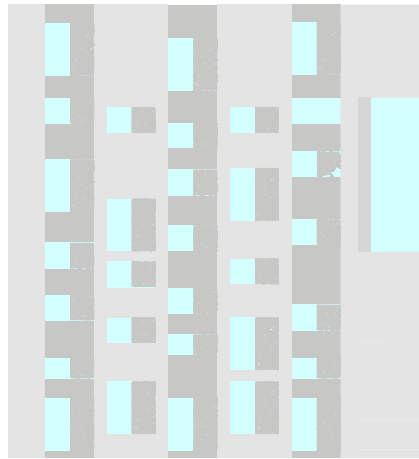
3rd Floor
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t: 0207 613 1965

pht

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|--|------------------|--|------------------|
| Project 194 Pitfield Street London N1 | | Drawing Proposed Proposed Sixth Floor Plan | |
| Scale at A3 1:250 | Date NOV 2008 | Job Number pH+144a | Rev 2 (12) 06 |
| Drawn by AH | Checked by | Status PLANNING | |



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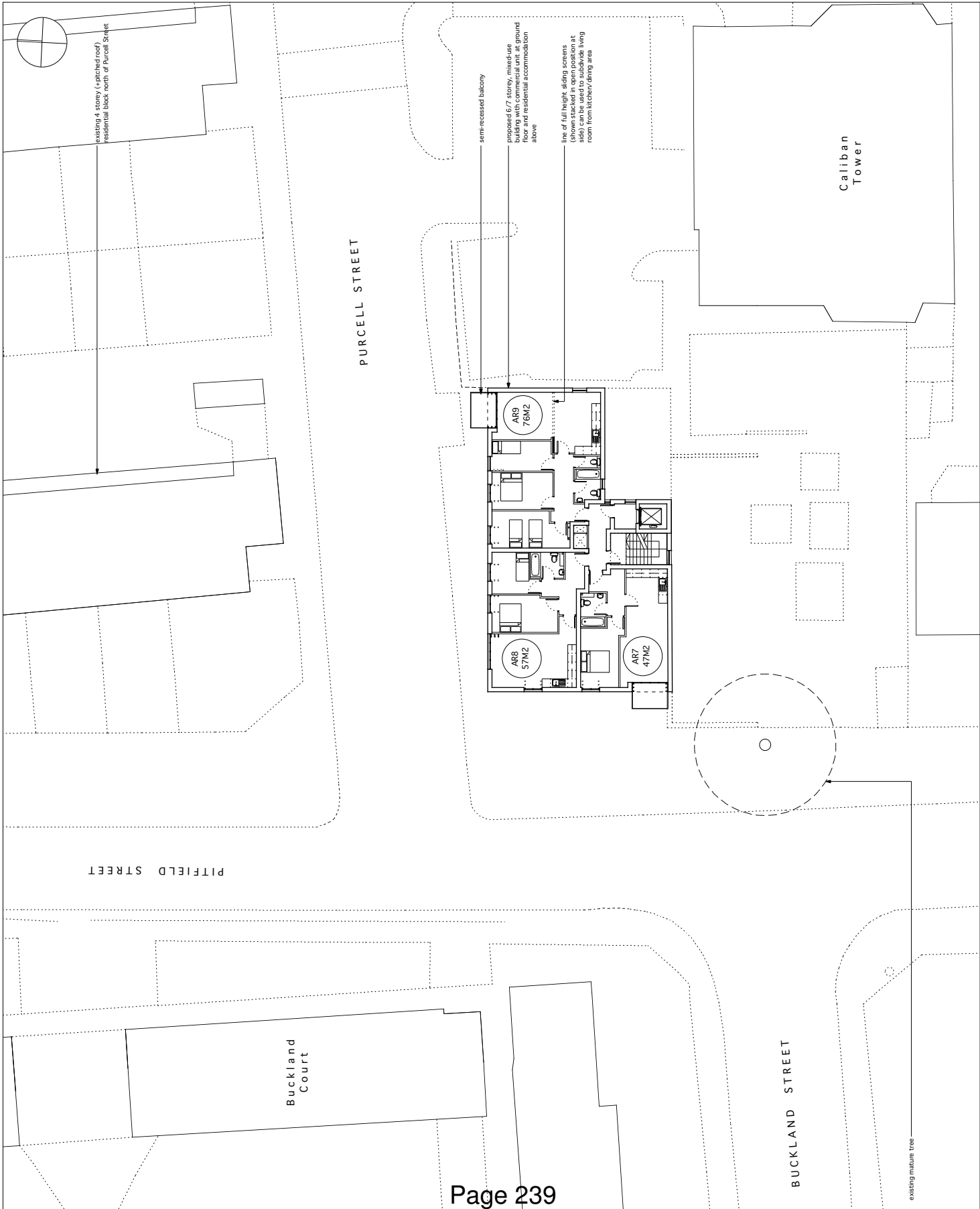
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Revisions
A 24.02.09 sliding screens introduced into kitchen living dining room to AR9

3rd Floor
Electra House
91a Rivington Street
London EC2A 3AY
t: 0207 613 1965

pht

| | |
|--|----------------------------|
| Project 194 Pitfield Street London N1 | |
| Drawing Proposed Proposed Third Floor Plan | |
| Scale at A3 1:250 | Date NOV 2008 |
| Job Number pht-144a | Drawing No. 2 (12) 03 A |
| Drawn by AH | Checked by |
| Status PLANNING | |



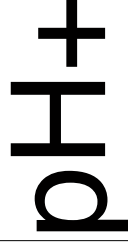
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Revisions

A 23.10.08 metal balustrades introduced to all upper floors (as indicated), colour added to elevations.

3rd Floor
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t: 0207 613 1965

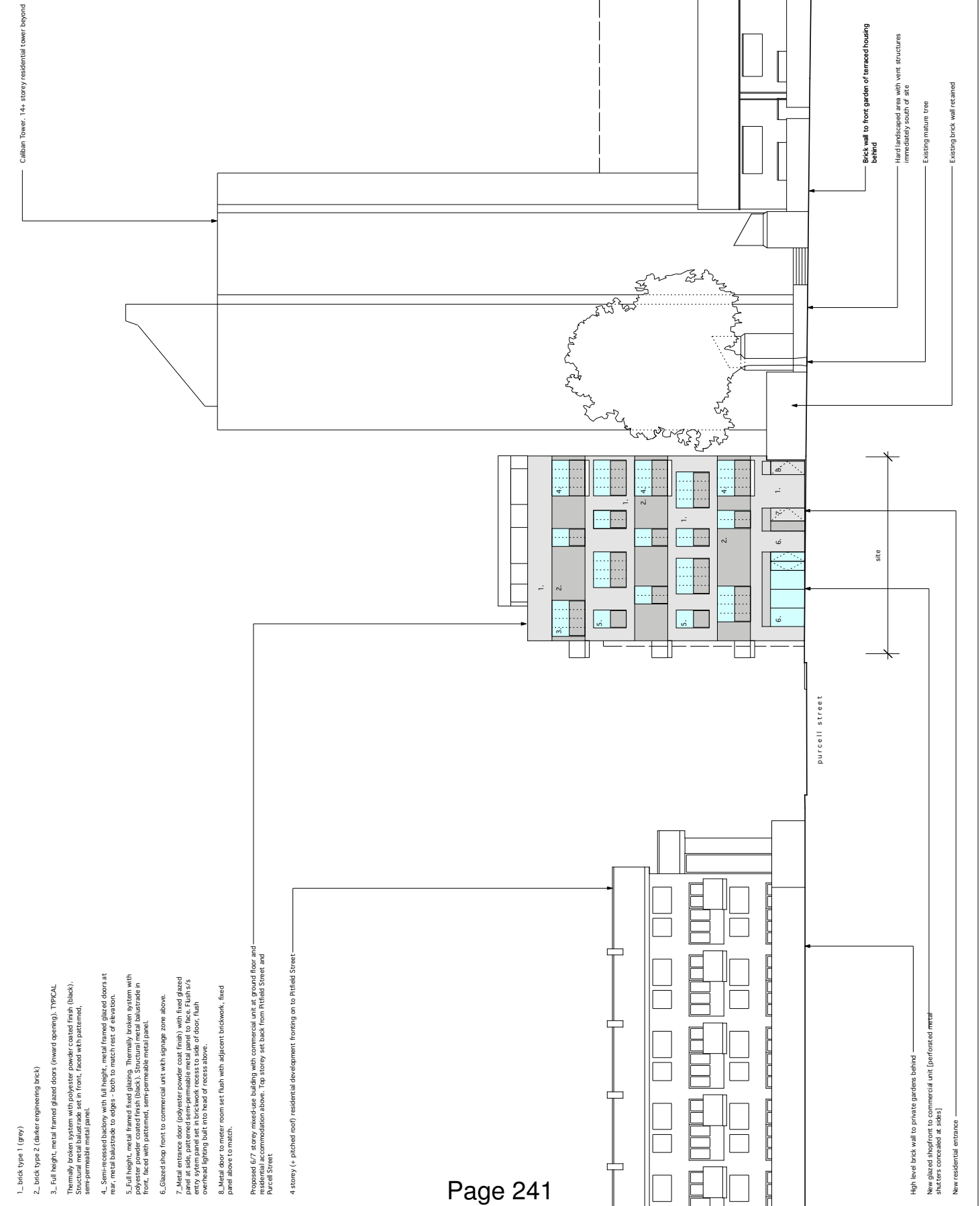


Project
194 Pitfield Street
London
N1

Drawing
Proposed
Proposed West Elevation

| | |
|-------------|-------------|
| Scale at A3 | Date |
| 1:250 | NOV 2008 |
| Job Number | Drawing No. |
| PH+144a | 2 (14) 00 A |
| Drawn by | Checked by |
| AH | |

Status
PLANNING



- 1. Brick type 1 (grey)
- 2. Brick type 2 (darker engineering brick)
- 3. Full height, metal framed glazed doors (inward opening). TYPICAL. Thermally broken system with polyester powder coated finish (black). Structural metal balustrade set in front, faced with patterned, semi-permeable metal panel.
- 4. Semi-accessed balcony with full height, metal framed glazed doors at rear, metal balustrade to edges - both to match rest of elevation.
- 5. Full height, metal framed fixed glazing. Thermally broken system with polyester powder coated finish (black). Structural metal balustrade in front, faced with patterned, semi-permeable metal panel.
- 6. Glazed shop front to commercial unit with signage zone above.
- 7. Metal entrance door (polyester powder coat finish) with fixed glazed panel at side, patterned semi-permeable metal panel to face. Flush 3/4 overhead lighting built into head of recess above.
- 8. Metal door to meter room set flush with adjacent brickwork, fixed panel above to match.

Proposed 6/7 storey mixed-use building with commercial unit at ground floor and residential accommodation above. Top storey set back from Pitfield Street and Purcell Street

4 storey (+ pitched roof) residential development fronting on to Pitfield Street

High level brick wall to private gardens behind
New glazed shopfront to commercial unit (perforated metal shutters concealed at sides)
New residential entrance

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Revisions

3rd Floor
Electra House
91a Rivington Street
London EC2A 3AY
t: 0207 613 1965

pH+

Project
194, Pitfield Street
London
N1

Drawing
Proposed
Detail Elevation

Scale at A3
1:25

Date
JAN 2009

Job Number
pH+144a

Drawing No.
2 (23)10

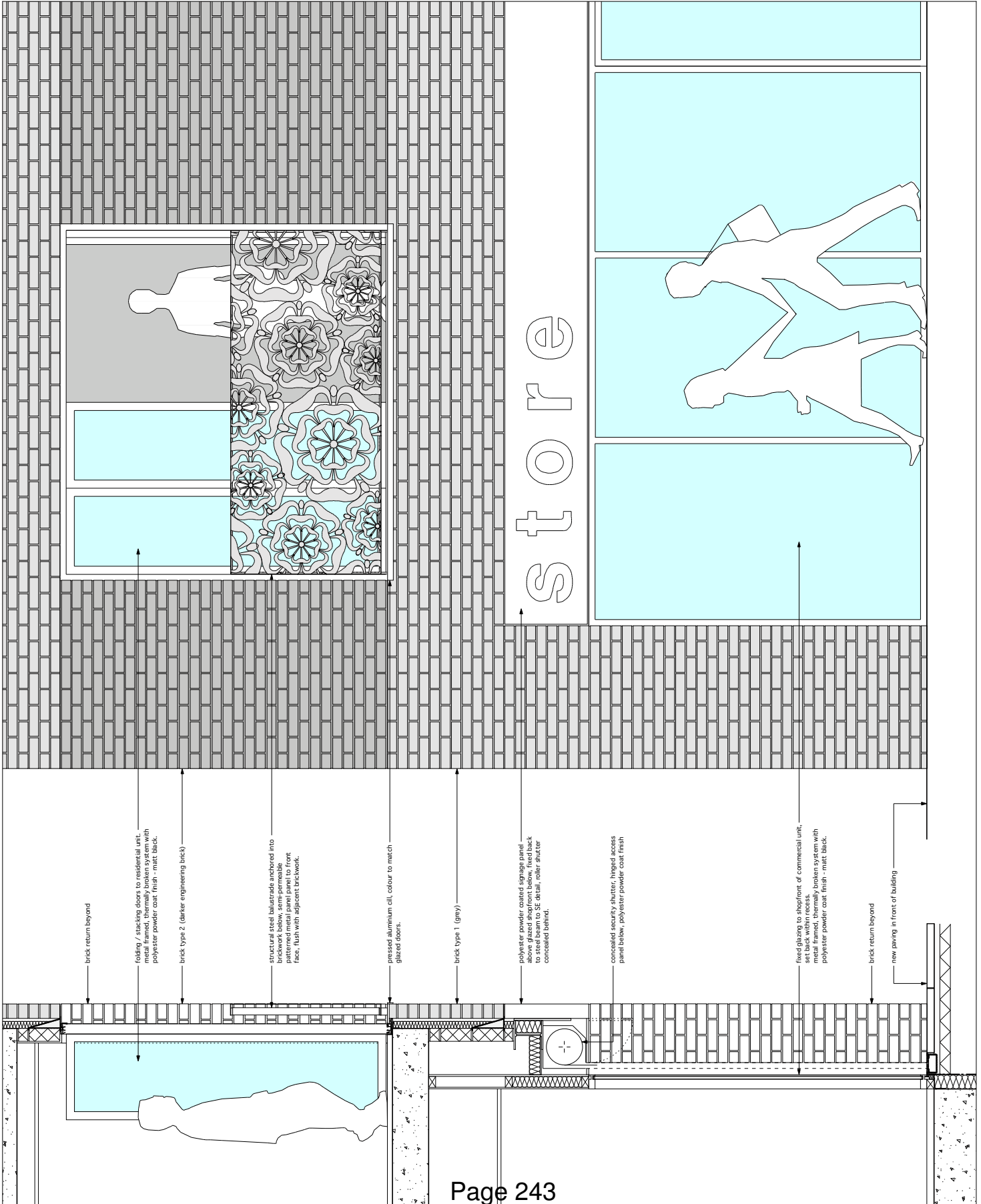
Rev
Rev

Drawn by
AH

Checked by

Status

PLANNING



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| | |
|---|---|
| ADDRESS: Hackney Hospital Site, Kenworthy Road, London, E9 5TD | |
| APPLICATION NUMBER: 2009/0259 | REPORT AUTHOR: Russell Smith |
| DRAWING NUMBERS: D_001 P2; D_200 P1; D_201 P1; D_210 P1; D_211 P1; D_212 P1; D_220 P3; D_211 P2; D_222 P2; D_223 P2; D_230 P1; D_231 P1; D_232 P1; D_233 P1; D_240 P2; D_241 P2 ; D_242 P1; D_243 P1; D_250 P1; D_260 P1 | VALID DATE: 30/01/2009 |
| WARD: Wick | AGENT: Ashley House The Priory - Stomp Road Burnham - Buckinghamshire SL1 7LW |
| APPLICANT: East London Lift Co 3rd Floor Aneurin Bevan House 81 Commercial Road London E1 1RD | AGENT: Ashley House The Priory - Stomp Road Burnham - Buckinghamshire SL1 7LW |
| PROPOSAL: Redevelopment of southern site at Hackney hospital to provide a primary care resource centre located in a part 2, 3 and 4 storey building to contain 2 GP practices, a community dental facility and primary care function (2239 sqm), plus residential accommodation providing 37 flats (5x1 bed/19 x 2 bed/12 x 3bed/1 x 4 bed) in a 5 storey building with penthouse level together with parking provision for 18 cars and 80 cycle spaces. | |
| NOTE TO MEMBERS: Planning application 2008/2014, which related to the same site, was presented to the Planning Sub-Committee on 3 December 2008. At that meeting members resolved that:- <i>The item be DEFERRED to allow the applicant to go back and look at the mix of units as the Sub-Committee would be more minded to accept the scheme if larger units were included within the residential section of the scheme.</i> The application was subsequently withdrawn to allow the residential element of the proposal to be revised. This resubmission contains a fewer number of residential units in order to accommodate family accommodation. The proposed residential unit types are: 5 no. 1 bedroom units (13%); 19 no. 2 bedroom units (51%); 12 no. 3 bedroom units (33%); and 1 no. 4 bedroom unit (3%). The proportion of 3&4 bed units typically regarded as family sized accommodation now amounts to just over 35% of the total number of units proposed. The resubmission now provides for 2 x 3 bed, 2 x 1 bed and 1 x 4 bed (2 storey) on ground floor. 3 of these ground floor units have private rear gardens, the remaining 2 have front gardens and direct access to a central communal amenity area. The remaining upper floor units comprising a mix of 1, 2 and 3 bed units each have access to private balconies. Internally all residential units comply with the space standards set out in SPG 1: Residential development. It is considered that given the site constraints and the requirements of the | |

proposed health care facility, the resubmission provides a satisfactory mix of residential unit types.

RECOMMENDATION SUMMARY:

Grant conditional planning permission subject to S106 legal agreement.

ANALYSIS INFORMATION

ZONING DESIGNATION: (Yes) (No)

| | | |
|-----------------------------|--|---|
| CPZ | | X |
| Conservation Area | | X |
| Listed Building (Statutory) | | X |
| Listed Building (Local) | | X |
| DEA | | X |

| LAND USE DETAILS: | Use Class | Use Description | Floorspace sqm | | | | |
|--------------------------|------------------|-------------------------|----------------|----|---|---|--|
| Existing | - | - | - | | | | |
| Proposed | D1 | Health centre | 2239 | | | | |
| | C3 | Residential | - | | | | |
| RESIDENTIAL USE DETAILS: | Residential Type | No of Bedrooms per Unit | | | | | |
| Type | | 1 | 2 | 3 | 4 | 5 | |
| Existing | - | - | - | - | - | - | |
| Proposed: | | | | | | | |
| Private | | 2 | 10 | 6 | - | - | |
| Affordable | | 3 | 9 | 6 | 1 | - | |
| Total | 37 | 5 | 19 | 12 | 1 | - | |

| PARKING DETAILS: | Parking Spaces (General) | Parking Spaces (Disabled) | Bicycle storage |
|------------------|--------------------------|---------------------------|-----------------|
| Existing | - | - | - |
| Proposed | 11 | 7 | 85 |

CASE OFFICER'S REPORT

1. SITE CONTEXT

- 1.1 The application site is a cleared area which was formerly part of the operational land of Hackney Hospital. The site is located within an area of mixed character south of Homerton High Street. The site, measuring 0,28Ha, is currently vacant, containing only a substation and a brick wall to the East and South boundaries.
- 1.2 To the east of the site is Kenworthy Road, which is the only public road that bounds the site. It is mainly urban in character and overlooked by a variety of building types and forms. The eastern side of Kenworthy Road has a mix of smaller terraced houses and a 1960's concrete framed secondary school as well as some taller flat blocks towards the Homerton High Street end.

- 1.3 To the south the site is bounded by a railway line embankment and two residential properties, which are the remains of a 2-storey Victorian terrace.
- 1.4 To the west of the site there is the secure Mental Health Unit (MHU) and its car park. An access road north of the site, off Kenworthy Road leads to the MHU and its car park and forms the western boundary to the site. The MHU itself is to the north west of the site with the car park directly adjacent.
- 1.5 To the north of the site there are two residential buildings for medical staff and a nursery. This site is subject to a planning approval for the erection of a part two, part four & part 6 storey building to provide 119 residential units and 423 sqm nursery.

2. CONSERVATION IMPLICATIONS

- 2.1 N/A

3. HISTORY

- 3.1 05/11/2008 – 14 - 16 Kenworthy Road (north site). Demolition of the existing 2 residential buildings for medical staff, comprising 358 studio flats and 360 sqm nursery and the erection of a part two, part four & part 6 storey building to provide 119 residential flats (30x1 bed, 54x2 bed, 25x3 bed 8x4 bed and 2x5 bed) and 423 sqm nursery. Application granted.
- 3.2 Withdrawn – 14 – 16 Kenworthy Road (south site). Redevelopment of southern site at Hackney hospital to provide a primary care resource centre located in a part 2, 3 and 4 storey building to contain 2 GP practices, a community dental facility and primary care function (2239 sqm), plus residential accommodation providing 48 flats (25 x 1b, 23 x 2b) in a 5 storey building with penthouse level, parking provision for 18 cars and 111 cycle spaces with associated amenity area.

4. CONSULTATIONS

- 4.1 Date Statutory Consultation Period Started: 10/02/2009
- 4.2 Date Statutory Consultation Period Ended: 03/03/2009
- 4.3 Site Notice: Yes
- 4.4 Press Advert: Yes
- 4.5 207 consultation letters sent to nearby occupiers. No responses received at time of writing report. A consultation update to be reported within the addendum.

5. POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995)

- EQ1 - Development Requirements
- EQ40 - Noise Control
- EQ41 - Development Close to Existing Sources of Noise
- EQ43 - Development of Contaminated Land
- EQ44 - Water Pollution
- EQ48 - Designing Out Crime
- HO3 - Other Sites for Housing
- TR19 - Planning Standards
- CS4 - Provision of Healthcare Facilities

5.2 Supplementary Planning Guidance (SPG)

- SPG 1 - New Residential Development
- SPG11 - Access For People With Disabilities

5.3 London Plan 2008 (consolidated with amendments since 2004)

- 2A.1 - Sustainability criteria
- 3A.1 - Increasing London's supply of housing
- 3A.2 - Borough housing targets
- 3A.5 - Housing choice
- 3A.6 - Quality of new housing provision
- 3A.7 - Large residential developments
- 3A.8 - Definition of affordable housing
- 3A.9 - Affordable housing targets
- 3A.10 - Negotiating affordable housing in individual private residential and mixed-use schemes
- 3A.18 - Protection and enhancement of social infrastructure and community facilities
- 3A.20 - Health objectives
- 3A.21 - Locations for health care
- 3A.22 - Medical excellence
- 3B.3 - Mixed use development
- 3B.4 - Strategic Industrial Locations
- 3C.1 - Integrating transport and development
- 3C.2 - Matching development to transport capacity
- 3C.3 - Sustainable transport in London
- 3C.23 - Parking strategy
- 4A.1 - Tackling climate change
- 4A.6 - Decentralised energy: Heating, cooling and power
- 4A.7 - Renewable Energy
- 4B.1 - Design principles for a compact city
- 4B.2 - Promoting world-class architecture and design
- 5C.1 - The strategic priorities for North London

5.4 Local Development Framework (LDF): Supplementary Planning Document

- SPD - Planning Contributions (2006)
- SPD - Affordable Housing (1995)

5.5 National Planning Policies

- PPS1 - Creating Sustainable Communities
- PPS3 - Housing
- PPG13 - Transport
- PPG12 - Noise and Pollution Control

6. COMMENT

Planning consent is sought for the redevelopment of the southern site at Hackney Hospital to provide a primary care resource centre, the South East Resource Centre (SERC) and 48 residential apartments. The development would come forward in two buildings with the SERC and residential building organised around a central courtyard accessed through the Kenworthy North development.

The SERC would come forward as a part 2, 3 and 4 storey building located on the eastern side of the site addressing Kenworthy Road. With a gross internal floorspace of 2239sqm, would provide accommodation for two GP practises, a community dental facility, health education and community health services. The main entrance to the SERC is located towards the North of the site on Kenworthy Road, although the entrance zone is double aspect so that staff access can be gained from the courtyard. The elevational treatment of the building would be red brick. The third floor would be provided with a set back and clad with a metal composite panel. An existing sub-station, located on the Eastern boundary of the site with Kenworthy Road would be retained and incorporated into the proposed design.

The residential units would come forward in a 5 storey building plus a penthouse level. The building would be located on the western side of the site adjacent to the MHU. The residential units are organised around a central stair core and communal decks or corridors lead to the flats, with the exception of the ground floor units which all have their own entrances off the courtyard. All apartments except one are dual aspect. The main living areas have been located to the east or south to prevent overlooking of the MHU. Other measures taken to prevent overlooking include incorporating screening and bay windows with directional views. Ground floor apartments have private landscaped areas, whilst balconies and terraces are provided for upper floor apartments. The residential building would have a blue brick plinth with light colour render above and the set back top storey would be clad in zinc. Features include aluminium 'pop out bays', alternating sections of coloured panels within balconies and a dark stained slatted timber screen along the MHU elevation.

It is proposed to provide three disabled car parking spaces and eleven staff car parking spaces within the internal courtyard for the SERC. The residential development is proposed as a 'zero car' development with just 4 disabled car parking spaces. A total of 85 cycle parking spaces are provided, which includes 63 covered residents spaces.

Considerations

The main considerations relevant to this application are:

- 6.1 The principle of the use.
- 6.2 Design and appearance of the proposed development.
- 6.3 Potential impact on the amenity of residents.
- 6.4 Traffic and transport considerations.
- 6.5 Response to objectors.
- 6.6 Planning Contributions.

Each of these considerations is discussed in turn below.

6.1 The principle of the use

South East Resource Centre

- 6.1.1 The application in part proposes the construction of a new health centre known as the South East Resource Centre (SERC) to provide 2239sqm of modern health care facilities. These would include accommodation for 2 or more GP practices, other health care related services, dentistry, health education and a base for Health Visitors and District Nurses,. The SERC is a key component of the PCT's plan (Bigger, Brighter, Better) for improving health care in the South East Hackney patch, which covers Hackney Wick, Hackney Central, Hackney Marshes, Lower Clapton and Homerton. In addition to extended Primary Care Services the SERC is proposed to provide an increased range of and treatment for conditions previously managed in hospitals.
- 6.1.2 The promotion of healthier communities is a key planning objective that is reflected in national, regional and local planning policy by support for the provision of additional health care as identified by the strategic health authority and primary care trust. From the perspective of promoting healthier communities the development of the SERC makes an important contribution to the achievement of this objective through the provision of improved and expanded health services in a highly accessible location well related to other local facilities and services in a main centre of population as part of a primary care trust strategy.

Residential

- 6.1.2.1 The application in part proposes the construction of 37 flats to provide a range of residential accommodation being 5 no. 1 bedroom units (13%); 19 no. 2 bedroom units (51%); 12 no. 3 bedroom units (33%); and 1 no. 4 bedroom unit (3%). It is proposed to provide 52% of the units as affordable housing. It is

indicated that the RSL would be Network Housing Group. The proposal would therefore contribute to the supply of affordable family accommodation in the area.

6.1.2.2 Policy 3A.9 of the London Plan sets a target of 50% affordable housing for new residential schemes. This is reflected in LBH SPD – Affordable Housing which sets out a requirement of 50% affordable housing for developments of 10 units or more of which 70% should be social rented housing and 30% intermediate housing. It is proposed to provide 19 units as affordable housing with 13 units for social renting and 6 units for intermediate housing. This equates to an affordable housing provision of 52% of which 68% is socially rented and 32% intermediate. This aspect of the proposal therefore broadly complies with relevant policies on affordable housing and as such is acceptable.

Summary

6.1.2.3 The proposal represents an efficient and effective use of brownfield land in an accessible urban location. It would contribute to the improvement of healthcare provision within the local area and provide a suitable mix of residential accommodation.

6.2 Design and appearance of the proposed development

6.2.1 The scheme consists of accommodation distributed around three sides of a central courtyard, with an access road culminating in this space. A vertical gap in the southern block of the approved development to the north allows access to the courtyard. The courtyard provides access to the residential block. Ground floor units have individual access to create ground level activity; there is also a staff/disabled access to the SERC. The courtyard can be broken down into three main components; public realm; communal space and courtyard. The public realm would accommodate shared surface parking, bin stores with green roofs and small areas of ornamental planting. The communal space would come forward as a single landscaped courtyard adjacent to the residential block; it would be separated from the public realm by green walls and screens. The ground floor residential units each have small functional front gardens, which are arranged around the communal space. The layout of the scheme and the courtyard has been agreed with LBH design officers.

6.2.2 The SERC building forms the public frontage of the site onto Kenworthy Road. Extensive discussions between the developer and LBH Design Officers have informed the development of the SERC design. It is considered that the proposed SERC building is acceptable in terms of scale, design and massing in relation to the surrounding area.

6.2.3 The residential element of the proposal is situated on the eastern portion of the site adjacent to the MHU car park. The building has been specifically designed to prevent overlooking both from and to the MHU. All units have their main living areas facing the courtyard to the east. Views from bedrooms have been directed southwards away from the MHU by setting the glazing within angled walls. Kitchen windows have obscured glazing. A timber screen prevents

overlooking from the external walkway, with the louvres designed to allow light in whilst minimising overlooking. Penthouse level windows have been setback and further screened by the timber screen.

- 6.2.4 The development of the site layout and location of the proposed new dwellings has allowed all the units to face east, west or south. This has avoided the necessity for any fully north facing units. Natural daylight to living rooms, bedrooms and kitchens have been maximised throughout the scheme with large areas of glazing, south facing wherever possible. Large east or south facing balconies are proposed to all flats on upper levels, with larger landscaped areas and terraces at ground floor and penthouse level units. With regard to the internal layout, room sizes meet the Council's minimum size standards in SPG1: New Residential Development.

Sustainability

- 6.2.5 The London Plan requires new developments to achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation. The submitted Energy Statement assesses various renewable technologies including combined heat and power (CHP). It finds that photovoltaic (PV) panels and a ground source heat pump system are feasible, whilst providing evidence that the other technologies would not be feasible in this scheme. Based on this assessment it is proposed to install PV panels on the roof of the residential block and the SERC building and utilise a ground source heat pump system in the SERC building. The Energy Statement states that these measures would result in a reduction of 15.4%. Whilst this is below the London Plan target the figure of 15.4% in the Energy Statement does not take into account the considerable CO² savings that would be achieved by the installation of a rainwater recycling system as proposed in the Sustainability Statement. The percentage of savings from renewable's could be increased by installing a greater area of PV panels on the roof but this would be at the expense of the rainwater recycling system. A condition is incorporated in Recommendation A that secures the provision of the rainwater recycling system. A clause is incorporated in Recommendation B that secures 15.4% carbon emissions savings through on site renewable energy generation.
- 6.2.6 The submitted Building Research Establishment Environmental Assessment Method (BREEAM) pre-assessment indicates that the proposed SERC would be capable of achieving a rating of excellent. The submitted Sustainability Statement indicates that the residential development is capable of achieving level 3 of the Code for Sustainable Homes. Clauses are incorporated in Recommendation B to secure these standards via legal agreement.

Refuse provision

- 6.2.7 The proposed development requires 8350 litres of waste storage plus provision for recycling for the residential dwellings. It is proposed to provide 7 x 1100 litre euro bins, which is considered acceptable by waste management. The accessibility of the store area is considered acceptable.

6.2.8 The SERC building would generate clinical waste, which is specialist waste that would be individually bagged, sorted and stored securely within the building. Clinical waste is 'contaminated' and has NHS standard procedures attached to for disposal as part of infection control procedures. The collection point for clinical waste is from the internal 'disposal hold' on the ground floor situated at the rear of the building. The collection vehicle would park temporarily in the turning area at the rear of the SERC during down times either between surgeries or at the end of the day 1 – 2 times a week.

6.3 Potential impact on the amenity of residents

6.3.1 Residential properties that could potentially be affected by the proposed development are located on Kenworthy Road immediately adjacent to the southern boundary of the site (no.60) and on the opposite side of the highway (nos. 33-43).

Sunlight/Daylight

6.3.2 A Daylight and Sunlight Study has been submitted and assessed. Given that the existing site is vacant there will inevitably be some reductions in daylight and sunlight resulting from the proposed development. 33 Kenworthy Road is projected to receive an annual total sunlight figure that is just marginally below the Building Research Establishment (BRE) guideline figure, although this is considered a good level for an urban location. 35-43 Kenworthy Road have bay windows, each with three windows, one of which faces northwards and so is not relevant in relation to sunlight, whereas the other two face within 90 degrees of south and so need to be considered. The Daylight and Sunlight Study finds that at least one window in each bay will receive the BRE recommended level of sunlight and therefore each room will receive good sunlight. 60 Kenworthy Road is located immediately to the south of the site and has a rear ground floor window that falls within the criteria for assessment; although an existing two storey rear extension located immediately south of window in question effectively blocks all sunlight from a southerly direction. The proposed development lies to the north and at this point is just two storeys, the study shows that daylight impact has been minimised and accords with BRE guidelines.

Loss of Privacy

6.3.3 The residential properties on the eastern side of Kenworthy Road are unlikely to be affected by the proposal in terms of overlooking. The SERC is a non residential building and its relationship with these properties is standard for 'front to front' buildings on opposite sides of a street in an urban setting. The residential element of the proposed development would introduce one window at first floor level which faces towards the rear of no.60 Kenworthy Road. This window is a secondary window which projects at an angle to the elevation and would provide limited views from within the proposed apartment. The distance between the properties would be approximately 16m with the roof of a single storey element of the SERC intervening. As such it is considered unlikely that the residential amenities of the occupiers of no.60 would be adversely affected

by way of overlooking.

Noise and General Disturbance

6.3.4 The proposed opening hours of the SERC are 7am till 10pm. The surrounding area has high background noise levels due to the vehicular traffic on Kenworthy Road, the nearby railway line and a secondary school opposite the site. As such it is considered unlikely that the proposal would have an adverse affect upon surrounding properties by reason of noise and general disturbance.

6.4 Traffic and transport considerations

6.4.1 It is proposed to provide 3 disabled car parking spaces and 11 staff car parking spaces within the internal courtyard for the SERC. The residential development is proposed as a 'zero car' development with just 4 disabled car parking spaces. Based on TfL guidance and the service provision detailed in the submitted transport assessment, the site Public Transport Accessibility Level (PTAL) has been calculated at a level of 4.A, which represents a good level of accessibility. At present the site is not located within a controlled parking zone (CPZ), however, Parking Services are investigating the implementation of a CPZ that includes Mabley Street and Chevel Street with further proposals to include the roads to the west of the site.

6.4.2 Outline travel plans submitted as part of the application contain broad objectives and a list of proposed measures. Traffic and Transport expect an obligation (S106) requiring the developer to submit two detailed travel plans that must meet the objectives outlined in the framework travel plan including the list of measures and outline specific modal targets prior to occupation. Upon approval of the travel plans the developer should be obligated to carry out the proposed measure so as to ensure that the Travel Plan Objectives/Targets are met. Traffic and Transport advise that a sum of £4,000 is secured towards the monitoring and review costs that will be incurred by the local authority. The implementation of on-street parking controls would ensure that parking displacement/overspill is minimised as well as contribute towards the proposal achieving greater sustainable modes of travel, it is therefore advised that the developer contributes £5,179 towards CPZ consultation and implementation costs. Considering the sites PTAL it is considered the 'car free' commitment as outlined in the accompanying transport assessment is acceptable in this location, however it is recommended that a section 106 car free agreement is entered into upon the successful implementation of the CPZ's. Recommendation B contains relevant clauses for the provision of the measures discussed above.

6.4.3 A servicing plan has been submitted in response Traffic and Transport comments. Servicing in accordance with this plan is considered acceptable and a condition requiring its adoption is included in Recommendation A.

6.4.4 85 cycle spaces are provided in total. 63 of these are covered cycle spaces are for use by residents. These are located close to the central core and adjacent to the boundary with the railway line.

7. CONCLUSION

- 7.1 The proposed development is considered compliant with pertinent policies saved in the Hackney UDP (1995), the LDF Core Strategy Preferred Policy Options (April 2008) and the London Plan (Consolidated with Alterations since 2004). Accordingly, the granting of planning permission is recommended.

8. RECOMMENDATIONS

Recommendation A

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

8.1.1 SCB0 – Development in accordance with plans

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

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

8.1.2 SCB1 - Commencement within three years

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

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

8.1.3 SMC6 – Materials to be approved (entire site)

Details, including samples, of materials to be used on the external surfaces of the building, boundary walls and ground surfaces shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

8.1.4 Non standard condition

Details of a rainwater harvesting system for the health care facilities hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the system shall be installed in accordance with such approved details.

REASON: To ensure that the development makes a contribution to the energy and resource efficiency priorities and other sustainability objectives which are embodied in the London Plan, Hackney UDP and emerging Core Strategy.

8.1.5 Non standard condition

A landscaping scheme, including details of green walls and roofs, illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

8.1.6 SCM9 - No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved or otherwise agreed in writing by the Local Planning Authority.

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.

8.1.7 SCH8 – Parking for persons with disabilities

Before the use hereby permitted first commences the 7 disabled car parking spaces shall be provide for use by the vehicles of persons with disabilities as located on drawing number 2732_D_004 P1.

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

8.1.8 SCH10- Provision for cycles

Secure, covered parking shall be provided for 85 bicycles in the form of Sheffield stands (or an alternative approved in writing by the Local Planning Authority), as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

8.1.9 Non standard condition

No loading and unloading of goods by vehicles arriving at or departing from the premises shall take place otherwise than within the cartilage of the building.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighboring highway and to ensure the permanent retention of the accommodation for parking/ loading and unloading purposes.

8.1.10 Non standard condition

No part of the development hereby approved shall be occupied until the accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers of the premises only.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighboring highway and to ensure that permanent retention of adequate parking provision and servicing arrangement is retained in accordance to approved plans.

8.1.11 Non standard condition

Before use hereby permitted first commences, appropriate markings shall be used to delineate all car parking spaces and servicing areas within the site as shown on the permitted plans, such marking to be maintained permanently.

REASON: In the interest of orderly and satisfactory parking provision being made on the site to ensure that the proposed development does not prejudice the free flow of traffic or public safety along the adjoining highway.

8.1.12 SCG1 – Restricted hours of use

The use of the health care facilities hereby permitted may only be carried out between the hours of 0700 to 2200 Mondays to Sundays and including Bank Holidays.

Reason: To ensure that the use operates in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

8.1.13 Non standard condition

Details of a scheme for sound insulation and noise control measures should be submitted to and improved in writing by the Local Planning Authority, implemented in accordance with the approved details and permanently retained thereafter to achieve the following internal noise targets:

- Bedrooms (23:00 – 07:00 hours) 35dB L Aeq and 5dB L max (fast)
- Living rooms (07:00 – 23:00 hours) 40dB L Aeq.

REASON: To ensure a satisfactory standard of residential accommodation.

8.1.14 NSC3 – No roof plant

No roof plant (including all external enclosures, machinery and other installations, except for photovoltaic, solar hot water heating panels and rainwater harvesting) shall be placed upon or attached to the roof or other external surfaces of the building unless otherwise agreed in writing by the Local Planning Authority.

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

Recommendation B

- 8.2 That the above recommendation be subject to the applicant, the landowners and their mortgagees entering into a section 106 agreement in order to secure the following matters to the satisfaction of the Assistant Director of Regeneration and Planning and the Corporate Director of Legal and Democratic Services:

- 8.2.1 To secure the provision of 19 residential units as affordable housing. The provision of affordable housing to consist of 13 socially rented units (3 x 1 bed/ 4 x 2bed/ 5 x 3 bed/ 1 x 4 bed) and 6 intermediate units (4 x 2 bed/ 2 x 3 bed).
- 8.2.2 No open market units shall be occupied or used until all of the affordable units have been transferred or contract for transfer to an RSL has been signed. None of the residential units shall be occupied until/unless the South East Resource Centre has been built to core and shell level
- 8.2.3 Payment by the landowner/developer of a sustainable transport contribution of £5179.00 towards works to the public highway.
- 8.2.4 Payment by the landowner/developer of an education and libraries contribution of £43251.32 with respect to anticipated child yield from the additional residential housing units being provided in accordance with the Department for Education and Skills cost of providing a school place.
- 8.2.5 Payment by the landowner/developer of an open space contribution of £3188.16 towards the supply and quality of open space in the immediate locale.
- 8.2.6 Residential units to be built to Lifetime Homes standard and comply with Code for Sustainable Homes.
- 8.2.7 Commitment to the Council's local labour and construction initiatives (25% on site employment).
- 8.2.8 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 Section 106 Agreement.
- 8.2.9 Achievement of a level 3 rating under the proposed Code for Sustainable Homes all reasonable endeavours to achieve level 4.
- 8.2.10 Achievement of a rating of very good with all reasonable endeavours to a rating of excellent.
- 8.2.11 15.4% reduction in carbon emissions through the use of renewable energy sources and use of low energy technology.
- 8.2.12 Considerate Constructors Scheme – the applicant to carry out all works in keeping with the National Considerate Constructors Scheme.
- 8.2.13 The developer is required to submit two detailed travel plans that must meet the objectives outlined in the framework travel plan including the list of measures and outline specific modal targets prior to occupation.
- 8.2.14 Upon approval of the travel plans the developer is obligated to carry out the proposed measure so as to ensure that the Travel Plan Objectives/Targets are met.

- 8.2.15 The developer shall submit annual monitoring reports to the Council which demonstrate how the travel plans have been operated during the previous 12 months for a minimum period of 2 years.
- 8.2.16 The developer shall not commence the development until it has received the prior written approval of the council to the terms of the travel plans.
- 8.2.17 The developer shall pay the council £4000.00 in respect of its cost of reviewing and monitoring the travel plans.
- 8.2.18 At least 10% of units provided shall be wheelchair accessible.
- 8.2.19 The applicant is advised that they will be required to enter into a highways Section 278 legal agreement with TfL and are not to occupy or use any residential units until/unless the s278 agreement has been signed with TfL
- 8.2.20 Provision to allow the placement of street lighting on the proposed buildings where appropriate.
- 8.2.21 Best endeavours to provide a car club.

Recommendation C

- 8.3 That in the event of the Section 106 agreement referred to in Recommendation B not being completed by 23rd December 2008, the Assistant Director of Regeneration and Planning be given the authority to refuse the application for the following reasons:
 - 8.3.1 The proposed development, in the absence of a legal agreement for securing affordable housing, would be to the detriment of housing needs in the Borough and would fail to promote a mixed and inclusive community and as such would be contrary to policies ST1, H01 and H03 of the Hackney Unitary Development Plan, policies 3A.7 and 3A.8 of the London Plan 2004 and advice contained in PPS1 and PPG3.
 - 8.3.2 The proposed development, in the absence of a legal agreement for securing educational contributions, would be likely to contribute to pressure and demand on the Borough's education provision contrary to policies EQ1, H03, CS2 and S10 of the Hackney Unitary Development Plan and policy 3A.21 of the London Plan 2004.

9. REASONS FOR APPROVAL

- 9.1 The following policies contained in the Hackney Unitary Development Plan (1995) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 – Development Requirements, EQ48 – Designing out Crime, TR19 – Planning Standards, CS4 - Provision of Healthcare Facilities.

9.2 The following policies in the London Plan (Consolidated with Alterations since 2004) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: 2A.1 – Sustainability Criteria, 3A.1 – Increasing London’s Supply of Housing, 3A.2 – Borough Housing Targets, 3A.3 – Maximising the Potential of Sites, 3A.17 – Addressing the Needs of London’s Diverse Population, 3A.18 - Protection and enhancement of social infrastructure and community facilities, 3A.20 - Health objectives, 3A.21 - Locations for health care, 3A.22 - Medical excellence, 3C.1 – Integrating Transport and Development, 3C.2 – Matching Development to Transport Capacity, 3C.3 – Sustainable Transport in London, 3C.23 – Parking Strategy, 4A.1 – Tackling Climate Change, 4A.3 – Sustainable Design and Construction, 4A.7 – Renewable Energy, 4A.22 – Spatial Policies for Waste Management, 4B.1 – Design Principles for a Compact City, 4B.3 – Enhancing the Quality of the Public Realm, 4B.5 – Creating an Inclusive Environment, 4B.6 – Safety, Security and Fire Prevention and Protection, 4B.8 – Respect Local Context and Communities.

10. INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person’s Provisions
- SI.27 Fire Precautions Act 1971
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping
- NSI It is recommended that the developer applies for a s61 consent for this development under the Control of Pollution Act 1974 before commencing construction on site.



Signed..... Date: 27 February 2009

**Fiona Fletcher Smith
DIRECTOR, NEIGHBOURHOODS & REGENERATION**

| NO. | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|-----|---|---|-----------------------------------|
| 1. | Hackney UDP (1995) and the London Plan (2004) | Russell Smith (020 8356 7727) | 263 Mare Street, London E8 3HT |

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View of existing substation incorporated into the elevation



View of junction detail between the SERC and 14-16 Kenwothy Road development

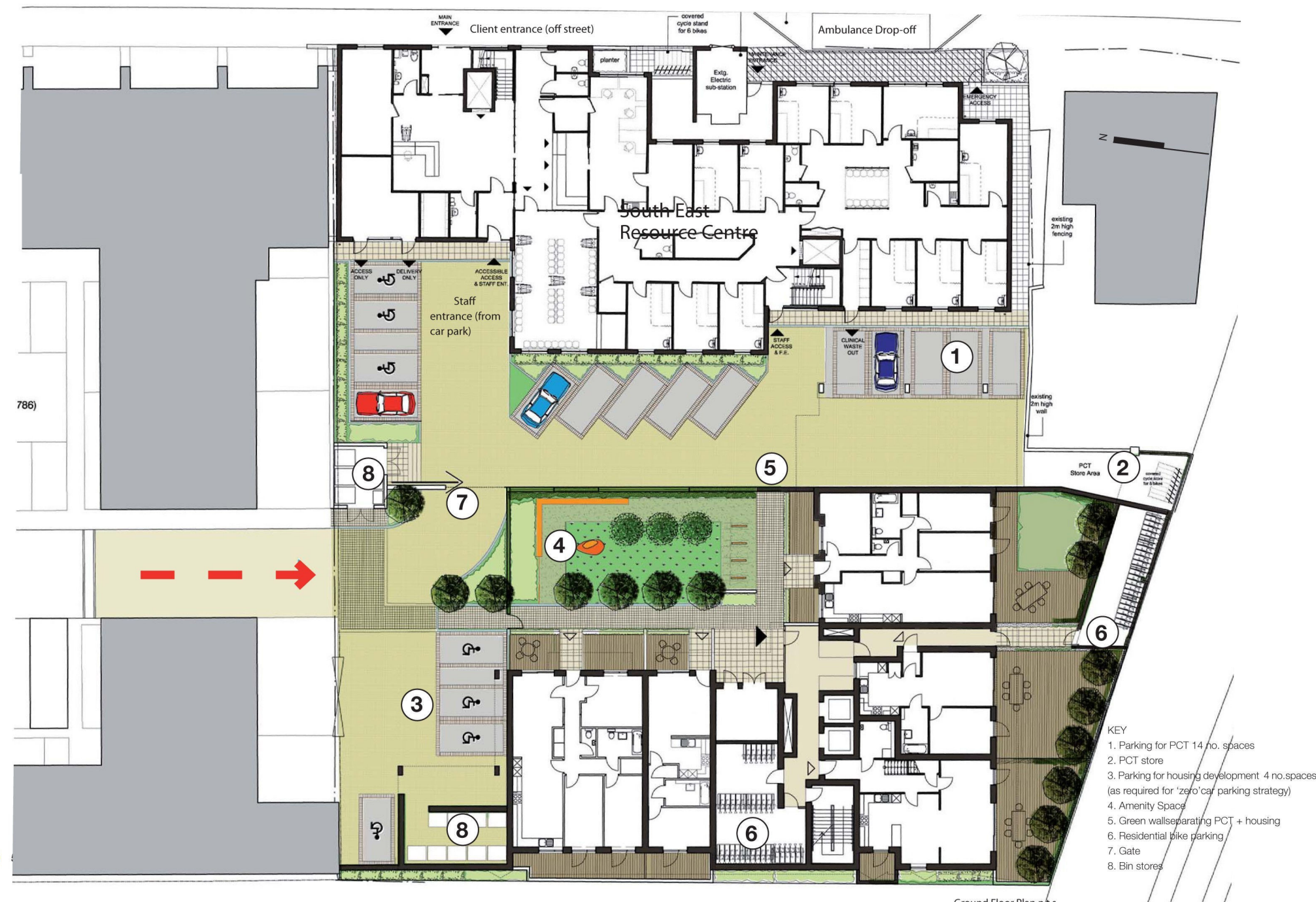
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4.3 Focal Points

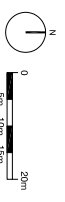
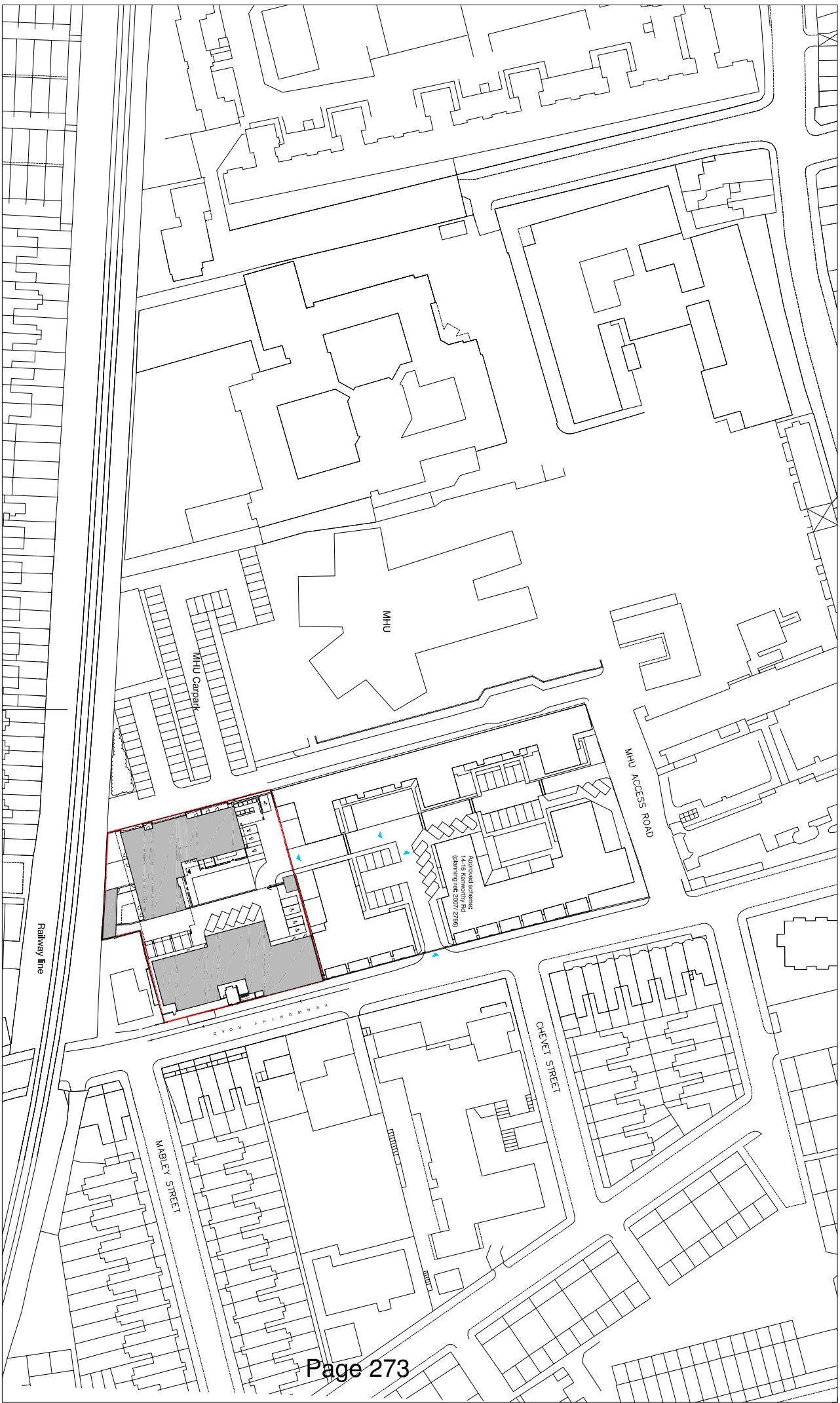


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KENWORTHY ROAD



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standard notes

1. Do not scale this drawing.
2. Dimensions are given in millimetres unless otherwise stated.
3. Unless shown otherwise, all dimensions are to structural surfaces.

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drinking notes

- South East Resource Centre development site boundary
- site access route

versions

P1 30/01/09 Revised planning submission



South East Resource Centre Development

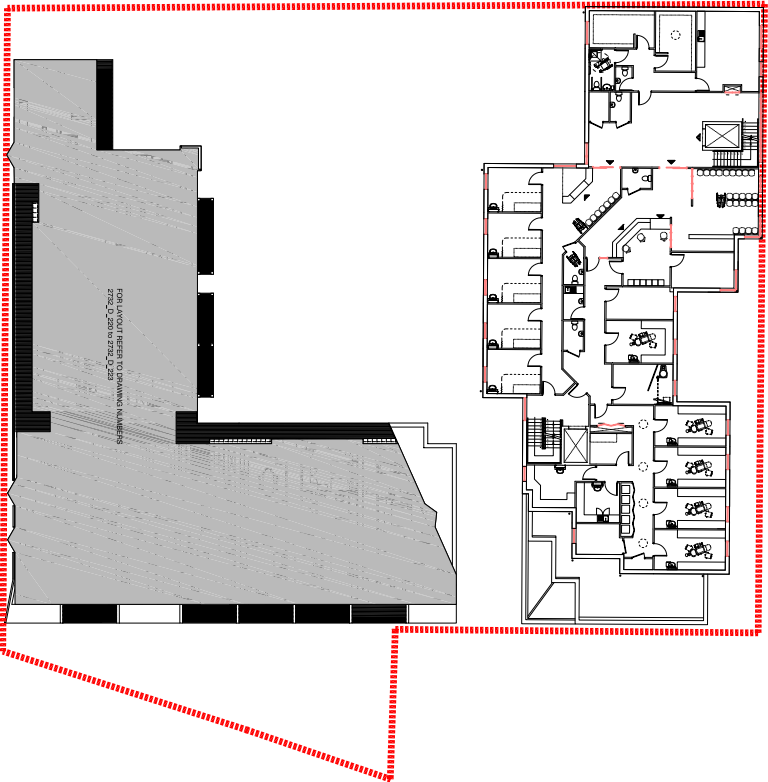
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checked LN
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rev P1

client East London Lifto
drawing Proposed Site Location Plan

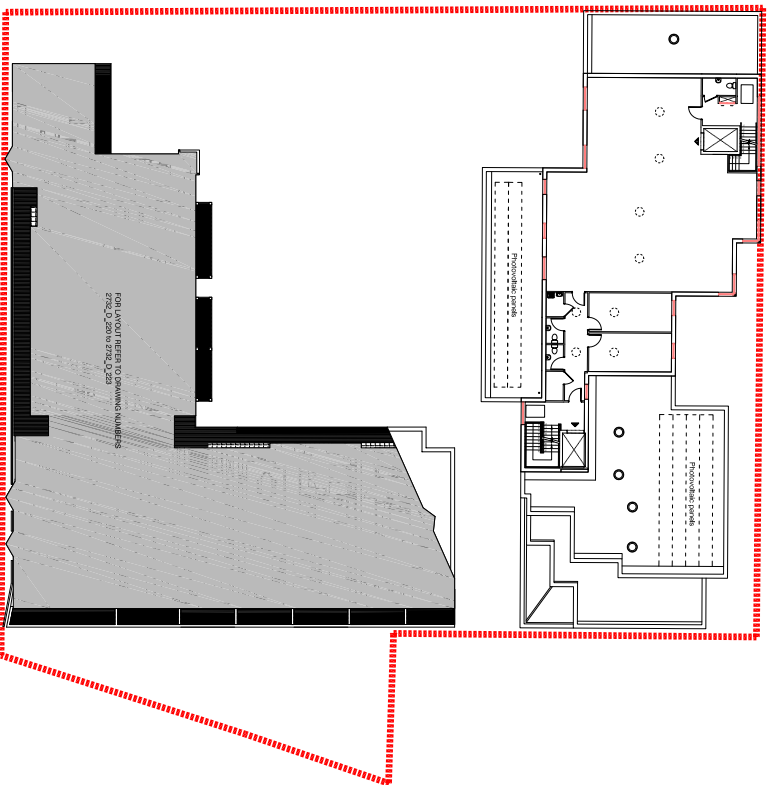
J:2732 Kenworthy Road, Southern Services Unit, Dringrup Planning

Ashley House
 Building for Health
 The Priory, Stone Road, SL7 7JW
 Tel: 01628 800 340 Fax: 01628 800 345

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SECOND FLOOR



THIRD FLOOR



standard notes

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drawing notes

KEY

- Access/Egress points
- South East Resource Centre development site boundary

revisions

P1 30/01/09 Revised planning submission

South East Resource Centre Development

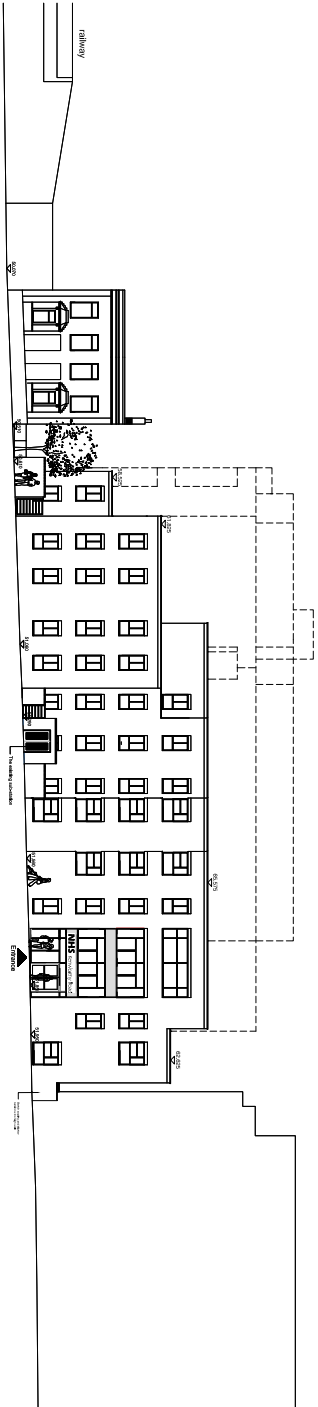
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| scale | 1:200/0A3 | drawing | Proposed SEFC 2nd & 3rd Floor Plans |
| drawn | M/C LN | checked | LN |
| drawn | LN | drawing number | 2732_D_211 |
| rev | P1 | rev | P1 |

J:2732 (remedy) Ross Southern Site/02/02 User Drawing/Planning

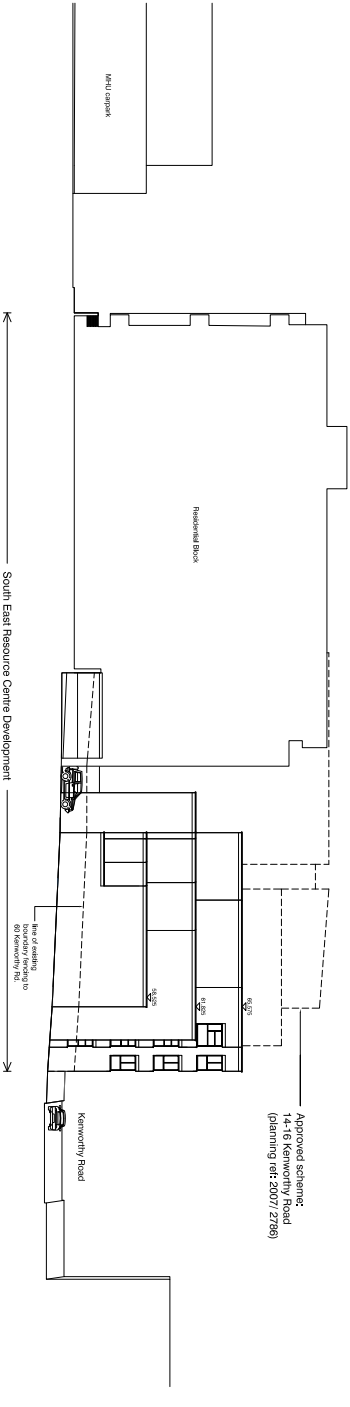
Ashley House plc
 The Priory, Stamp Road
 London, SE1 7JW
 Tel: 01688 800 340 Fax: 01688 800 345

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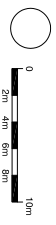
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Elevation AA



Elevation CC



standard notes

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drawing notes

An architect's level datum value of 50.00m has been assigned to ST/1 from the site survey drawing S04/06-01 by Survey Solutions.



revisions

P1 30.07.09 Revised planning submission

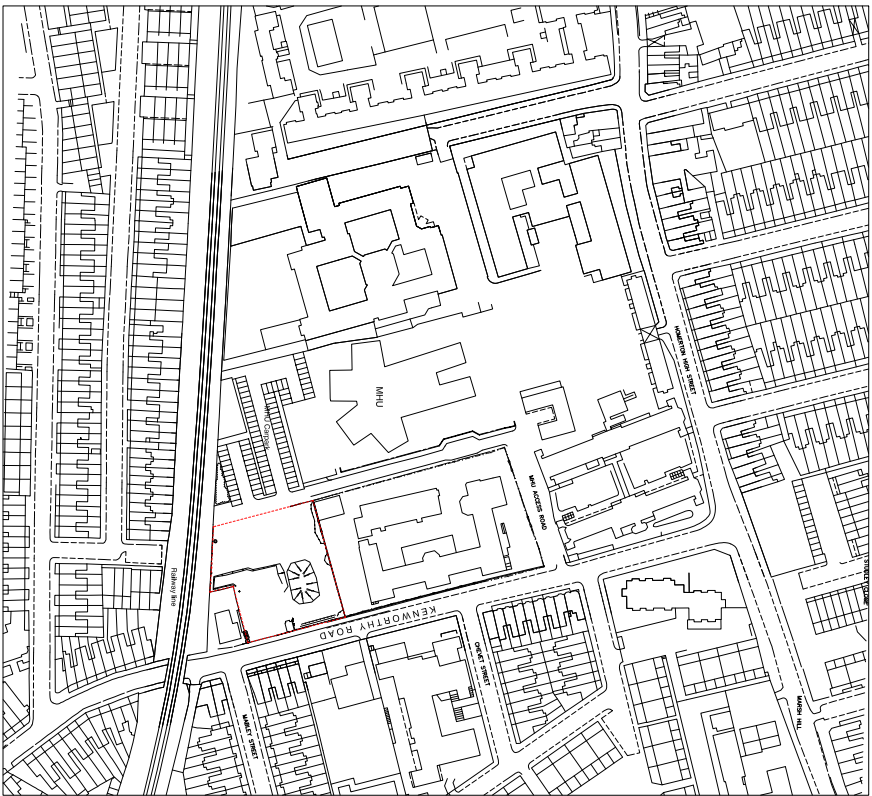
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drawing PCT Elevations AA & CC
client East London Lifco
location East London Lifco
drawing number 2732_D_230
revision P1
author J.2732 Kenworthy Road Southern Site/02/02 User Drawings/Planning

Ashley House
 The Priory, Stone Road
 Sl. T. 71V
 Tel: 01628 800 340 Fax: 01628 800 345

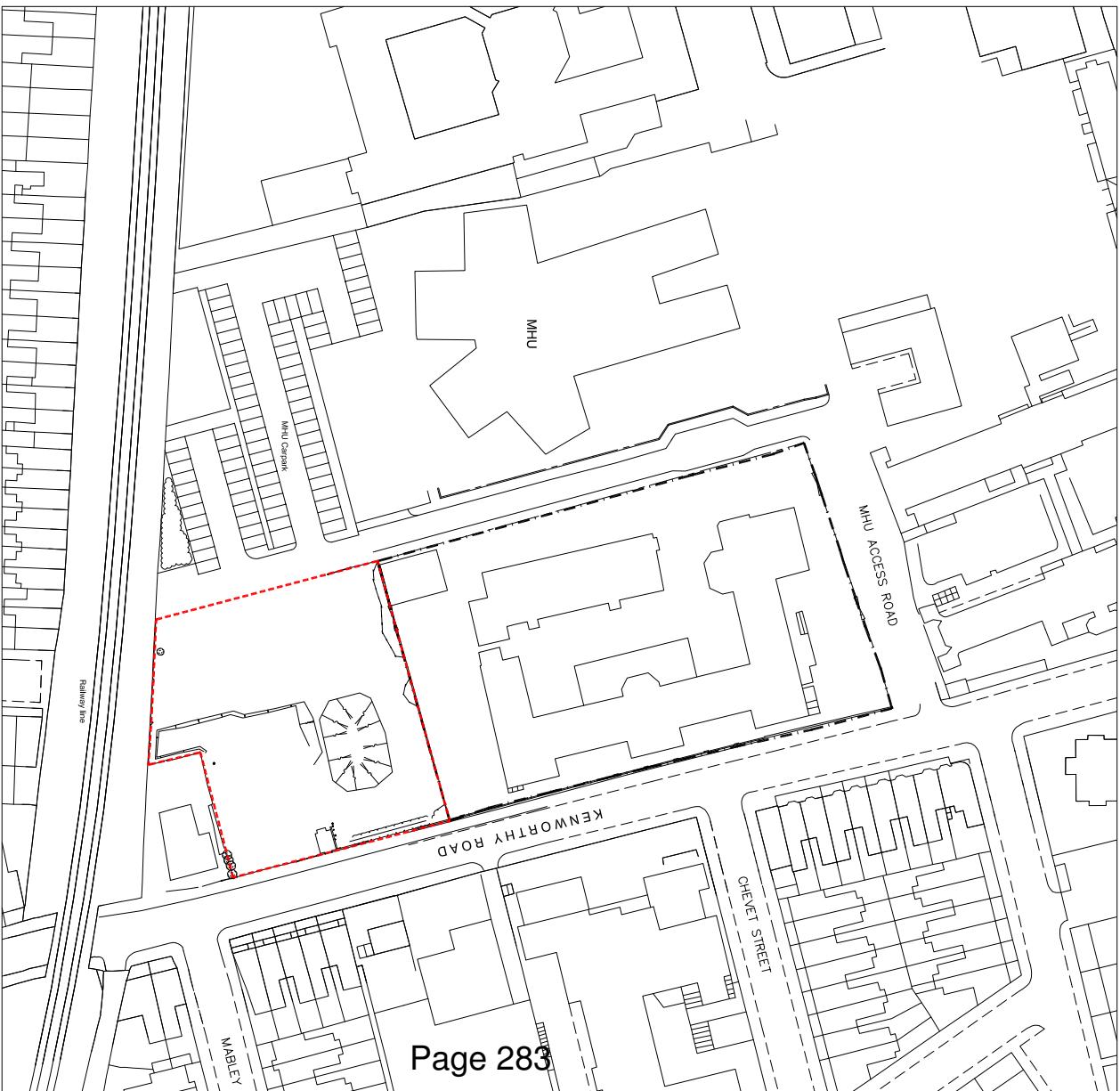
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Site Location Plan 1:1250 @ A1 (1:2500 @ A3)



Existing Site Layout Plan 1:500 @ A1 (1:1000 @ A3)



standard notes

1. Do not scale the drawing.
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3. Unless shown otherwise, all dimensions are to structural surfaces.

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drawing notes

- existing 14-16 Kenworthy Road site boundary, development site boundary
- South East Resource Centre development site boundary
- existing 14-16 Kenworthy Road site boundary, development site boundary

revisions

| | | |
|----|----------|---------------------------------|
| P1 | 31.07.08 | planning application submission |
| P2 | 30.07.08 | revised planning submission |

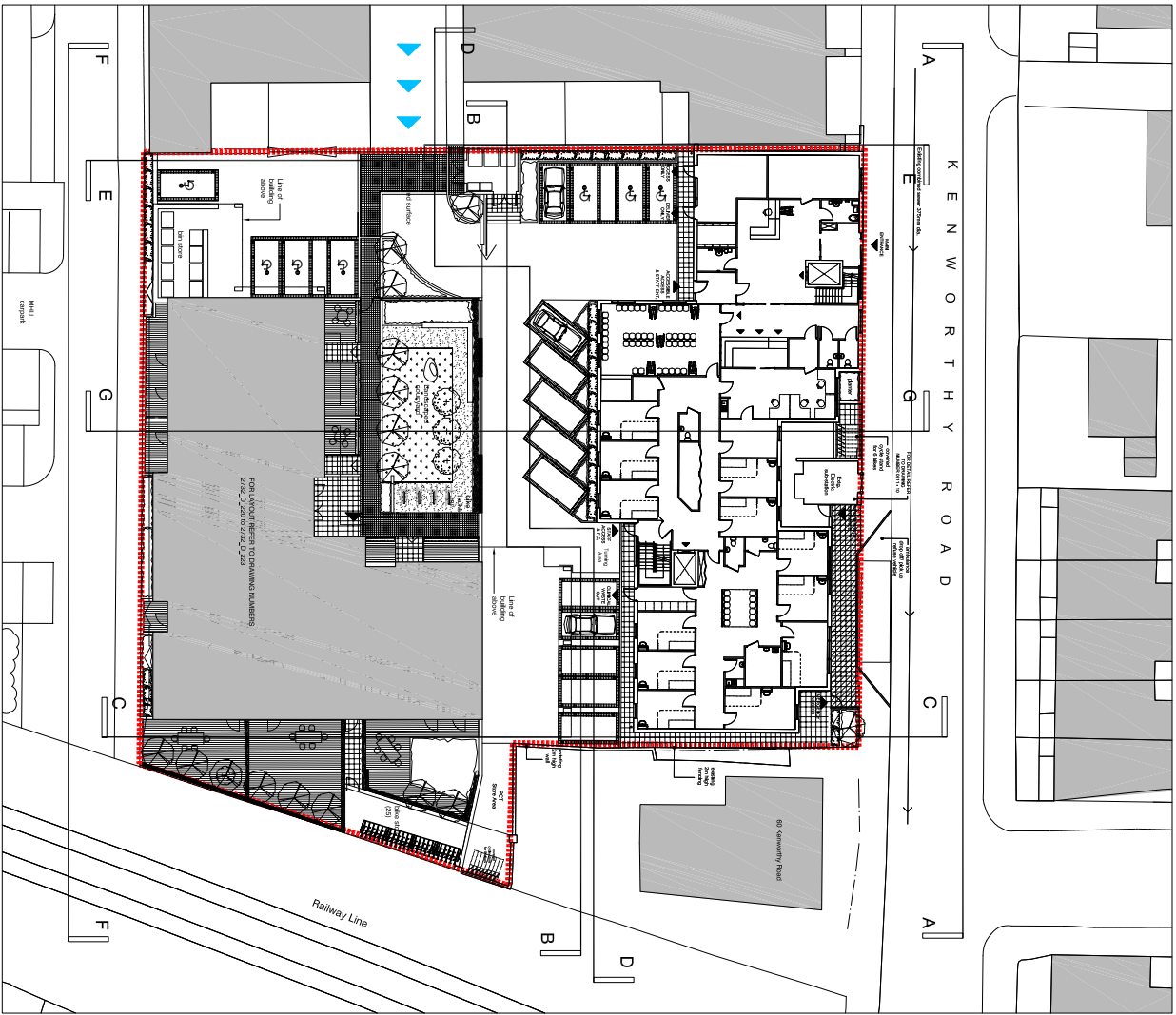


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drawing Site Location Plan & Plan
drawn JS
checked LN
drawing number 2746_D_001
rev P2



South East Resource Centre Development

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GROUND FLOOR

standard notes

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drawing notes

KEY

- Access/Egress points
- South East Resource Centre development site boundary

revisions

| | | |
|----|----------|-----------------------------|
| P1 | 30/01/09 | Revised planning submission |
|----|----------|-----------------------------|

lift building for health
improving lives across East London

City and Hackney NHS
Teaching Primary Care Trust

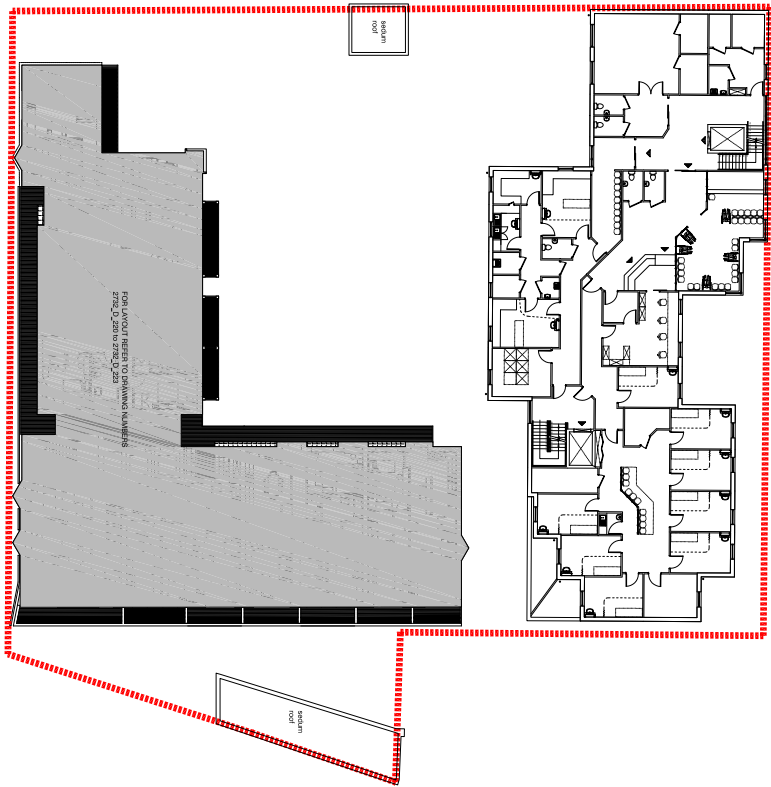
Levitt Bernstein

South East Resource Centre Development

| | | | |
|--------------|------------|-----------------------|--|
| date | 08.01.09 | client | East London Lifco |
| scale | 1:200 @ A3 | drawing | Proposed SENC Ground & 1st Floor Plans |
| drawn | MC LN | checked | LN |
| drawn | LN | drawing number | 2732_D_210 |
| rev | P1 | rev | P1 |

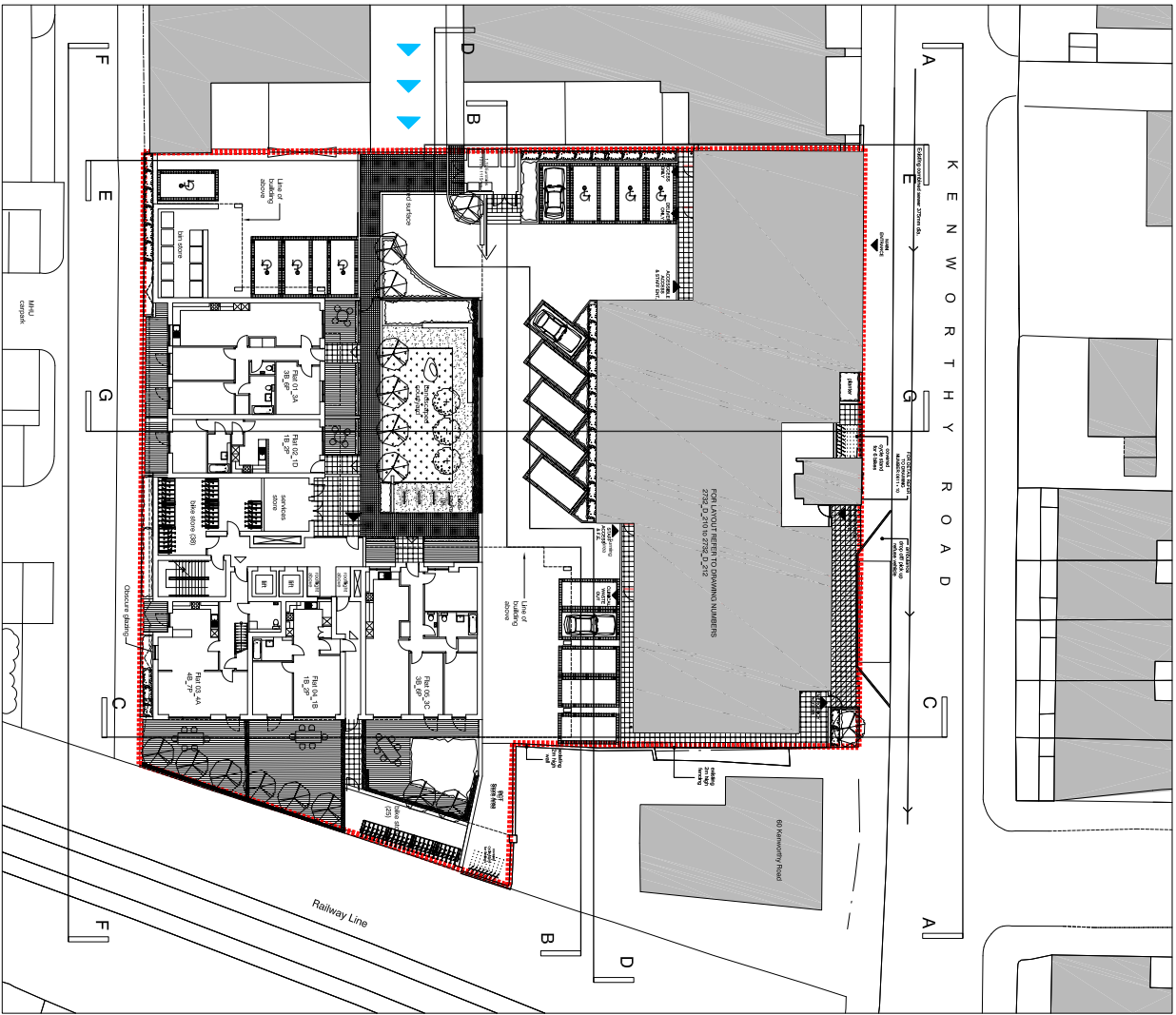
J:\2732 Resource Centre\South East Lifco\2 Line Drawings\Planning

Ashley House
The Priory, Stamp Road, S1 7 7UJ
Tel: 01628 800 340 Fax: 01628 800 345



FIRST FLOOR

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GROUND FLOOR

1. Do not scale the drawing.
 2. Dimensions are given in millimetres unless otherwise stated.
 3. Unless shown otherwise, all dimensions are to structural surfaces.

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standard notes

drawing notes

KEY

Flat Entrance

South East Resource Centre development site boundary

revisions

| | | |
|----|----------|-----------------------------|
| P1 | 13.01.09 | Issue to Watercraze |
| P2 | 22.01.09 | Issue to Watercraze |
| P3 | 30.07.09 | Revised planning submission |

lift building for health
 City and Hackney NHS
 Teaching Primary Care Trust
 Levitt Bernstein

South East Resource Centre Development

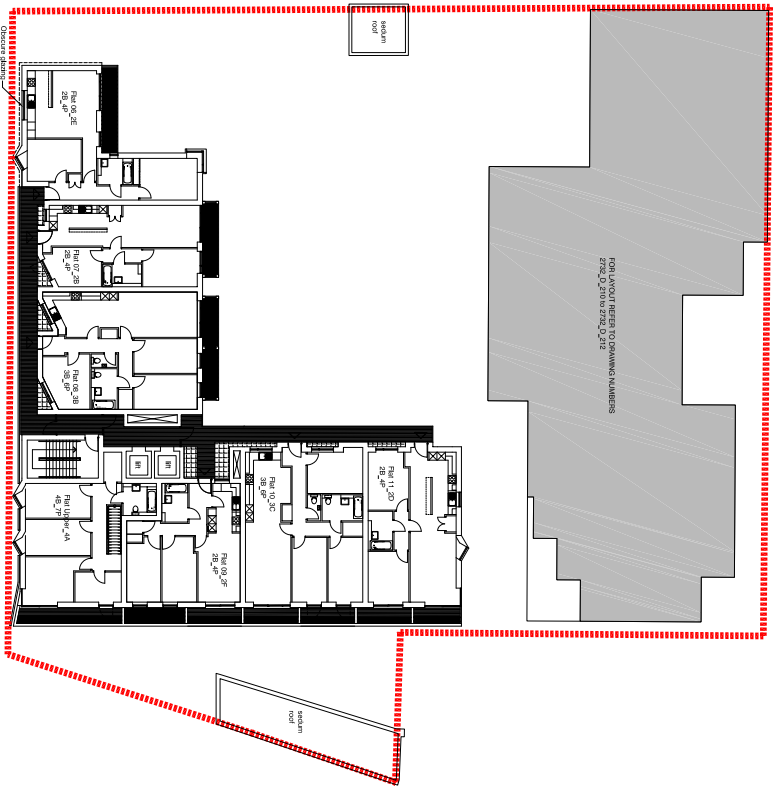
date 08.01.09
scale 1:200
drawn M/C LN
checked LN
drawing number 2732_D_220
rev P3

client East London Lifco
drawing Proposed Residential Block:
 1st Floor
drawn M/C LN
checked LN
drawing number 2732_D_220
rev P3

J:2732 Kenworthy Road Southern Site/02/02 User Drawings/Planning

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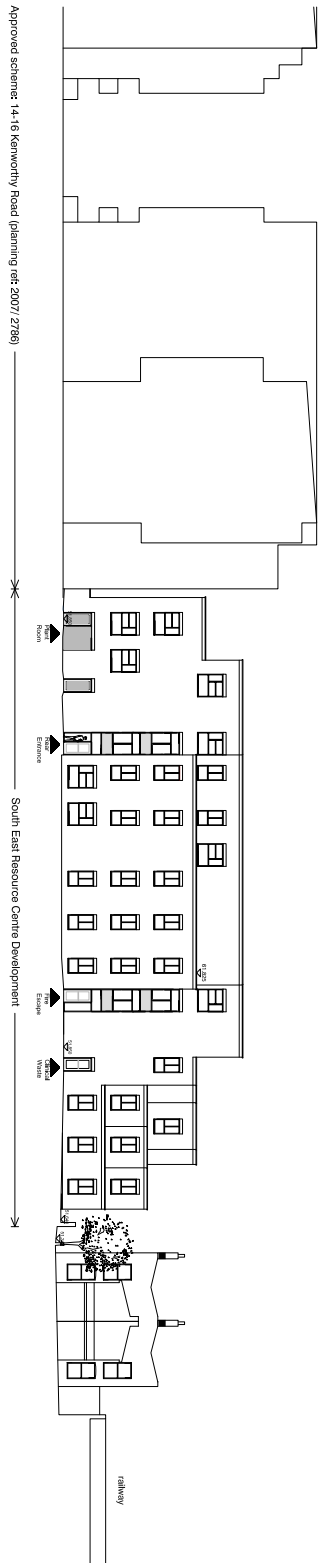
FIRST FLOOR



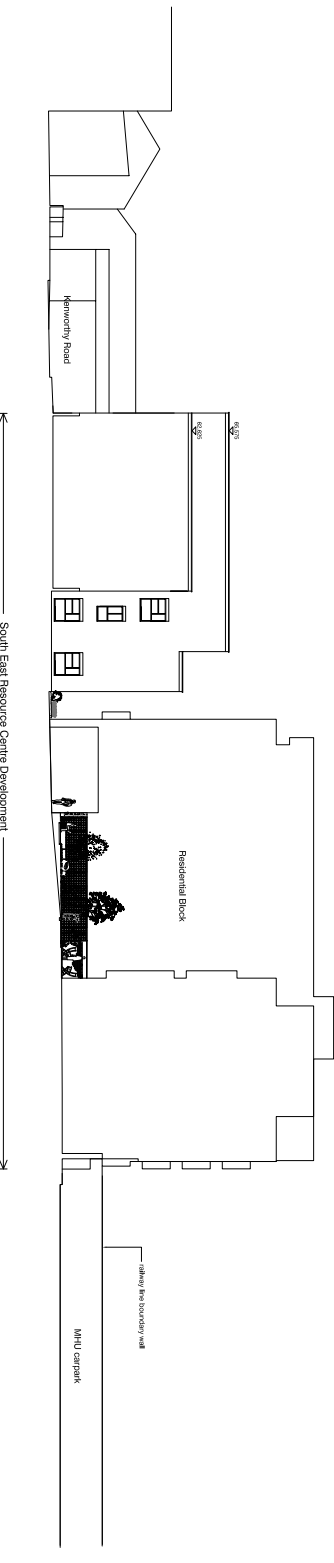
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Elevation DD



Elevation EE



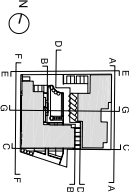
standard notes

1. Do not scale the drawing.
2. Dimensions are indicated on site and any discrepancies, whether with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.

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drawing notes

An architect's level datum value of 50.00m has been assigned to ST/1 from the site survey drawing S0489e-01 by Survey Solutions.



revisions

| | | |
|----|----------|-----------------------------|
| P1 | 30.07.09 | Revised planning submission |
|----|----------|-----------------------------|

| | | | |
|--------------|------------|----------------|------------------------|
| date | 08.01.09 | client | East London Lifeco |
| scale | 1:200 @ A1 | drawing | PCT Elevations DD & EE |
| drawn | MC | checked | 2732_D_231 |
| date | LN | rev | P1 |

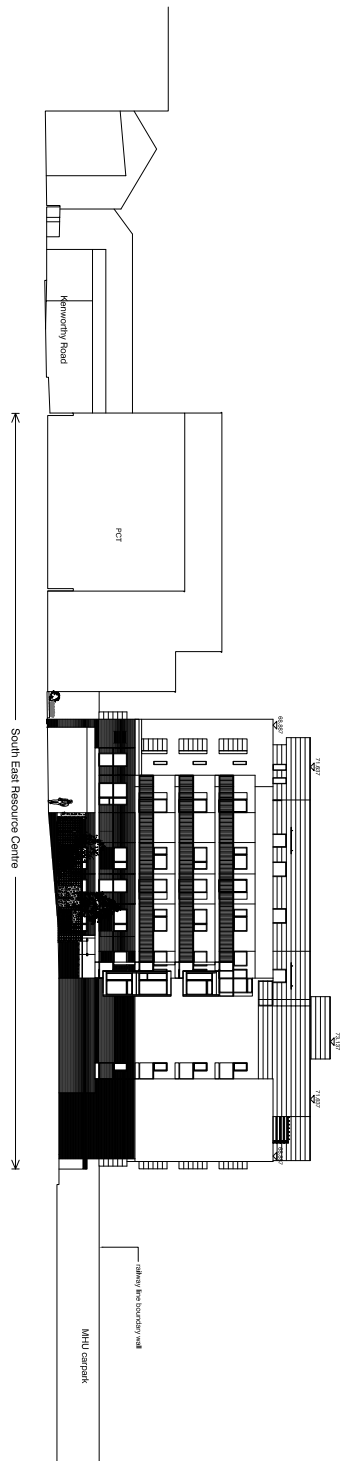
J:\2732 Kenworthy Road Southern Site\02\02 User Drawings\Planning

South East Resource Centre Development

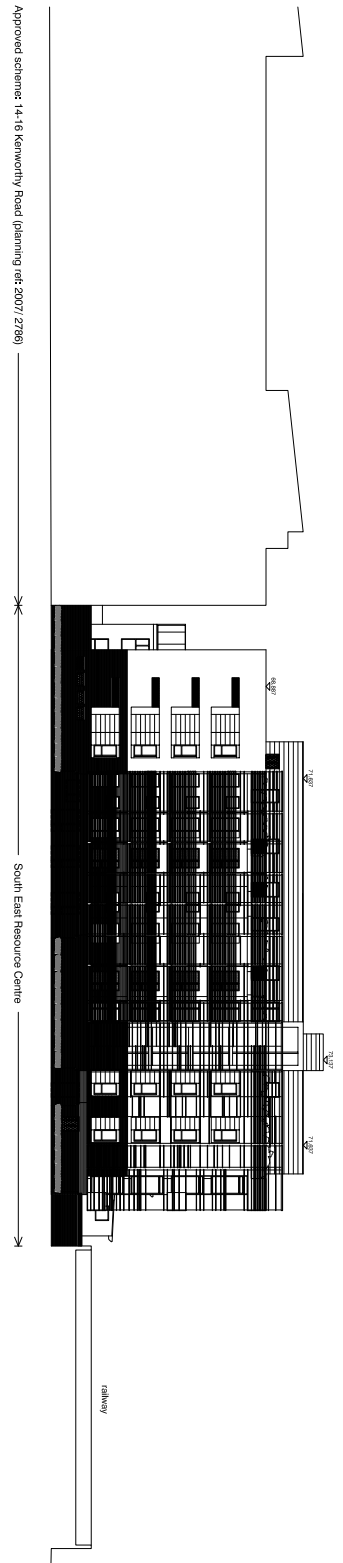
Ashley House plc
 The Priory, Stone Road
 Buntingford, Cambridgeshire, SG11 7JW
 www.ashleyhouse.com
 Tel: 01628 800 340 Fax: 01628 800 345

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Elevation EE



Elevation FF



standard notes

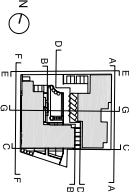
1. Do not scale this drawing.
2. All dimensions are in millimetres unless otherwise stated.
3. Unless shown otherwise, all dimensions are to structural surfaces.

THIS IS NOT A CONSTRUCTION DRAWING. IT IS UNSUITABLE FOR THE PURPOSE OF CONSTRUCTION AND MUST ON NO ACCOUNT BE USED AS SUCH.

drawing notes

As architect level datum value of 50.00m has been assigned to STN from the site survey drawing 354496-01 by Survey Solutions.

- Concrete glazing
- Solid in-fill panel
- FR glass



revisions

| | | |
|----|----------|-----------------------------|
| P1 | 18.07.09 | Issue to Waverley |
| P2 | 30.01.09 | Revised planning submission |

building for health
NHS
 Teaching Primary Care Trust

| | | | |
|--------------|------------|-----------------------|--------------------------------------|
| date | 08.01.09 | client | East London Lifco |
| scale | 1:200 @ A1 | drawing | Residential Block Elevations EE & FF |
| drawn | AS | checked | AS |
| M/C | LN | drawing number | 2732_D_241 |
| | | rev | P2 |

J:2732 Kenworthy Road, Southern Lane, Dagenham, London

Ashley House
 Residential Planning
 Ashley House plc
 The Priory, Stone Road
 Stone, Staffs, ST17 7JF
 Tel: 01526 800 340 Fax: 01526 800 345

South East Resource Centre Development

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| | |
|---|---|
| ADDRESS: 32-38 Scrutton Street, London | |
| WARD: Haggerston | REPORT AUTHOR: Russell Smith |
| APPLICATION NUMBER: Full planning permission: 2009/0059 Conservation Area Consent: 2009/0089 DRAWING NUMBER: 1-304- 200,201,300,301,400,401,402 | VALID DATE: 12/01/2009 |
| APPLICANT: BL & R Bard 51 Great Eastern Street London EC2A 3HP | AGENT: Waugh Thistleton Architects Ltd 51 Great Eastern Street London EC2A 3HP |
| PROPOSAL: (1) Resubmission of planning application 2008/2221 for demolition of existing building and erection of a new part 5, part 6 storey mixed use building (plus basement) to provide 7713sqm of Class B1 office accommodation and 345sqm of class A1/A3 retail/restaurant/café accommodation together with 5 off street car parking spaces (3 of which would be for disabled persons) and cycle parking, landscaping areas and a courtyard. (2) Conservation area consent for demolition of existing buildings. | |
| NOTE TO MEMBERS: This is a re-submission of planning application 2008/2221 which was presented to, and approved by the Planning Sub Committee on 3 rd December 2008 subject to the completion of a s106 Agreement. Recommendation C required that the s106 be completed by 24 th December 2008 and in the event that it was not completed by this date the Assistant Director of Regeneration and Planning be given the authority to refuse the application. Subsequently the applicant failed to complete the s106 agreement by 24 th December 2008 and the application was refused. The present application remains unchanged from the application previously approved by committee. | |
| RECOMMENDATION SUMMARY: (1) Grant conditional planning permission subject to S106 legal agreement. (2) Grant conditional conservation area consent subject to s106 agreement | |

ANALYSIS INFORMATION
ZONING DESIGNATION: (Yes) (No)

| | | |
|-----------------------------|---|---|
| CPZ | X | |
| Conservation Area | X | |
| Listed Building (Statutory) | | X |
| Listed Building (Local) | | X |
| DEA | X | |

| LAND USE DETAILS: | Use Class | Use Description | Floorspace sqm |
|--------------------------|-----------|-----------------|----------------|
| Existing | B1 | Office | 3199 |
| Proposed | B1 | Office | 7713 |
| | A1 | Shop | 75 |
| | A3 | Restaurant | 270 |

| PARKING DETAILS: | Parking Spaces (General) | Parking Spaces (Disabled) | Bicycle storage |
|-------------------------|--------------------------|---------------------------|-----------------|
| Existing | 30 | - | - |
| Proposed | 5 | 3 | 52 |

CASE OFFICER'S REPORT
1. SITE CONTEXT

- 1.1 The application site, located in South Shoreditch, is currently occupied by a 3 storey office block with pitched roof warehouse/commercial unit to the rear. The area of the site is 0.2694 HA. The site has a 30m frontage to Scrutton Street, which forms the northern site boundary and is the only public road that bounds the site. Vehicular access to the site is via a passage through the building from Scrutton Street.
- 1.2 The surrounding area is predominately commercial in character due to its location adjacent to the City Fringe. Notwithstanding the predominance of commercial activity the surrounding uses are varied with a mix of commercial/light industrial activity existing alongside retail, entertainment, live/work and residential uses.
- 1.3 Located adjacent to the junction of Scrutton Street and Holywell Row the site is surrounded by buildings of mixed heights, styles and uses. The existing building is flanked to the east by conventional office buildings varying between 4 and 6 storeys in height and to the west by predominately brick buildings which achieve a height of 2 or 3 storeys. To the south the site extends approximately 70m and is hemmed in on all remaining sides by a collection of buildings of varying heights used for primarily commercial purposes. The Old Kings Head public house on the pivotal junction of Scrutton Street and Holywell Row

contains residential dwellings on the upper floors. The upper floors of a terrace on the opposite side of Scrutton Street also contain residential dwellings.

- 1.4 The site lies within the South Shoreditch Conservation Area. The site lies within a priority employment area as defined in the Local Development Framework Core Strategy Preferred Policy Options. The site is also in an archaeological priority zone. The site lies within the Central Activities Zone, as defined by the London Plan.

2. CONSERVATION IMPLICATIONS

- 2.1 The site is located within the South Shoreditch Conservation Area. A Conservation Area Consent (CAC) application for the demolition of the existing building has been submitted alongside the current application. The application has been advertised in accordance with the regulations governing CAC applications.

3. HISTORY

- 3.1 21/12/2004: Planning application granted for erection of part single part two storey rooftop extension to provide additional (1342.6sqm) class B1 (business) floorspace (2004/1486). Had the consented scheme been implemented the building would have been 5 storeys tall and afforded a total of 4541.6sqm of B1 office space.
- 3.2 24/12/2008: Planning application (2008/2221) refused for demolition of existing buildings and erection of 6 storey building to provide 7713 sqm B1, 75sqm A1 (Shop) and 270 sqm A3 (restaurant) plus 2 internal courtyards with ancillary car parking for 3 vehicles, cycle and refuse storage. The application was refused for the following reasons:
- The proposed development, in the absence of a legal agreement for securing educational contributions, would be likely to contribute to pressure and demand on the Borough's education provision contrary to the provisions of Supplementary Planning Document: Planning Contributions (2006) and policy 3A.21 of the London Plan (2004).
 - The proposed development, in the absence of a legal agreement for securing open space contributions, would be likely to contribute to pressure and demand on the Borough's open space provision contrary to policies to the provisions of Supplementary Planning Document: Planning Contributions (2006) and policy 3A.21 of the London Plan (2004).
 - The proposed development, in the absence of a legal agreement for securing a sustainable transport contribution and Green Travel Plan, would be likely to contribute to pressure and demand on the Borough's highway network provision contrary to policies to the provisions of Supplementary Planning Document: Planning Contributions (2006) and policy 3A.21 of the London Plan (2004).

4. CONSULTATIONS

4.1 Date Statutory Consultation Period Started: 20/01/2009

4.2 Date Statutory Consultation Period Ended: 10/02/2009

4.3 Site Notice: Yes

4.4 Press Advert: Yes

4.5 287 Letters were sent to adjacent occupiers. No letters of objection were received.

4.6 Local Groups

4.6.1 Invest in Hackney
Strongly support the application.

4.6.2 Shoreditch Conservation Area Advisory Committee
No representation received.

4.7 Statutory Consultees

4.7.1 EDF Energy
No representation received.

4.7.2 London Borough of Islington
No objection.

4.7.3 Thames Water
No representations received.

4.7.4 The Learning Trust
No representation received.

4.7.5 T-Mobile Ltd
No representation received

4.7.6 English Heritage
No objection subject to condition and informative. .

4.8 Other Council Departments

4.8.1 Building Control:
No representation received.

4.8.2 Conservation and Design:
No adverse comments

4.8.3 Economic Development

No comment.

4.8.4 Highways

Proposal is acceptable subject to a term within the section 106 agreement (incorporated within Recommendation B) requiring the payment of £27,782.11 towards necessary highway works.

4.8.5 Policy:

No objection.

4.8.6 Transport:

Proposal is acceptable subject to conditions (incorporated within Recommendation A) and terms within the section 106 agreement (incorporated within Recommendation B).

4.8.7 Waste management:

No objection.

5. POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995) (saved)

| | | |
|------|---|--|
| EQ1 | - | Development Requirements |
| EQ12 | - | Protection of Conservation Areas |
| EQ13 | - | Demolition in Conservation Areas |
| EQ29 | - | Archaeological Heritage |
| EQ48 | - | Designing Out Crime |
| E12 | - | Office Development |
| E14 | - | Access and Facilities for People with Disabilities |
| E18 | - | Planning Standards |

5.2 Supplementary Planning Guidance /Document

| | | |
|-------|---|-------------------------------------|
| SPG11 | - | Access for People with Disabilities |
| SPG12 | - | Conservation |
| SPD | - | South Shoreditch |

5.3 Local Development Framework (LDF): Core Strategy Preferred Policy Options (April 2008)

| | | |
|-------|---|---|
| PPO1 | - | The Planning Policy Context |
| PPO9 | - | Strategic Spatial Implications (employment) |
| PPO10 | - | Strategic Spatial Implications (employment standards) |
| PPO12 | - | Strategic Spatial Implications (hierarchy of centres) |
| PPO13 | - | Promoting Quality (design policy) |
| PPO14 | - | Promoting Quality (conservation areas) |
| PPO15 | - | Promoting Quality (sustainable design) |
| PPO24 | - | A Dynamic and Creative Economy (employment areas) |
| PPO30 | - | Promoting Sustainable Transport (spatial) |

- PPO32 - Making a Safer Cleaner Place (designing out crime)
- PPO33 - Making a Safer Cleaner Place (archaeological priority)
- PPO34 - Making a Safer Cleaner Place (sustainable construction)
- PPO35 - Making a Safer Cleaner Place (waste management)
- PPO36 - Planning Obligations and Area Policies
- PPO44 - South Shoreditch (development in South Shoreditch)

5.4 London Plan 2008 (consolidated with alterations since 2004)

- 2A.1 - Sustainability criteria
- 3B.2 - Office demand and supply
- 3B.3 - Mixed use development
- 3B.4 - Industrial Locations
- 3C.1 - Integrating transport and development
- 3C.2 - Matching development to transport capacity
- 3C.3 - Sustainable transport in London
- 3C.23 - Parking strategy
- 4A.1 - Tackling climate change
- 4A.4 - Energy assessment
- 4A.6 - Decentralised energy: Heating, cooling and power
- 4A.7 - Renewable Energy
- 4B.1 - Design principles for a compact city
- 4B.2 - Promoting world-class architecture and design
- 5C.1 - The strategic priorities for North London

5.5 National Planning Policies

- PPS1 - Creating Sustainable Communities
- PPG13 - Transport

6. COMMENT

Conservation area consent is sought to demolish existing office and warehouse buildings on site and full planning permission is sought to erect, in their place a part 5, part 6 storey mixed-use development. The proposed building would provide 7713sqm of B1 (office) space in the form of a business centre with 27 small to medium units, designed for flexibility and future adaptability. 75sqm of A1 (shop) and 165sqm of A3 (restaurant) would be provided at the ground floor street frontage.

The proposal includes the creation of two internal courtyards with ancillary car parking for 5 vehicles (3 disabled) and secured/sheltered cycle stands. Vehicular and pedestrian access to the primary courtyard is provided from Scrutton Street via a passage through the building. The primary courtyard provides direct access into all major building components and contains the car parking and the majority of cycle storage. From this courtyard a further passage leads to a second courtyard with sitting area and landscaping. The refuse store would be located within this second passage.

The Scrutton Street elevation of the proposed building would be the only public street

frontage. The street elevation utilises brick clad vertical and horizontal banding with glazed openings. The elevation is broken up with a roof terrace creating a 5 storey element which is set slightly forward from the 6 storey element. On the southern elevation, timber louvers are employed across the glazing to control light levels and create a didactic façade. On the eastern elevation, open corridors provide a more active façade facing the courtyard, and timber panels are used again here to give some unified elements to the building.

Considerations

The main considerations relevant to this application are:

- 6.1 The principle of the use.
- 6.2 Design and appearance of the proposed development.
- 6.3 Potential impact on the amenity of residents.
- 6.4 Traffic and transport considerations.
- 6.5 Planning Contributions.

Each of these considerations is discussed in turn below.

6.1 The principle of the use

- 6.1.1 The proposed development involves the demolition of existing buildings. The site lies within a Conservation Area and as such consent is required for the demolition. It is considered that the existing building on site makes a negative contribution to the conservation area. This view is supported by the South Shoreditch SPD, which states that the existing building is an “unattractive building”. Subject to the suitability of the replacement building, which will be discussed below, there is no objection in principle to the loss of the existing building.
- 6.1.2 The over-arching objective of the Council’s employment policies is to protect existing employment generating floorspace and promote the provision of additional accommodation and facilities for employment use. Specifically policies contained within the South Shoreditch SPD seek to promote increased densities and employment led mixed uses, whilst the LDF identifies the South Shoreditch Priority Employment Area for providing uplift in employment floorspace. The current building on the site provides 3199sqm of employment generating floorspace. The proposed building would provide 7713sqm of employment generating B1 floorspace. In addition to a quantitative uplift of employment floorspace provision on site the proposal would also provide a qualitative improvement over the floorspace provided by the current building with the new accommodation suitable for small to medium enterprises (SMEs).
- 6.1.3 The South Shoreditch SPD states that development should maximise the ground floor for B1 employment use. However, it allows for alternative ‘active

frontage' such as retail use at ground floor where there is no net loss of employment over the site as a whole. The proposed development would involve the creation of 75sqm of A1 (retail) and 270sqm A3 (restaurant) at ground floor fronting onto Scrutton Street. The development involves an overall increase in employment floorspace and a proportion of this is provided at ground floor. The two units would be small in relation to the overall floorspace of the development, representing just 4% of the total proposed floorspace. The surrounding uses in the area are varied and the proposed retail/restaurant units would create an active frontage and contribute to the vitality of the area.

6.2 Design and appearance of the proposed development

- 6.2.1 The proposal is set within the South Shoreditch Conservation Area, which is characterised by many old brick warehouses. Scrutton Street itself is dominated by 4 and 5 storey buildings and therefore the proposed 6 storey building would have a substantial effect on the streetscene. However, the north elevation adopts stepped heights to relate to the scale of the adjacent buildings, and the 'grid' architectural element with punched openings and opaque timber panels provides a strong horizontal and vertical character responding to this conservation areas character.
- 6.2.2 On the southern elevation, timber louvers are successfully employed across the glazing to control light levels and create a didactic façade. On the eastern elevation, open corridors provide a more active façade facing the courtyard, and timber panels are used again here to give some unified elements to the building.
- 6.2.3 The overall layout provides a good relationship between the open space and the internal space. The balcony corridors provide each office space with a relaxing courtyard view and help to create a more active open space. On the Scrutton Street frontage, a small retail shop and a café are located with a punched opening/passage leading to the courtyard at the rear. The arrangement will help create an active frontage to Scrutton Street.
- 6.2.4 The Design Officer commented that the first internal courtyard is dominated by driveway and carparking and that it was unclear whether this space is meant for public use. The Architect has indicated that this courtyard is intended as a functional space to serve the business centre and that it is not intended as a public carpark. The Design Officer suggested amendments to the courtyard that would provide a softer more landscaped appearance. However, these changes could not be implemented without affecting required manoeuvring space for refuse vehicles. It is considered that the appearance of the courtyard area could be much improved by suitable ground surface treatment; a condition to this effect is included in Recommendation A.

Sustainability

- 6.2.5 A Sustainable Energy Assessment has been submitted as part of the application. The assessment includes the information required by Policy 4A.4 of

the London Plan and sets out a service strategy for the proposed development, proposals for meeting the 20% renewables target and a BREEAM assessment which indicates that the scheme could achieve a rating of excellent.

6.2.6 Policy 4A.6 of the London Plan require developments to demonstrate that their heating cooling and power systems have been selected to minimise carbon dioxide emissions. The energy statement provides details of a service strategy for the proposed development, which includes natural ventilation, additional low energy cooling from a thermal labyrinth, and the use of combined heat and power. The natural ventilation would incorporate openable windows and secure night time ventilation. It relies heavily on an effective shading solution, particularly on the facades with southern and western exposure, which would be achieved by horizontal timber louvers to the southern facade and vertical timber panels to the western and eastern facades. It is proposed to use two-thirds of the basement area as a thermal labyrinth, to reduce overheating in the office spaces and reduce likelihood of the future installation of mechanical cooling. It is proposed to use combined heat and power (CHP), which would involve an energy centre located at basement level. A Condition included within Recommendation A secures the provision of the thermal labyrinth and the CHP.

6.2.7 The London Plan requires new developments to achieve a 20% reduction in carbon emissions from on site renewable energy generation. The submitted statement provides analysis of various means by which the development could meet the 20% renewables requirement. It is recommended that a combination of the efficiency measures outlined in the service strategy and the installation of photovoltaic panels on the roof would allow the proposed development to achieve a 20% reduction in carbon emissions. The submitted drawings show two arrays of photovoltaic panels on the roof. A section 106 clause requiring a 20% reduction in carbon emissions through the use of renewable energy sources and use of low energy technology is included within Recommendation B.

6.2.8 Refuse provision

6.2.9 The refuse store is located off the passage between the first and second courtyard. It would provide 7860litres of standard waste storage with two additional communal recycling containers. A turning area to cater for a large refuse vehicle has been provided within the courtyard area. The undercroft access will have a minimum 4.8m clearance height allowing even the largest refuse vehicle to enter. The Council's Waste Management Services have no objection to the application.

6.3 Potential impact on the amenity of residents

6.3.1 There are a limited number of residential properties within the immediate vicinity that might be affected by the proposed development. The Old Kings Head public house on the pivotal junction of Scrutton Street and Holywell Row contains residential dwellings on the upper floors. The upper floors of a terrace on the opposite side of Scrutton Street also contains residential dwellings. A statement on Daylight and Sunlight based on an investigation of possible

daylight/right of light injury to all neighbouring property has been submitted as part of the application. It concludes that the proposed development would not have an adverse affect on daylight and sunlight to these residential properties.

- 6.3.2 As a non residential development the proposal would be unlikely to raise issues of overlooking or loss of privacy. The surrounding area is predominately commercial in character and the proposed office use is unlikely to cause noise and disturbance to the detriment of nearby residents amenity.

6.4 Traffic and transport considerations

- 6.4.1 The existing site consists of 32 no. parking places which will be reduced to 5 no. parking places [including 3 no. disabled parking places] under the proposal. The site is located in an area of PTAL 6b which means that the site is rated as 'excellent' in terms of accessibility to public transport. The site is located within the maximum walking distances from underground stations [786m from Liverpool Street Station and 874m from Morgate Station] and bus routes in Great Eastern Street.
- 6.4.2 The level of parking provision of 5 no. cars reflects the good accessibility characteristics of the site. The layout of the car park is considered to be satisfactory; there is adequate turning provision for refuse/ delivery vehicles and fire tender. The undercroft access is satisfactory; the minimum headroom/clearance height for large vehicles is satisfied. There is adequate pedestrian provision within the site – separate footpaths on either side of the access road is provided. The layout of the proposed vehicular access is acceptable in principle. The details of this access will have to be submitted for approval by LBH Highways prior to development, to ensure that it is construction to LBH Highways standards. A raise table/level crossing at the proposed vehicular crossover is required. The removal/ relocation of the existing on-street parking bay to accommodate the new vehicular crossover will have to be negotiated with LBH Parking services prior to development. The developer might be expected to pay compensation to the Council for the loss of parking and for the cost of amending the existing Traffic Management Order [TMO] in Scrutton Street.
- 6.4.3 The cycle parking provision [49 no. for commercial, 5 no. for bar/restaurant and 2 no. for shop unit] is in line with LB Hackney's cycle parking standards for the proposed land-uses and is therefore satisfactory. The layout of the cycle parking is considered acceptable.
- 6.4.4 The proposed development is satisfactory in transport terms, subject to planning conditions incorporated into Recommendation A. The applicant submitted a satisfactory transport statement with the planning application, which indicates that the proposal will bring about a significant reduction on the level of existing car parking places; and consequently a reduction on the number of trips generated by the site.

6.6 Planning Contributions

- 6.6.1 A s.106 legal agreement is required to secure various monetary contributions and other matters. The heads of terms are included in Recommendation B.

7. CONCLUSION

- 7.1 The proposed development is considered compliant with pertinent policies saved in the Hackney UDP (1995), the LDF Core Strategy Preferred Policy Options (April 2008) and the London Plan (Consolidated with Alterations since 2004). Accordingly, the granting of planning permission is recommended.

8. RECOMMENDATIONS

Recommendation A

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

8.1.1 SCB0 – Development in accordance with plans

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

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

8.1.2 SCB1 - Commencement within three years

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

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

8.1.3 SMC6 – Materials to be approved (entire site)

Details, including samples, of materials to be used on the external surfaces of the building, boundary walls and ground surfaces shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

8.1.4 Non standard condition

Details of the thermal labyrinth and combined heat and power (CHP) system shall be submitted to and approved in writing by the Local Planning Authority prior to installation or commencement of operations and the systems shall be installed in accordance with such approved details.

REASON: To ensure that the development makes a contribution to the energy and resource efficiency priorities and other sustainability objectives which are embodied in the London Plan, Hackney UDP and emerging Core Strategy

8.1.5 Non standard condition

A landscaping scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, for the planting of trees and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

8.1.6 SCM9 - No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the (street) elevations of the building other than as shown on the drawings hereby approved.

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

8.1.7 SCH8 – Parking for persons with disabilities

Before the use hereby permitted first commences the 3 disabled car parking spaces shall be provide for use by the vehicles of persons with disabilities as located on drawing number 1-304-100.

REASON: In order to ensure that a reasonable minimum of parking spaces are located for persons with disabilities prior to occupation.

8.1.8 SCH10- Provision for cycles

Secure, covered parking shall be provided for 52 bicycles in the form of Sheffield stands (or an alternative approved in writing by the Local Planning Authority), as shown on the plans hereby approved, before use of the development hereby permitted commences.

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

8.1.9 SCH11-Adequate visibility

Adequate visibility shall be provided to the highway within the application site above a height of one metre from footpath level for a distance of three metres on one/both side(s) of the permitted points of vehicular access, in accordance with details to be approved by the Local Planning Authority before any work on the site is commenced, and be so maintained.

REASON: In the interests of highway safety.

8.1.10 SCH14-Closure of existing access

The existing access(es) to the site shall be closed permanently when the use of

the new access(es) shown on the plans hereby approved is/are provided and in use.

REASON: In the interests of highway safety.

8.1.11 SCH15 – Access only as approved

Vehicular access to the site shall be only via the permitted access.

REASON: In the interests of highway safety.

8.1.12 Non standard condition

Adequate refuse storage shall be provided as shown on the plans hereby approved, before use of the development hereby permitted commences.

REASON: In order to assist in the proper disposal of waste and to protect the appearance of the area.

8.1.13 SCS1 – Shopfront details to be approved

Details of the proposed shopfront on drawings on a scale of 1:50, together with materials used in construction, shall be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced on this part of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that the design of the shopfront is not detrimental to the appearance of the building.

8.1.14 SCG1 – Restricted hours of use

The A1 use hereby permitted may only be carried out between the hours of 0800 to 2000 Mondays to Saturdays.

Reason: To ensure that the use operates in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

8.1.15 SCG1 – Restricted hours of use

The A3 use hereby permitted may only be carried out between the hours of 0630 to 17:30 Mondays to Fridays.

Reason: To ensure that the use operates in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

8.1.16 NSC2 – Internal Flue

Prior to the commencement of development, full details of the provision of an internal flue to serve the A3 use hereby approved, to terminate at roof level, shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

8.1.17 NSC3 – No roof plant

No roof plant (including all external enclosures, machinery and other installations, except for photovoltaic and solar hot water heating panels) shall be placed upon or attached to the roof or other external surfaces of the building unless otherwise agreed in writing by the Local Planning Authority.

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.

8.1.18 Non standard condition

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Local Planning Authority.

Reason: Important archaeological remains may exist on the site. Accordingly the planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with the guidance and model condition set out in PPG16.

8.1.19 Non standard condition

No part of the development hereby approved shall be occupied until accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers and/or users of, and/or persons calling at, the premises only, and shall not be used for any other purposes. Parking shall only occur in the spaces shown on the plans hereby approved, and not on any other area of the site.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/loading and unloading purposes.

Recommendation B

8.2.1 Payment by the landowner/developer of a sustainable transport contribution of £3000 towards works to the public highway.

8.2.2 The signing of a Section 278 legal agreement under the Highways Act to pay the Council £27782.11 for required for the following works to the highway:-

- Take up and dispose of wearing course on footway (Bitmac paving)
- Take up existing footway base course and dispose (Concrete)
- Take up and dispose of existing granite kerbs
- Provide and lay new granite straight kerbs and transition kerbs
- Provide and lay new base course on footway
- Provide and lay new PCC paving in accordance with the Streetscene urban design guide
- Reconstruct / Renew existing vehicular crossover, in accordance with the Streetscene urban design guide and as directed
- Removal of crossover as directed
- Relocate/Renew existing lighting column (1No.), as directed
- Renew/install line markings

Unavoidable works required to be undertaken by Statutory Services will not be included in London Borough of Hackney estimate or payment.

- 8.2.3 Payment by the landowner/developer of a libraries contribution of £19205.37 with respect to anticipated child yield from the additional residential housing units being provided in accordance with the DFES cost of providing a school place.
- 8.2.4 Payment by the landowner/developer of an open space contribution of £7935.71 towards the supply and quality of open space in the immediate locale.
- 8.2.5 Commitment to the Council's local labour and construction initiatives (25% on site employment).
- 8.2.6 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 Section 106 Agreement.
- 8.2.7 Achievement of a very good rating under BREEAM with best endeavours to achieve excellent.
- 8.2.8 20% reduction in carbon emissions through the use of renewable energy sources and use of low energy technology.
- 8.2.9 Considerate Constructors Scheme – the applicant to carry out all works in keeping with the National Considerate Constructors Scheme.
- 8.2.10 A Green Travel Plan to include servicing of the sites, to be submitted to and agreed with the Council, to include the provision of a car share scheme.
- 8.2.11 Provision to allow the placement of street lighting on the proposed buildings where appropriate.
- 8.2.12 Best endeavours to provide a car club.
- 8.2.13 Best endeavours to be made for the streetlamps to be placed on the building.
- 8.2.14 Best endeavours to be made to provide rain water harvesting.
- 8.2.15 Best endeavours to be made to provide a green roof.
- 8.2.16 Parking shall only take place on the parking spaces shown on the approved drawings, and not on any other area of the site.

Recommendation C

- 8.3 That in the event of the Section 106 agreement referred to in Recommendation B not being completed by 30^h of March 2009, the Assistant Director of Regeneration and Planning be given the authority to refuse the application for the following reasons:
 - 8.3.1 The proposed development, in the absence of a legal agreement for securing

educational contributions, would be likely to contribute to pressure and demand on the Borough's education provision contrary to the provisions of Supplementary Planning Document: Planning Contributions (2006) and policy 3A.21 of the London Plan (2008).

8.3.2 The proposed development, in the absence of a legal agreement for securing open space contributions, would be likely to contribute to pressure and demand on the Borough's open space provision contrary to policies to the provisions of Supplementary Planning Document: Planning Contributions (2006) and policy 3A.21 of the London Plan (2008).

8.3.3 The proposed development, in the absence of a legal agreement for securing a sustainable transport contribution and Green Travel Plan, would be likely to contribute to pressure and demand on the Borough's highway network provision contrary to policies to the provisions of Supplementary Planning Document: Planning Contributions (2006) and policy 3A.21 of the London Plan (2004).

Recommendation D

8.4 That Conservation Area Consent be GRANTED subject to the following conditions

8.4.1 **SCB2- Commencement**

The development hereby permitted must be begun no later than the expiration of three years beginning with the date of this consent.

REASON: In order to comply with the provisions of Section 18 (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.4.2 **NSC1 – Works of demolition**

The demolition works hereby permitted shall not be carried out otherwise than as part of the completion of development for which planning permission reference 2008/0199 is granted and such demolition and development shall be carried out without interruption and in complete accordance with the plans referred to in this consent and any subsequent approval of details.

Reason: As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to maintain the character and appearance of the Kingsland and Regents Canal Conservation Areas.

9. REASONS FOR APPROVAL

9.1 The following policies contained in the Hackney Unitary Development Plan (1995) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission: EQ1 – Development Requirements, E12 – Office Development, EQ48 – Designing out Crime, TR19 – Planning Standards.

9.2 The following policies in the London Plan (Consolidated with Alterations since 2004) are relevant to the approved development/use and were

considered by this Council in reaching the decision to grant planning permission: 2A.1 – Sustainability Criteria, 3A.1 – Increasing London’s Supply of Housing, 3A.2 – Borough Housing Targets, 3A.3 – Maximising the Potential of Sites, 3A.17 – Addressing the Needs of London’s Diverse Population, 3B.2 - Office demand and supply, 3B.3 - Mixed use development, 3B.4 - Industrial Locations, 3C.1 – Integrating Transport and Development, 3C.2 – Matching Development to Transport Capacity, 3C.3 – Sustainable Transport in London, 3C.23 – Parking Strategy, 4A.1 – Tackling Climate Change, 4A.3 – Sustainable Design and Construction, 4A.7 – Renewable Energy, 4A.22 – Spatial Policies for Waste Management, 4B.1 – Design Principles for a Compact City, 4B.3 – Enhancing the Quality of the Public Realm, 4B.5 – Creating an Inclusive Environment, 4B.6 – Safety, Security and Fire Prevention and Protection, 4B.8 – Respect Local Context and Communities.

10. INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person’s Provisions
- SI.27 Fire Precautions Act 1971
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping

Non Standard Informative: The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines



Signed..... Date: 27 February 2009

Fiona Fletcher Smith
DIRECTOR, NEIGHBOURHOODS & REGENERATION

| NO. | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|-----|---|---|-----------------------------------|
| 1. | Hackney UDP (1995) and the London Plan (2004) | Russell Smith (020 8356 8350) | 263 Mare Street, London E8 3HT |

EXISTING GROUND FLOOR PLAN

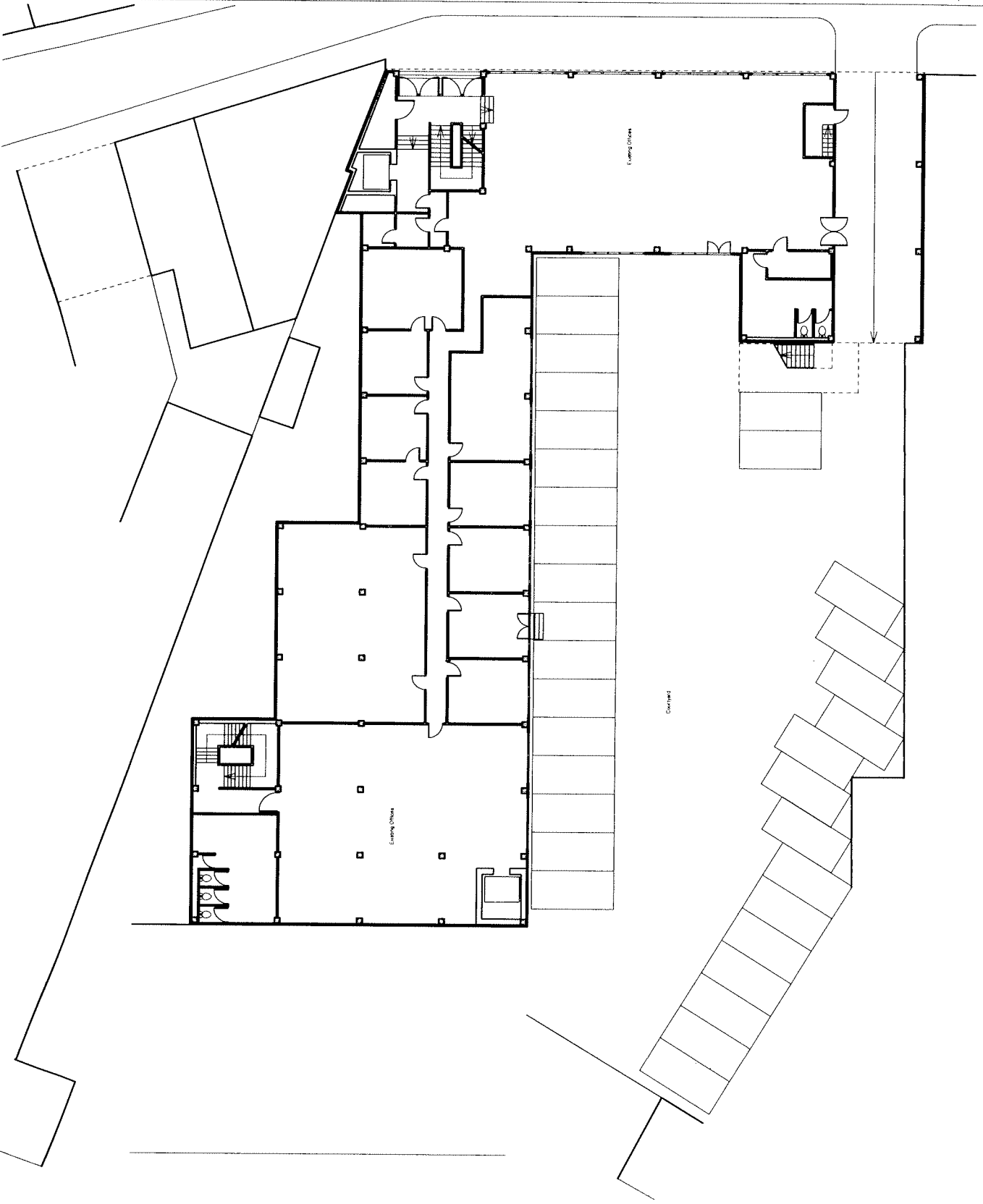
102

Architects
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 ECA 9HP
 51 Great Eastern Street
 London EC2A 3HP

1-304-002
 32-38 SCOUTTON STREET
 Existing Ground Floor Plan
 Date: July 2008
 Scale: 1:100 @ A1, 1:200 @ A3

PLANNING

THE COMMENTS UNIT SIZE
 TITLE



Drawings are to be used. All dimensions to be worked on site before commencing work. Any amendments to be reported to the architect immediately. All building work to comply with all applicable Regulations and British Standards.

Drawings not to be used. All dimensions to be worked on site before commencing work. Any discrepancies to be reported to the planning authority. All building work to comply with current Building Regulations and other Standards.

NOT

SITE AREA

ADJOINING LAND OWNED BY APPLICANT



SCALE: 1:1000
 DATE: 11/05/08
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PLANNING

100 32.38 SCRUTTON STREET
 Title: SITE PLAN
 Date: June 2008
 Scale: 1:1250 @ A3

1-304-097

Mr & Mrs [Name]
 51 Great Eastern Street
 London
 EC2A 3HP
 Telephone: +44 (0)20 7613 5727
 Fax: +44 (0)20 7613 5749
 email: waugh@thisleton.com
 Thisleton

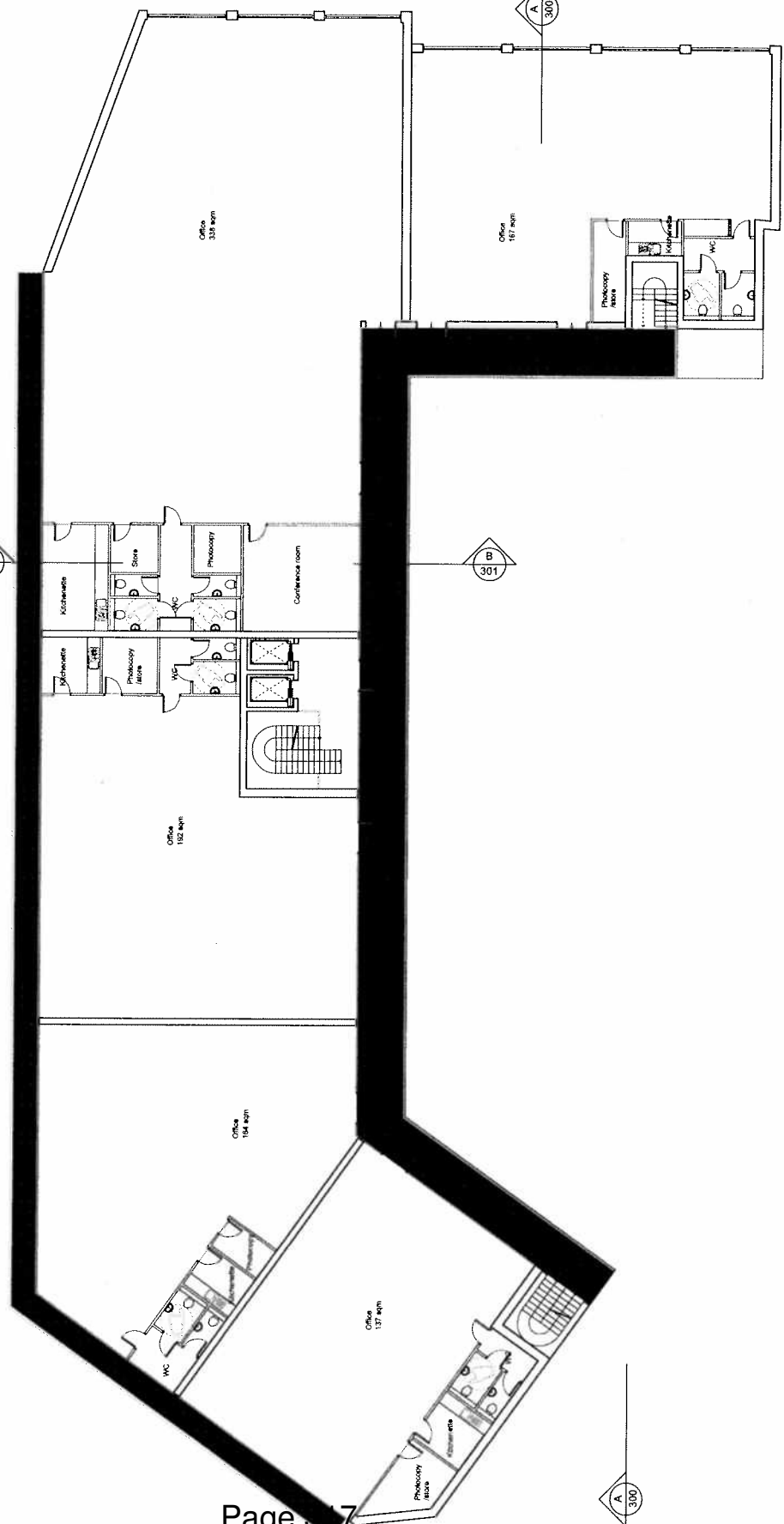
OS PLAN
 1
 097

Drawing not to be scaled. All dimensions to be verified on site. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing.

1-304-101
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 email@waughthistleton.com

PLANNING

Job 32-38 Sandton Street
 Title Proposed First Floor Plan
 Date July 2009
 Scale 1:100 @ A1, 1:200 @ A3
 Drawn EH



PROPOSED FIRST FLOOR PLAN

Copyright Waugh Thriston Architects Ltd. No part of this drawing shall be used for any other purpose without the written consent of the architect. This drawing is for the purpose of illustration only. It is not to be used for construction. All dimensions are given in millimeters. Standards and Building Regulations. Omissions and errors and omissions to be reported to the architect.

Waugh Thriston Architects Ltd
 51 Great Eastern Street
 London EC2A 3HP
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 Email: info@waughthriston.com
 Website: www.waughthriston.com

Job: 32-38 Scrabble Street
 Title: North (Street) Elevation
 Date: July 2008
 Scale: 1:100 @ A1, 1:200 @ A3
 Drawn: BH

NO. COMMENTS DATE

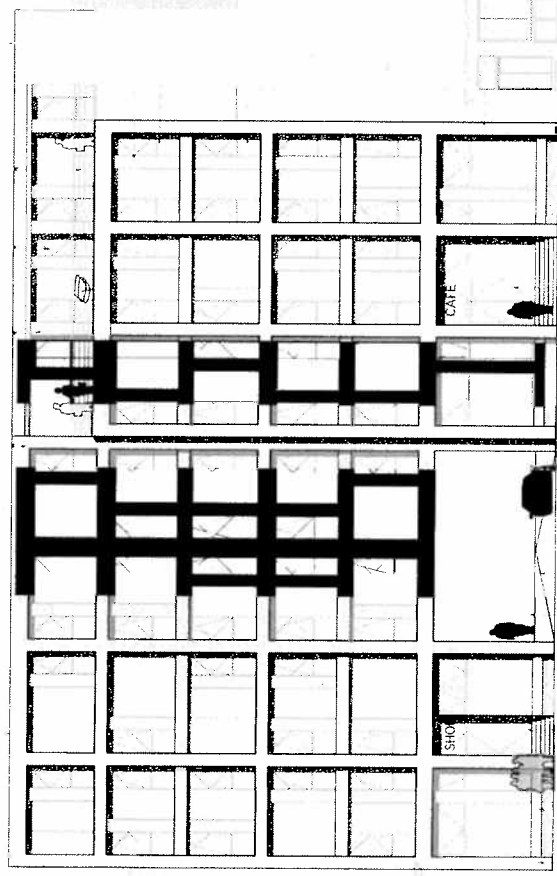
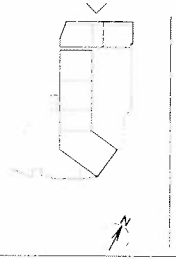


Photo window, sills on roof
 Roof entrance
 Composite window for natural ventilation
 Brick

Ramp
 Access to main courtyard
 Enclosed shop entrance
 Brick
 Enclosed cafe entrance

- Roof Level
PFL = 21.410m
- 5th Level
PFL = 19.710m
- 4th Level
PFL = 18.020m
- 3rd Level
PFL = 17.180m
- 2nd Level
PFL = 8.640m
- 1st Level
PFL = 5.450m
- 0th Level
PFL = 0.880m
- Basement Level
PFL = -0.36

Photo window, sills on roof
 Roof overhang as screen
 Blatinate Horizontal metal ribs
 Timber panels for ventilation
 Composite window glazing
 Automatic opening vents (windows) for night time cooling

Brick cladding

PROPOSED NORTH (STREET) ELEVATION

1/200



Planning Sub Committee 11/03/2009

| | |
|--|--|
| <p>ADDRESS: Land Within Planning Delivery Zone 6 of the Olympic Park. Bounded by the Loop Road, to the south and east, to the West by the River Lea, the proposed Velodrome to the North and A12 Further to the North.</p> | |
| <p>WARD: Planning Delivery Zone 6 (LB of Newham)</p> | <p>REPORT AUTHOR: Anthony Traub</p> |
| <p>APPLICATION NUMBER (ODA): 08/90346/FULODA</p> <p>APPLICATION NUMBER (LB Hackney): 2008/3055</p> <p>DRAWING NUMBERS: 6675-BBA-GND-A-DGA-0001 REV P01 6675-BBA-GND-A-DSP-0001 REV P01 6675-BBA-ROF-A-DGA-0001 REV P01 6675-BBA-P01-A-DGA-0001 REV P01 6675-BBA-P02-A-DGA-0001 REV P01 6675-BBA-ARE-A-DGA-0002 REV P01 6675-BBA-ARE-A-DGA-0001 REV P01 6675-BBA-SCN-A-DSE-0001 REV P01 6675-BBA-ARE-A-DDE-0001 REV P01 6675-BBA-ARE-A-DDE-0002 REV P01 6675-BBA-ARE-A-DDE-0003 REV P01 6675-BBA-ARE-A-DEL-0004 REV P01</p> <p><u>Documents:</u> Planning Statement – Landscaping and Planting Details; Design and Access Statement; Inclusive Design Statement; and Sustainability Statement.</p> | <p>VALID DATE: 26/11/2008</p> |
| <p>APPLICANT: <u>Olympic Delivery Authority (ODA)</u></p> <p>One Churchill Place 23rd Floor Canary Wharf</p> | <p>AGENT: ARUP</p> |

| | |
|---|--|
| London E14 5LN | |
| <p>PROPOSAL IN BRIEF: Observations to the Olympic Delivery Authority (ODA) regarding the planning application for the construction of temporary buildings for use for sports, leisure and entertainment purposes within class D2 (Basketball, Handball, Wheelchair Rugby and Wheelchair Basketball) during the Olympic and Paralympic Games; and associated back of house accommodation.</p> | |
| | |
| <p>RECOMMENDATION SUMMARY: The London Borough of Hackney (LBH) raise no objection to the submitted planning permission but raise an informative.</p> | |

1.0 SUMMARY OF PLANNING CONSIDERATIONS

Introduction

- 1.1 This application has been submitted to the Planning Decisions Team of the Olympic Delivery Authority (ODA). Since December 2006, the ODA has been the determining authority for planning applications and enforcement matters within the area by virtue of powers granted by the Olympic and Paralympic Games Act 2006. The London Borough of Hackney, together with the London Boroughs of Tower Hamlets, Newham, Waltham Forest and Greenwich are statutory consultees.
- 1.2 The application has been referred to LBH as part of the ODA's consultation process.
- 1.3 This report provides comments and analysis of the application in respect to its potential impacts on the London Borough of Hackney and provides specific observations from the Council's internal consultees.

2.0 PLANNING CONTEXT & HISTORY

2.1 On the 28th September 2007, Outline Planning Permission (Ref:07/90010/OUMODA) was granted for the development in connection with the 2012 Olympic and Paralympic Games and subsequent Legacy Transformation. This planning permission allowed for the development of the Olympic Park and the associated venues and facilities.

3.0 THE SITE

3.1 The site is located in Planning Delivery Zone 6 (PDZ6) within the London Borough of Newham. The zone is bounded by the River Lea and the main concourse to the west, the Velopark and the A12 to the north. The proposed siting of the Basketball Arena is located within an area designated as Metropolitan Open Land. The Loop Road and Athletes village will be located to the south and east of the site.

3.2 The site will be returned to a brownfield site following the Games period and used as a development site.

4. PROPOSAL

4.1 The application seeks planning permission for the construction of temporary buildings to be used during the Olympic and Paralympic Games.

4.2 The arena itself will hold the preliminary basketball competition and the handball finals during the Olympic Games and wheelchair rugby and wheelchair basketball during the Paralympic Games.

4.3 The basketball arena is a temporary venue which is composed of steel transfer structures, temporary seating, a seating bowl, and a portal frame structure, and covered by membrane cladding and will be 34.7m at its tallest point.

5. INTERNAL CONSULTATIONS

5.1 Sustainability and Design – No objection to the application.

5.2 Highways and Transportation – No objection to the application.

- 5.3 Pollution** - No comments received.
- 5.4 Crime Prevention Officer** – No comments received.
- 5.5 Landscape and Tree Officer** – No objection to the application.
- 5.6 Policy** – No comments received.
- 5.7 Waste** – No comments received.
- 5.8 Olympic and Paralympic Games Unit** – No objection to the application.
Would like some thought as to the prolonged retention of the structure should the site not be developed immediately to ensure there is activity within this portion of the park.

6. POLICY FRAMEWORK

Hackney Unitary Development Plan 1995

| | |
|-------|---|
| EQ1: | Development Requirements |
| EQ9: | Development and the River Lee Navigation Floodplain |
| EQ21: | Metropolitan Open Land |
| EQ30: | Areas of special landscape character |
| EQ31 | Trees |
| EQ40: | Noise Control |
| EQ41 | Development Close to Existing Sources of Noise |
| EQ42: | Air Pollution |
| EQ43: | Development of Contaminated Land |
| EQ44: | Water Pollution |
| EQ46: | Recycling Facilities |
| EQ48 | Designing out Crime |
| E8 | Employment Uses and Nuisance |
| E14: | Access and Facilities for People with Disabilities |
| E18 | Planning Standards |

- TR19: Planning Standards
- OS1: Enhancing Metropolitan Open Land
- OS2: Open Spaces and Parks
- OS3: Loss of Open Spaces and Parks
- OS4: Protection of Character of Open Spaces and Parks
Green Chains and Links
- OS6: Sports grounds and Playing Fields
- OS7: Recreational Footpaths, Towing Paths, Cycleways and
- OS9: Bridleways
- OS13 Access and Use of Water Areas
- OS14 Areas of Nature Conversation
- OS16 Development and Areas of Nature Conservation
Importance
- OS17: Wildlife Habitats
- ACE1: New Arts, Culture and Entertainment Development
Promoting the Development of Arts, Cultural and
- ACE2: Entertainment Facilities
- ACE4 Art and Art Space

Other Hackney Planning Policies

Lower Lea Valley Joint Area Action Plan (Hackney Wick SPG)

Core Theme A: A Water City

Core Theme B: Thriving Centres

Core Theme C: Neighbourhood & Communities

Core Theme D: A Working Valley

Core Theme E: A Connected Valley

Core Theme F: A Sustainable & Enduring Legacy

Core Theme G: Reaping the Benefits of the Olympic
Investment

London Plan Policies

| | |
|--------------|--|
| Policy 3C.2 | Matching Development to Transport Capacity |
| Policy 3B.10 | Development of sustainable tourism including the Olympic & Paralympic Games (Proposed Alteration to London Plan) |
| Policy 3D.7 | Realising the value of open space |
| Policy 3D.9 | Metropolitan Open Land |
| Policy 3D.12 | Biodiversity & Nature Conservation |
| Policy 4A.1 | Waste Strategic Policy Targets |
| Policy 4A.6 | Improving Air Quality |
| Policy 4A.7 | Energy Efficiency and Renewable Energy |
| Policy 4A.9 | Providing for Renewable Energy |
| Policy 4A.10 | Supporting the Provision of Renewable Energy |
| Policy 4A.11 | Water supplies |
| Policy 4A.12 | Water Quality |
| Policy 4A.16 | Bringing Contaminated land back into beneficial use |
| Policy 4B.1 | Design Principles for a compact city |
| Policy 4B.2 | Promoting world class architecture and design |
| Policy 4B.3 | Maximising the potential of sites |
| Policy 4B.4 | Enhancing the Quality of the Public realm |
| Policy 4B.5 | Creating an inclusive environment |
| Policy 4B.6 | Sustainable Design and construction |
| Policy 4B.7 | Respect Local context and communities |
| Policy 4B9 | Large scale buildings, design and impact |
| Policy 4B.14 | Archaeology |
| Policy 4C.1 | The strategic importance of the blue ribbon network |
| Policy 4C.2 | Context for sustainable growth |
| Policy 4C.3 | The natural value of the blue ribbon network |
| Policy 4C.8 | Sustainable Drainage |
| Policy 4C.12 | Sustainable growth priorities for the blue ribbon network |
| Policy 4C.14 | Freight uses on the blue ribbon network |
| Policy 4C.17 | Increasing access alongside and to the blue ribbon network |
| Policy 4C.20 | Design Starting from the water |

OA Framework Lower Lea Valley Opportunity Area Planning Framework

National Planning Guidance

| | |
|-------|---|
| PPS1 | Sustainable Development |
| PPG4 | Industrial and Commercial Development |
| PPS9 | Biodiversity & Geological Conservation |
| PPG13 | Transport |
| PPG16 | Archaeology & Planning |
| PPG17 | Planning for Open Space, Sport and Recreation |
| PPS22 | Renewable Energy |
| PPS23 | Planning & Pollution Control |
| PPG24 | Planning and Noise |
| PPS25 | Development and Flood Risk |

7. COMMENTS

Introduction

- 7.1 The 2012 Olympic and Paralympic Games and the Legacy proposals will have major implications for the local and wider environment. They will benefit the quality of life for residents and businesses in the Borough. The Olympic Games are warmly welcomed by Hackney for the contribution they will make to the regeneration of East London.

Council Consultee Comments

- 7.3 The London Borough of Hackney makes the following comments with regards to the application:

7.3.1 Highways and Transportation

Comments from the Council's Highways and Transportation Officer state that as the site is temporary in nature, there are no objections to the submission.

7.3.2 Olympic and Paralympic Games Unit

Comments from the Council's Olympic and Paralympic Games Unit state:

- "...as to [the basketball arena] being temporary, there has been plenty of

discussion about it remaining for some time after the Games and used for other purposes. This will be one way to avoid the post Games 'desert' scenario."

7.3.3 Sustainability and Design

Comments from the Council's Design Officer state:

- "The basketball arena is located to the north of the Olympic Park, between the Velodrome Arena and Olympic Village. It is a temporary venue which is composed of steel transfer structures, temporary seating, a seating bowl, and a portal frame structure, and covered by membrane cladding. After the Games, the site has been identified as a development area. Although it is a temporary venue, it provides a satisfying design quality. The semi enclosed arena concourse between the portal frame and the seating structure, which is sheltered by the membrane cladding, creates a great visual effect through the grand temporary construction. The seating bowl has been modelled to provide a definable core, creating a sense of enclosure rather than a continuous back of bowl wall around the arena. The result has achieved the original target - an inspirational design, both imaginative and with flair, that provides for ease of assembly and deliverability."

8.0 Conclusion

The London Borough of Hackney (LBH) supports the proposed basketball arena. It is considered an attractive and deliverable proposal that will provide the necessary facilities during Games mode. However, should the site not be immediately developed in Legacy, it is recommended that some consideration be given to retaining the structure for a period of time to ensure the site is used and provides for additional activities within the Olympic Park.

9.0 RECOMMENDATIONS

- 9.1 The London Borough of Hackney (LBH) supports the proposed temporary Basketball Arena.

10.0 INFORMATIVE

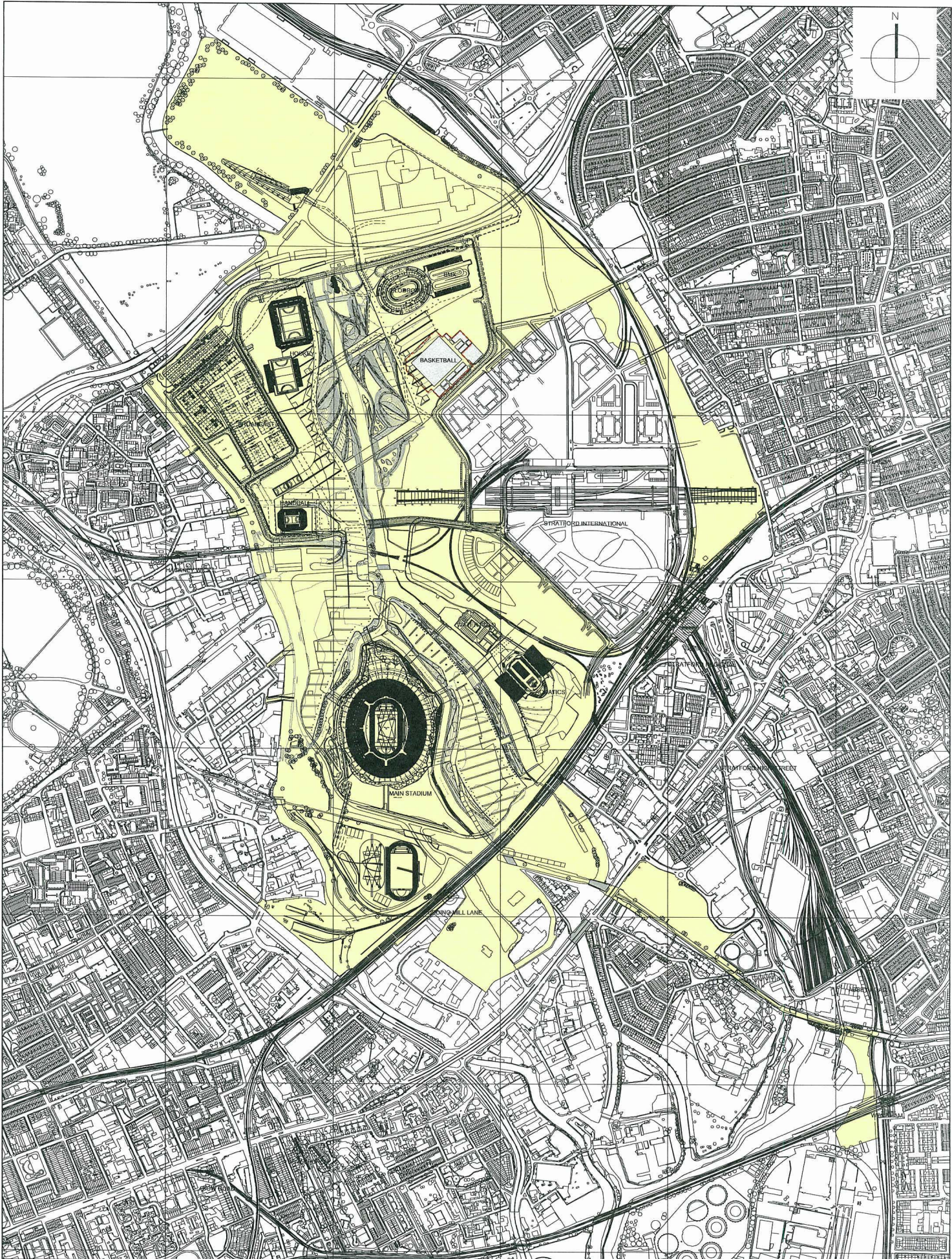
10.1 The LBH would like to emphasize the importance of the Legacy Phase of the Olympic Park development and the speed at which, after the Games Phase, the Legacy vision can be implemented. As the Basketball Arena site has been demarcated as a development site, the timing of developing this land is crucial to ensure the Park remains active. Should the site not be developed within a short timeframe after the Games Phase, the LBH would like the building retained until the site is to be developed and provide uses and activities within this portion of the Olympic Park during this transitional period.

Signed Date

GRAHAM LOVELAND
INTERIM ASSISTANT DIRECTOR – PLANNING

| | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|----|---|---|--|
| 1. | Hackney UDP | Anthony Traub | Ground Floor, 263 Mare Street, Hackney E8 3HT. |
| 2. | London Plan | | |
| 3 | Lower Lea Valley Joint Area Action Plan and Opportunity Area Planning Framework | 020 8356 7219 | |
| 4. | Lower Lea Valley Opportunity Area Planning Framework | | |

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Do not scale this drawing.
 Notes: REFER TO KSS DRAWINGS FOR CURRENT BOWL DESIGN.
 REFER TO SKM DRAWINGS FOR CURRENT FRAME DESIGN.
 REFER TO SKM DRAWINGS FOR CURRENT M&E LAYOUT.

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Safety, Health and Environment Information
 In addition to the hazards/risks normally associated with the types of work detailed on this drawing, note the following risks and information.

Page 337

Classified
 Prepared by
 Wilkinson Eyre Architects
 On behalf of the ODA

Drawing Title
 PLAN
 SITE LOCATION

| Project Title | | | |
|----------------------------|---------|-------------|----------|
| Temporary Basketball Arena | | | |
| Drawn | Checked | SW | Approved |
| RH | | | GM |
| Date | Scale | Size | |
| 28/11/08 | 1:5000 | A1 | |
| Purpose of Drawing | | Suitability | |
| CONTEXTUAL | | | |

FILENAME: \$FILENAME\$ PLOT DATE: \$PLOTDATE\$ PLOT TIME: \$PLOTTIME\$

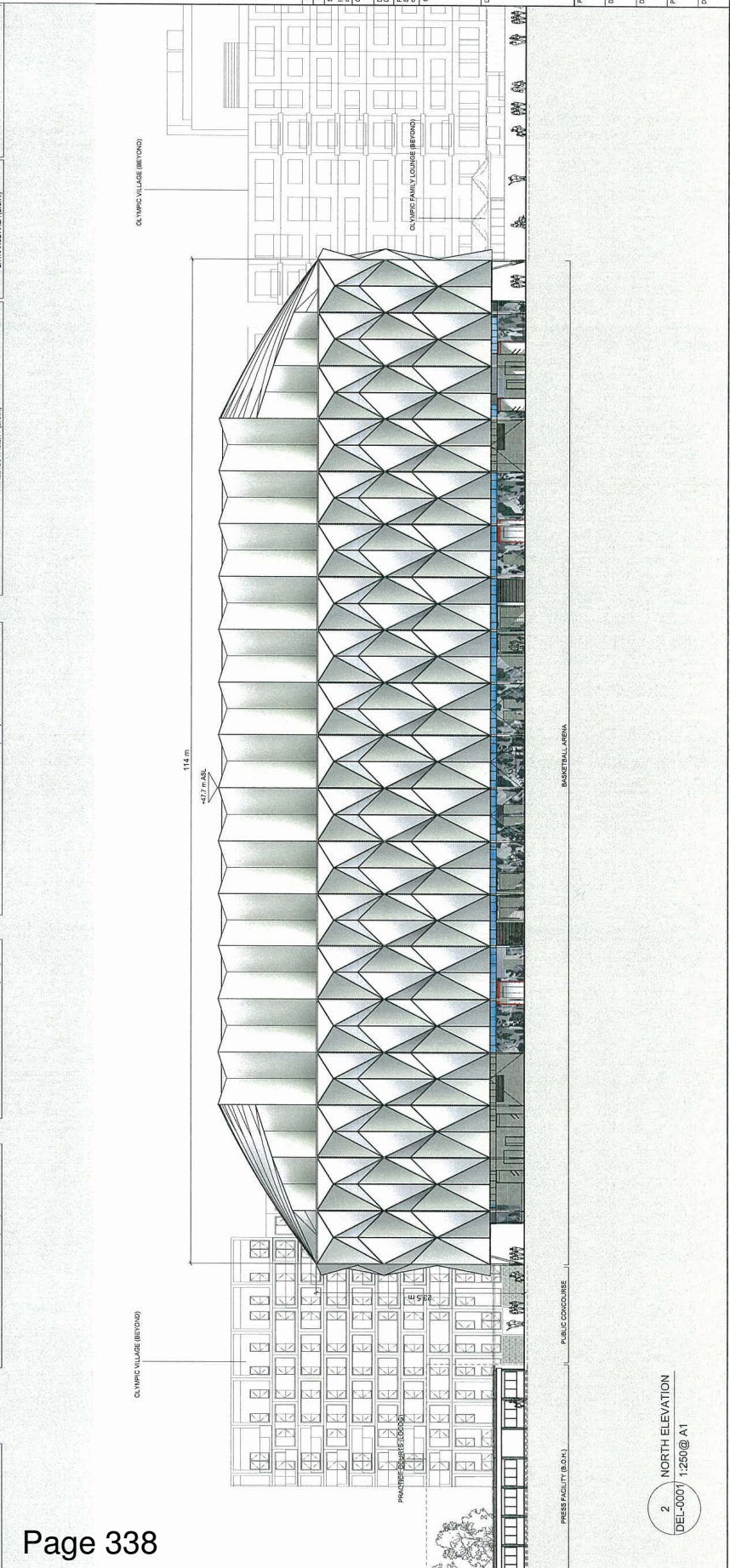
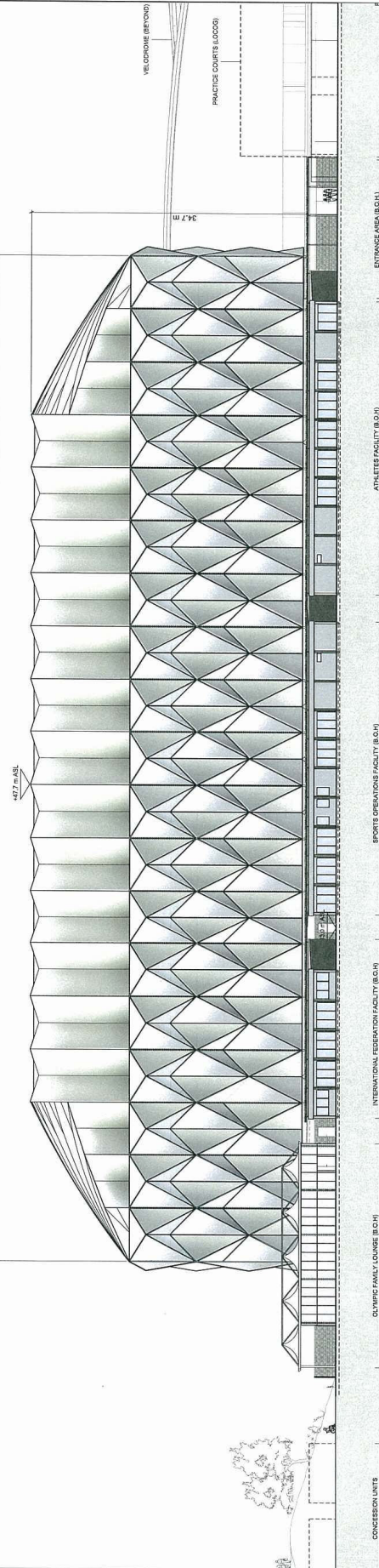
| Rev | Description | Drawn (C/N/C) | SW | Date |
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| P01 | PLANNING SUBMISSION | RH | SW | 28/11/08 |

For information relating to Use, Cleaning and Maintenance see the Health and Safety File. It is assumed that all works will be carried out by a contracted contractor working, where appropriate, to an approved method statement.

| Drawing No. | Sheet | Rev. |
|-------------------------|-------|------|
| 6675-BBA-STE-A-DSP-0001 | na | P01 |

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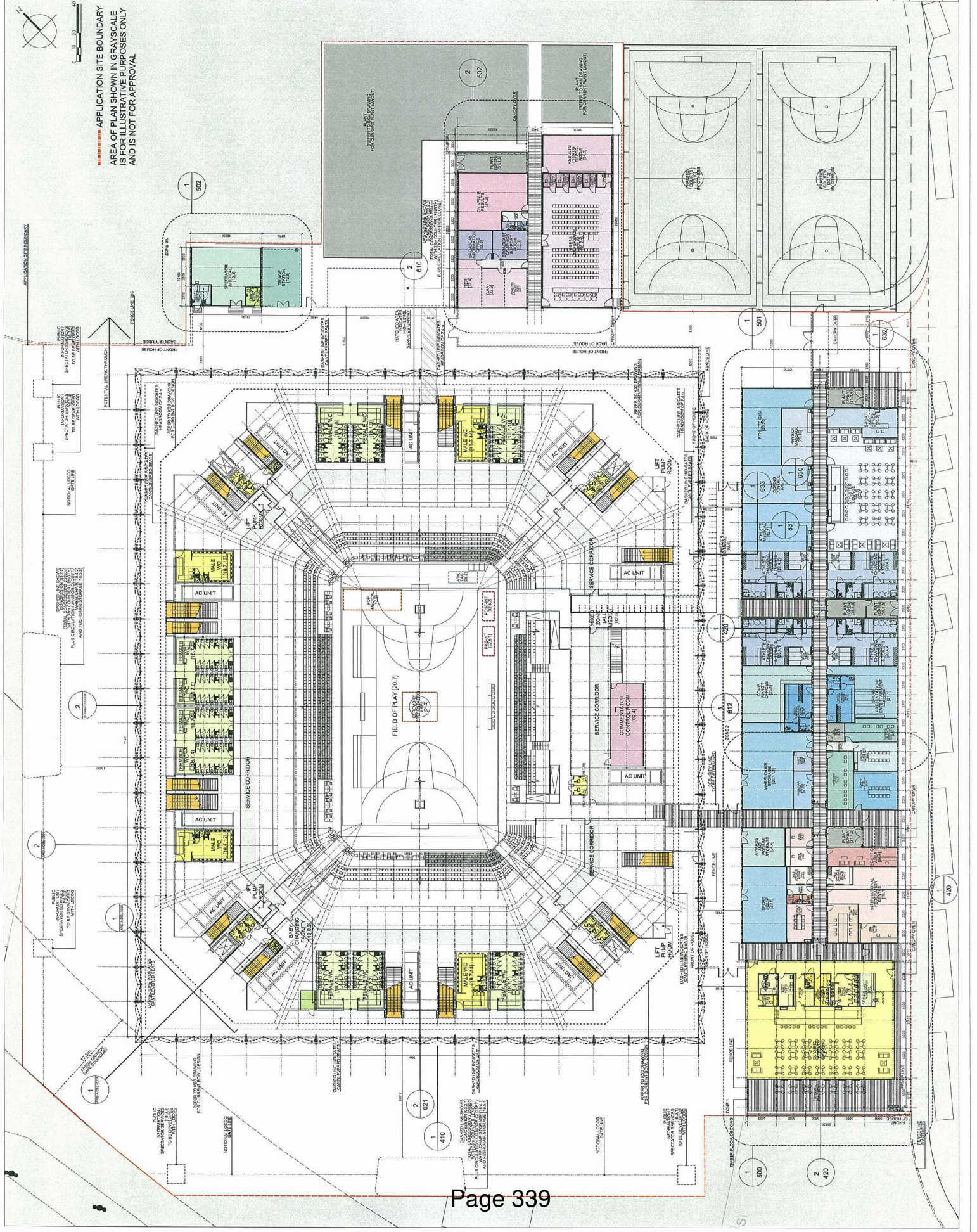
| NO | PLANNING SUBMISSION | RH | SW | 2011.08 |
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| <p>In addition to the tasks listed normally associated with the type of work, the following tasks are included in this drawing: note the following: site and information.</p> | | | | |
| 2 | Discretionary Resource Consent | Drawn | Checked | Date |
| <p>In addition to the tasks listed normally associated with the type of work, the following tasks are included in this drawing: note the following: site and information.</p> | | | | |
| <p>Prepared By Wilkison Eyre Architects On behalf of the ODA</p> | | | | |
| <p>ELEVATIONS 1) SOUTH ELEVATION 2) NORTH ELEVATION</p> | | | | |
| <p>Project Title Temporary Basketball Arena</p> | | | | |
| Drawn | RH | SW | GM | |
| Date | 28/11/08 | Scale | 1:250 | Sheet |
| Purpose of Drawing | CONTEXTUAL | | | Stability |
| Drawing No. | 6675-BBA-ELE-A-DEL-0001 | Sheet | na | Rev. |
| | | | | P01 |

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 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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KEY

- GENERAL PUBLIC
- ATHLETES
- PRESS
- TECH/OPERATIONS
- INTERVENTIONAL
- OLYMPIC FAMILY

APPLICATION SITE BOUNDARY
 AREA OF PLAN SHOWN IN GRAYSCALE
 IS FOR ILLUSTRATIVE PURPOSES ONLY
 AND IS NOT FOR APPROVAL



| | | | | |
|-----|---------------------|-----|----------|-------|
| NO. | PLANNING SUBMISSION | NO. | DATE | SCALE |
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| 2 | 2 | 2 | 12/30/08 | 1:1 |
| 3 | 3 | 3 | 1/15/09 | 1:1 |
| 4 | 4 | 4 | 1/23/09 | 1:1 |
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| 6 | 6 | 6 | 2/17/09 | 1:1 |
| 7 | 7 | 7 | 2/24/09 | 1:1 |
| 8 | 8 | 8 | 3/2/09 | 1:1 |
| 9 | 9 | 9 | 3/9/09 | 1:1 |
| 10 | 10 | 10 | 3/16/09 | 1:1 |
| 11 | 11 | 11 | 3/23/09 | 1:1 |
| 12 | 12 | 12 | 3/30/09 | 1:1 |
| 13 | 13 | 13 | 4/6/09 | 1:1 |
| 14 | 14 | 14 | 4/13/09 | 1:1 |
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| 19 | 19 | 19 | 5/18/09 | 1:1 |
| 20 | 20 | 20 | 5/25/09 | 1:1 |
| 21 | 21 | 21 | 6/1/09 | 1:1 |
| 22 | 22 | 22 | 6/8/09 | 1:1 |
| 23 | 23 | 23 | 6/15/09 | 1:1 |
| 24 | 24 | 24 | 6/22/09 | 1:1 |
| 25 | 25 | 25 | 6/29/09 | 1:1 |
| 26 | 26 | 26 | 7/6/09 | 1:1 |
| 27 | 27 | 27 | 7/13/09 | 1:1 |
| 28 | 28 | 28 | 7/20/09 | 1:1 |
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| 30 | 30 | 30 | 8/3/09 | 1:1 |
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| 35 | 35 | 35 | 9/7/09 | 1:1 |
| 36 | 36 | 36 | 9/14/09 | 1:1 |
| 37 | 37 | 37 | 9/21/09 | 1:1 |
| 38 | 38 | 38 | 9/28/09 | 1:1 |
| 39 | 39 | 39 | 10/5/09 | 1:1 |
| 40 | 40 | 40 | 10/12/09 | 1:1 |
| 41 | 41 | 41 | 10/19/09 | 1:1 |
| 42 | 42 | 42 | 10/26/09 | 1:1 |
| 43 | 43 | 43 | 11/2/09 | 1:1 |
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| 45 | 45 | 45 | 11/16/09 | 1:1 |
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| 57 | 57 | 57 | 2/8/10 | 1:1 |
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| 98 | 98 | 98 | 11/20/10 | 1:1 |
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Prepared by
 William Bry Accounts
 On behalf of the OCA

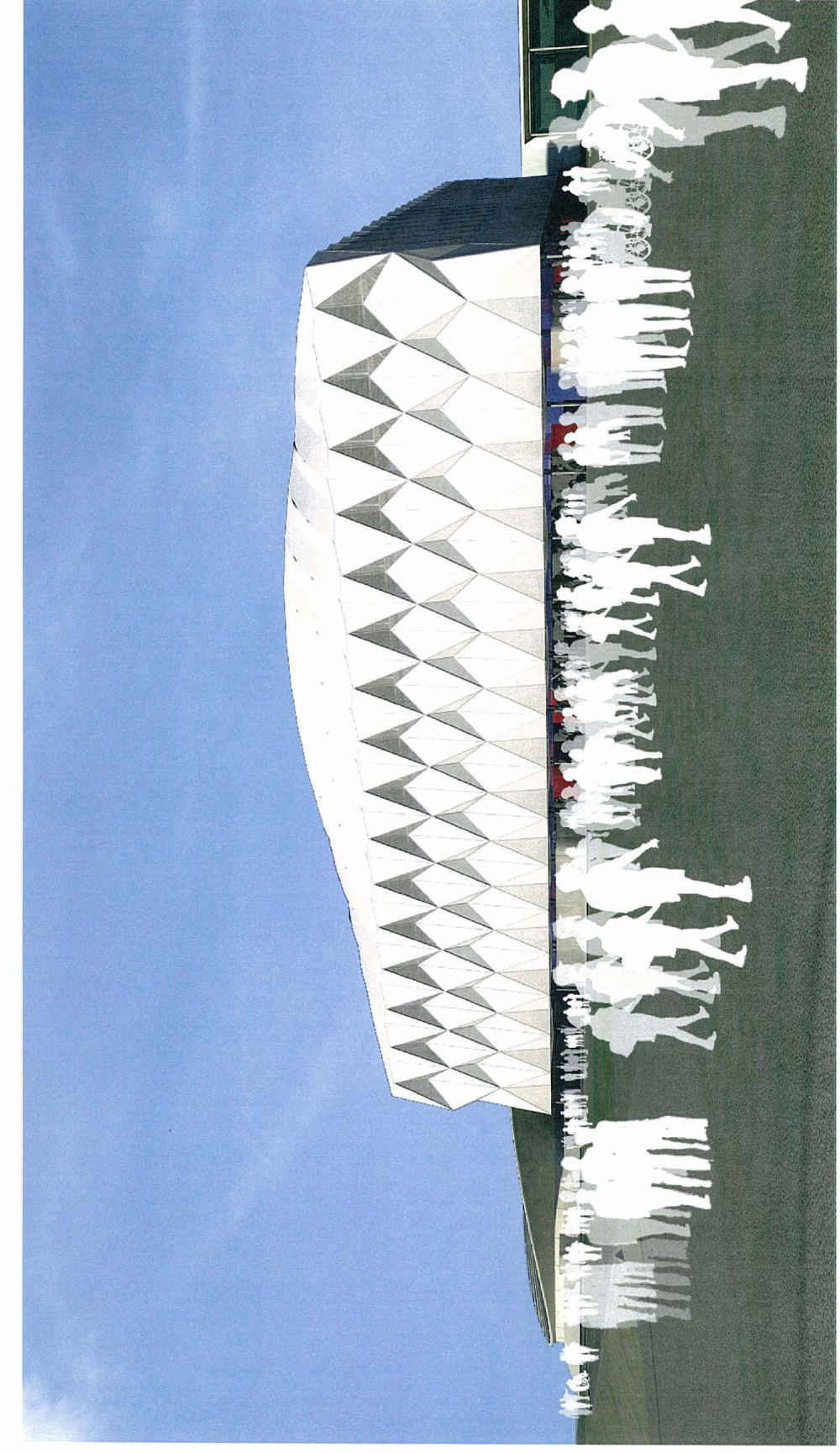
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 Title: Temporary Basketball Arena
 Date: 12/30/08
 Scale: 1:1
 Author: WBA
 Checker: WBA
 Approver: GM
 Status: AO

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REFER TO SKM DRAWINGS FOR CURRENT TIME LAYOUT.



| | | | |
|--------------------|---------|----------------------------|----|
| Project Title | | Temporary Basketball Arena | |
| Drawn | Checked | Approved | GM |
| RH | SW | SW | |
| Date | Scale | NTS | A1 |
| 28/11/08 | | | |
| Purpose of Drawing | | CONTEXTUAL | |
| Drawing No. | | 6675-BBA-ARE-A-DDI-0003 | |
| Rev. | | nb | |
| | | P01 | |

Prepared by
Wilkinson Eyre Architects
On behalf of the ODA

Visualisation
Arena View from
Concourse to the South East

| | | | |
|--------------------|----------|-------------------------|----------|
| Revision | Drawn | Checked | Approved |
| | RH | SW | SW |
| | Date | Scale | NTS |
| | 28/11/08 | | |
| Purpose of Drawing | | CONTEXTUAL | |
| Drawing No. | | 6675-BBA-ARE-A-DDI-0003 | |
| Rev. | | nb | |
| | | P01 | |

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| | |
|---|---|
| ADDRESS: Buccleuch House, Clapton Common, London E5 | |
| WARD: Springfield | REPORT AUTHOR: Gillian Nicks |
| APPLICATION NUMBER: 2008/0750 DRAWING NUMBER: D1100, 2100, 2200, 2501, 2701, 3200A, 3100A, 3101A, 3103A, 3105A, 3199A, 3210, 3501A, 3502A, 3503, 3504, 3505, 3506, 3507, 3601 3701, 3702, 3703, 4800, 4801, 4802, | VALID DATE: 14 th April 2008 |
| APPLICANT: Hanover In Hackney Housing Association/ Countryside Properties (London) C/o Agent | AGENT: Savills, Grosvenor Hill, London, W1K 3HQ |
| PROPOSAL: Demolition of existing building and erection of a six storey building (plus basement) to provide 152 residential units (46 units to comprise extra care accommodation and 25 x 1 bed, 50 x 2 bed, 19 x 3 bed and 12 x 4 bed) with ancillary car parking and landscaping. | |
| NOTE TO MEMBERS: This application was reported to members at the 4 th February 2009 Committee. Members did not vote in favour of the officers recommendation for the following reasons: Overdevelopment within the envelope of the building by approximately twenty per cent; Poor internal design and layout especially for the larger family units; Unconvinced that the current set of plans provide good standard of living accommodation; The open plan living areas with bedrooms located off this was deemed unacceptable; and Too many single aspect flats and internal corridors too long. Officers have been given legal advice that this application was not determined, and to bring it back to members for their determination with the same recommendation as summarised below, but in light of previous concerns raised, the following is provided by way of clarification: <ul style="list-style-type: none"> - Drawings to show the division of the access to bedrooms that were located off open plan living areas now rectified rather than requiring the imposition of a condition. This allows free entry into all rooms without needing to pass through another; - The building has three main corridors; two serving the residential | |

component and one for the extra care element. The distance between cores and main entrances to residential units is at worst eighteen metres, and only in one instance, which given the building form as accepted by the Planning Inspector is acceptable. The width of the corridors comply with Lifetime Home Standards.

- The density of the scheme is 253 units/hectare, which includes the extra care accommodation. Given the sites PTAL rating of 2, this falls above the recommended density matrix by the GLA within an Urban area. However, this is a guide, and does not reflect site/scheme specifics, for instance the inclusion of the extra care homes and the massing as agreed by the Inspector.

POST REVISION SUMMARY:

Ground floor stair adjustments to main entrance areas.
 Room widths to number single bedrooms amended to accord with SPG1 standards
 Bridge to some maisonettes amended to provide access to side of living areas.

RECOMMENDATION SUMMARY:

Grant conditional planning permission subject to a section 106 agreement

ANALYSIS INFORMATION

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

| LAND USE DETAILS: | USE | Use Class | Use Description | | | | Floor space sqm |
|--------------------------|-----|--------------------------|---------------------------|----|-----------------|----|-----------------|
| Existing | | Other | Extra Care support | | | | |
| Proposed | | Other | Extra Care support | | | | 745 |
| | | C3 | Residential | | | | |
| RESIDENTIAL USE DETAILS: | USE | Residential Type | No of Bedrooms per Unit | | | | |
| Type | | | 1 | 2 | 3 | 4 | |
| Existing | | Not applicable | Not applicable | | | | |
| Proposed | | Flats | 25 | 50 | 19 | 12 | |
| | | Extra Care | 37 | 9 | - | - | |
| PARKING DETAILS: | | Parking Spaces (General) | Parking Spaces (Disabled) | | Bicycle storage | | |
| Existing | | - | - | | - | | |
| Proposed | | 38 | 3 | | 132 | | |

CASE OFFICER'S REPORT

1. SITE CONTEXT

- 1.1 The site, approximately 6000sqm in area, is situated on the north side of Clapton Common, The existing Buccleuch House, built in the 1950's as a single women's accommodation, is a six storey vacant red-brick building. The west

and east flank walls are articulated by the provision of balconies, with a curved balustrade worked into the façade. The front elevation has four sets of inset balconies, spread across the façade in a regular pattern. The length of the building is broken up by a projecting central element, providing an open stairwell. The rear elevation has four arms to the building with ground floor level extensions providing plant room storage and the like. In addition, hard standing lies unmanaged between the rear building line and the back wall to properties at Overlea Road to the north. To the front, hard standing and overgrown vegetation within a square running the length of the site is found, with evidence of waste dumping.

- 1.2 The surrounding area is predominately residential, with Springfield Park, a designated 'Local Nature Reserve' and an 'Area of Nature Conservation Importance' found to the north; The River Lea runs adjacent to the Park. The residential character of the surrounding area is made up of 1930s two-three storey semi-detached housing to the north, 1960s housing to the south and a number of nineteenth century period buildings. The predominant palette in the area is brick.

2. CONSERVATION IMPLICATIONS

- 8.1 The site does not lie within a Conservation Area but is adjacent to Clapton Common Conservation Area to the south of the site. On the south side of the Common, are the Grade II listed properties of Clapton Terrace. The Church of the Good Shepherd is found to the northern edge of the common, west of the application site.
- 8.2 Between Buccleuch House and Clapton Common is a designated London Square, protected by the London Squares Preservation Act 1931. The Square forms part of this application and is within the ownership of the applicant.

3. HISTORY

- 3.1 **2005/0705** – Planning application for 'Erection of a part 7 part 8 storey building plus basement to provide 192 residential units (including 46 sheltered units/entrance flats) comprising 98 x 1 bedroom 70 x 2 bedroom and 24 x 3 bedroom units with 554sqm of ancillary floor space for the sheltered accommodation including dining area, lounge, kitchen and day centre' refused on 16th September 2005.

The reasons for refusal were as follows:

1. The proposed development, by reason of its scale, height, form, massing, materials and design, represents an incongruous form of development that would be out of keeping with the surrounding townscape and would adversely impact upon the character and appearance of the existing surrounding area, therefore being contrary to Policies EQ1, EQ3, HO3, HO20 and Strategic Policies ST1, ST2, and ST4 of the Hackney Unitary Development Plan, Policies 4B.8 (Tall Building-Locations) and 4B.9 (Large Scale Buildings-Design and Impact) of the London Plan 2004, and PPS1: Delivering Sustainable

Development.

2. The proposed development, by reason of its design, scale and height, fails to contribute to or respect the Clapton Common Conservation Area and would not be sympathetic to the scale and proportion of the surrounding buildings thereby creating a single, visually dominant block on the Clapton Common Conservation Area. As such the scheme would be contrary to policies EQ1, EQ12 and Strategic Policies ST1, ST2, ST4 and ST8 of the Hackney Unitary Development Plan and Policies 4B.1 (Design Principles for a Compact City), 4B.2 (Promoting World Class Architecture and Design) and 4B.7 (Respect Local Context and Communities) of the London Plan 2004, PPG15: Planning and the Historic Environment and PPS1: Delivering Sustainable Development.

3. The proposal, by reason of its excessive height and scale, would appear visually obtrusive on the skyline when viewed from Springfield Park and the Lee Valley. As such the proposal would be contrary to policies EQ1, EQ21, EQ30 and Strategic Policies ST9 and ST10 and PPG17 Planning for Open Space and PPS1 Delivering Sustainable Development.

4. The proposed mix of residential units would not provide a sufficient proportion of family-sized or large family-sized accommodation, to the detriment of housing needs in the Borough, and would therefore be contrary to Policy HO9 of the Hackney Unitary Development Plan, London Plan Policies 3A.2 (Borough Housing Targets), 3A.4 (Housing Choice), 3A.5 (Large Residential Developments) and PPG3: Housing and PPS1: Delivering Sustainable Development.

3.2 The application was appealed, by the applicant in 2006. Subsequently, the Council's decision was upheld by the Secretary of State. Notwithstanding, a number of principles were accepted by the Inspector:

- i. Relationship of Buccleuch House with the Common in terms of its effect on Character and Appearance is extremely important and exercised the greatest visual presence.
- ii. No objection to narrowing of the gaps in street frontage at the ends of the building giving greater street continuity;
- iii. Landscaping London Square with reorganisation of paths to correspond to entrances and establish gathering areas;
- iv. Proposals need to respect views encompassing the spire of the Listed Church of the Good Shepherd
- v. Provision market, special needs and affordable housing on interesting developed, sustainable, previously developed land.

3.3 Extensive pre-application discussions have been carried out, including presentation at Design Review Panel.

4. CONSULTATIONS

4.1 Date Statutory Consultation Period Started: 22nd April 2008

4.2 Date Statutory Consultation Period Ended: 13th May 2008

4.3 Site Notice: Yes

4.4 Press Advert: Yes

4.5 Neighbours

Letters were sent to 168 neighbouring occupiers. A total of 4 objections have been received, of which one is on behalf of Clapton Terrace Residents' Association (CTRA).

The grounds of objection are as follows:

- Building height is too imposing; only agree to 3-4 storey and basement.
- Over dominate building unsuitable for conservation area.
- Property (Overlea Road) will be overlooked from four floors of the proposed building interfering with privacy.

From CTRA:

- Brick colour – too dark and unsympathetic
- Insufficient attention has been paid to the Section 106 which means a lack of regard for the impact on local services and facilities.
- Generic design showing little flair or imagination especially disappointing in attractive, spacious London Square.
- Concerned about the proportion of affordable housing and tight proportions of some of the rooms.

4.6 Statutory consultees

4.6.1 Clapton Common Conservation Area Advisory Committee

Welcome further discussions on the renewal of Buccleuch House on the east side of the common. There exists an important opportunity to create buildings of the highest architectural quality to replace a monolithic block that, following the unfortunate destruction of the Georgian Terrace in the early 1930s, has in recent years been detrimental to the setting of the Clapton Common Conservation Area.

The proposed new building is slightly taller than that existing, but it is reduced from the previous application and its overall scale is likely to be acceptable. However, it is difficult to judge the impact on sightlines in juxtaposition with the Grade II* listed Church of the Good Shepherd at Rookwood Road.

Acknowledge that the submitted elevation designs indicate that the architects have attempted to address the important task of trying to break up the block's monumentality. The use of brick is welcomed, as is the limited use of elements intended to create vertical articulation, including glazed recesses; a partial variety of window design; and through breaking up the roofline to a limited extent.

Nonetheless, we find the submitted designs generally uninspiring and in general a dull 'more of the same' approach. While the applicants' Design and Access Statement goes to some length to claim a considered approach to a design treatment that addresses the dominating horizontality of such a long block we do not consider that this has been resolved satisfactorily. Much more work on creating visual interest could be employed, including more imaginative articulation, interest and variety at roof level. For example, to mitigate the buildings' height, the final storey could be set back – a similar concept to mansards but without trying to imitate that style.

We particularly consider that the attempt to distinguish the southerly Hanover in Hackney section from the remainder is misconceived. In this section this is no attempt to avoid an unmitigated monotony of appearance: all attempts at variety of vertical articulation, rhythm and use of proportion have been abandoned, relying instead on superficial slate cladding and coloured balconies to claim distinction. If avoiding monumentality is a problem for the site as a whole, it is unfortunate that there has been no attempt to alleviate it here. It is surprising that in this section there has been a desire to achieve distinction from, rather than overall cohesion with, the overall design treatment in the remainder of the design elevations. This appears to be counter to current policy guidance towards the inclusive design of mixed use developments.

In summary, whilst welcome the re-landscaping of the London Square at the interface of the site with Clapton Common, submit that the proposals fail to seize the opportunity to really enhance the setting of the Conservation Area by offering architecture of the highest distinction.

4.6.2 Environment Agency

No objection in principle subject to following conditions being imposed:

i. The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before development is commence.

REASON: To prevent pollution of the water environment.

ii. The construction of the foul and surface drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

REASON: To prevent pollution of the water environment.

Following informatives should also be attached:

- In accordance with Section 34 of the Environmental Protection Act and the Duty of Care, any waste generated from construction/excavation on site is to be stored in a safe and secure manner in order to prevent its escape or its handling by unauthorised person. Waste must be removed by a registered carrier and disposed of at an appropriate waste managed licensed facility following the waste transfer or consignment note system, whichever is appropriate.

- Under the terms of the Water Resources Act 1991 as amended by the Water

Act 2003, an abstraction licence will normally be required from the Environment Agency for the abstraction (removal) of water (even temporarily) from any inland waters (rivers, streams, ditches, lakes etc) or underground strata (e.g. from a well, borehole or catch pit). The granting of a licence will be dependent on the availability of water resources locally and on the acceptability of any resulting impact on the environment and existing protected rights.

4.6.3 English Heritage

This application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

4.6.4 Invest In Hackney

No representation received.

4.6.5 London Fire and Civil Defence Authority

No representation received.

4.6.6 Police

No representation received.

4.6.7 Primary Care Trust

No representation received.

4.6.8 Thames Water Utilities

Surface water drainage – it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required to ensure that the surface water discharged from the site shall not be detrimental to the existing sewerage system.

Thames Water recommends that petrol/ oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

Following informatives should be attached:

i. The London Water Ring main is in the area and special precautions will be required to avoid any damage that may occur as a result of the proposed development. Developer services should be contacted.

ii. There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitates amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair.

4.6.9 The Learning Trust
No representation received.

4.7 Other Council Departments

4.7.1 Arboriculture Officer:
Proposals acceptable, conditions recommended.

4.7.2 Conservation and Design:

Following an extensive pre application process, some of the original concerns of the Design and Conservation team have been addressed, namely the visual impact of the strong horizontality of the façade which has been subdivided into a series of vertical elements which contribute to break down the extreme length of the building.

However, significant elements of the scheme- the internal quality of the housing accommodation, the proposed duplexes, the accessibility to the upper flats, the space at the back of the building and the details of material- remain of serious concern.

Most importantly, the scheme suffers from an overdevelopment within the consented envelope. A much more positive layout could have been produced within the same granted envelope where it not be for the high number of units crammed into the building. A reduction by a small number of units would enable a much more flexible grid to be laid out and subsequently a higher quality of internal circulation space and entrances, improved dual aspect flats, and an overall increase in the quality of the space planning resulting in significant improvement of the living standards. This could have been achieved even more easily through a minimal carving of the consented mass.

Despite our encouragement and efforts all along the year long pre application process, it is regrettable that this project has not evolved significantly to meet standard design requirements.

We therefore recommend that this application is refused.

Height, bulk and massing.

The maximal height and alignment of the building have been fixed by the Inspector's decision notice of the 2006 appealed scheme.

Since then, and despite our strong advice that breaking down the consented envelope would help integrate the building better to its setting and provide a better quality of accommodation by introducing shorter corridor lengths, more natural light into the building which would ultimately produce a much more suitable urban form in that particular location, the applicant has chosen an approach based on maximizing the envelope.

As mentioned repeatedly, although granted, the strict interpretation of the height and depth consented and the subsequent maximal massing deriving from it,

have been adding to the difficulty of providing decent internal planning – see Internal Layout below.

In this context, it is considered that, although acceptable per se, the massing is not serving the scheme well and by avoiding more subtle modeling of the granted form, the applicant has been showing a low commitment to internal quality, favoring the easiest but not necessarily the best solution for the site. See internal space planning.

Elevations, appearance and character

We acknowledge the improvement to the elevations of the building with a visual hierarchy clearly displayed in the front elevation. As opposed to previous schemes, there is now a distinct verticality which manages to break down the extreme length of the building into sub elements. The transition between these elements is provided through articulated balconies or recessed floor plates.

This is considered a more suitable solution than the previous scheme for the chosen bulk of the building.

However, it is still felt that some elements need to evolve. In particular, the top line cornice needs stronger weight to counterbalance the significant length of the building and we remain unconvinced by the ground floor elevation whose homogeneous rendered treatment could be extremely monotonous.

Overall, the appearance of the building has evolved positively since the refused scheme.

Internal space planning

- Design of the main cores and access to the upper flats.

The accessibility to the upper flats through a 180 degrees turn to reach the lift makes the entrance route contorted for residents and not easily identifiable for visitors. The access to the core fails to be direct, legible and safe.

Furthermore, the configuration of the core based on crossing corridors and access staircase with no visibility and little daylight raises the fundamental quality of the space needed to create a welcoming entrance to the flats. The solution proposed represents a lack of spaciousness, is generally of bad proportions and the level of daylight is insufficient.

It is unacceptable that given the great length and footprint of the building, the entrances to more than 80 flats are reduced to mere corridors. This translates in upper floors into 30m long corridors serving 7 units each. This site as opposed to many infill sites in Hackney is of regular shape and the rectangular proportions of the chosen footprint allow for many alternatives to the proposed distribution and it is only regrettable that they have not been explored.

Quality of the ground and lower ground floor maisonettes:

The design and location of the duplexes is a major source of concern. Although

we expressed our serious reservations early at pre application stage, the internal quality of full basement units with a full height wall fronting the openings (for some, the windows are less than 2.80 meters from the fronting wall), remains unconvincing.

Despite claims by the applicant that the units are well proportioned, their internal layout (no separate kitchen for some family units, absence of an entrance lobby or threshold, location of the staircase across the living room) are considered to have a reduced functionality and to be of substandard quality.

Within additional material submitted, the applicant's claim that *satisfying Hackney SPG on residential extension would consequently generate a poor quality layout for these units, a non compliance with day lighting and sun lighting standards and would not meet market demands for open plan living* is evidently fallacious.

Firstly, it is well established that overcrowding has a detrimental impact on health and social behavior. Modern standards of living quoted by the applicant- such as open plan for living room and kitchen- are considered- in the case of family units designed to minimal habitable rooms standards and comprising 5 members or more - a source of overcrowding. It is therefore detrimental to the privacy needed by each individual within the family and not desirable here.

Secondly, not only the SPG guidance should have been incorporated from the pre application stage so that minimal standards are guiding the internal layout, but it is worth noting, again, that the site itself is particularly regular in shape and isolated from other properties, and therefore as opposed to many infill sites in Hackney, is not at the source of day lighting constraints.

Once more, this reveals the incompetence of the layout and the over density of units within the envelope chosen. A good design should not provide either good internal layout or sufficient daylight, but obviously both, particularly in such an uncomplicated site.

External amenities

The service space at the back of the building is composed of parking spaces, refuse storage and bike storage. Although some units have their main entrance doors onto this space, no particular design solution has been provided to enhance the quality of the space. Units 01, 02, 03, 04 and 05 in particular face the parking ramp and the refuse shed. The configuration of the space at the back of the building raises serious concerns in terms of safety, cleanliness and general usage.

Bins and cycle storage were requested early on to be incorporated into the building but have been left occupying key parts of the external layout, which could have been turned into landscaping areas.

The extreme density of the housing units is directly at the cause of the separation of the services from the building itself and we can only deplore again

that quality has not been a key consideration in the design process.

Materials and detailing

The specifications provided raise concern about the realistic approach to the scheme in the current economic context.

It seems improbable that glass balustrades will be used, given their cost, and any other alternatives (perforated galvanized, plexi or other) will be of much reduced quality and impact strongly on the quality of the elevations.

The Hanover in Hackney block raises similarly the question of the material used. Slate might be expensive and hard to articulate on a corner. There is a serious risk of losing the quality of the scheme if materials and detailing are not followed throughout the evolution of the application.

Summary

This proposal fails to take design quality into sufficient consideration throughout the different components of the scheme. The quantity of housing proposed has been clearly privileged at the detriment of any consideration of quality.

Focusing on the appearance of the building doesn't compensate for major areas of design which have been treated as secondary such as functionality and spatial configuration resulting in poor living standards for occupants.

In conclusion, the design has not been considered holistically for this scheme and is therefore not acceptable.

4.7.3 Highways:

The estimated cost of the works is £47,200 that has been compiled using drawings No. 5943-D3100 that was submitted as part of the planning application submission and an OS extract as attached. The proposals include the following:-

Take up and dispose of wearing course on footway (Bitmac paving)

Take up existing footway base course and dispose (Concrete)

Take up and dispose of existing granite kerbs

Provide and lay new granite straight kerbs and transition kerbs

Provide and lay new base course on footway

Provide and lay new PCC paving in accordance with the Streetscene urban design guide

Reconstruct / Renew existing vehicular crossover, in accordance with the Streetscene urban design guide and as directed

Removal of crossover as directed

Renew/install line markings

The estimate includes for traffic management in accordance with Chapter 8 however the estimate does not include any statutory apparatus adjustments that may be required as a part of the construction of the crossover. A minimum of 450 – 500mm cover from the top of services is required for residential/ light use crossovers however 600mm cover is required for heavy duty crossovers. This is

a task required to be carried out and paid for by the developer and should be carried out in advance of LB Hackney carrying out any highway works.

Please note that the Highways department **must** be advised when payment has been made and a minimum of **six months** lead in to be given by the developer before highway works are expected to start on site. The street lighting team/department **must** also have **six months** lead in time prior to any works commencing on the development to enable them to carry out any required electrical works on the lighting columns etc.

4.7.4 Housing:

Pleased with inclusion of Agudas Israel to bring forward the 10x 4 bed units.

4.7.5 Policy

No representation received.

4.7.6 Pollution

Recommend following conditions be applied

The development shall not commence until details of a Construction Management Strategy has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Management Scheme and Code of Practice shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and TV reception emanating from the site and will include the following information for agreement:

A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.

The specification shall include details of the method of piling.

Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.

Arrangements for publicity and promotion of the scheme during construction.

A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance.

During demolition and construction on site:

- The best practical means available in accordance with British Standard Code of Practice B.S. 5228: 1997 shall be employed at all times to minimise the emission of noise from the site;
- 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 0800 – 1800 Mondays-Fridays, 0800 -1300 Saturdays and at no time on Sundays or Bank Holidays

unless otherwise agreed in writing by the Local Planning Authority;

- Vehicular access to adjoining and opposite premises shall not be impeded;
- All vehicles, plant and machinery associated with such works shall be stood and operated within the curtilage of the site only;
- No waste or other material shall be burnt on application site;
- A barrier shall be constructed around the site, to be erected prior to demolition;
- A suitable and sufficient means of suppressing dust must be provided and maintained.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of nuisance.

4.7.7 Transport:

Site is not located within a Controlled Parking Zone (CPZ). The availability of free parking on-street suggests that car use associated with the proposal could potentially be higher than the level of parking provided on-site. Level car parking is in line with the average levels of on-site parking outside CPZ areas. Car park layout is acceptable. Parking provision should be distributed across tenures.

The transport impact assessment undertaken shows that the net increase in traffic on the surrounding road network resulting from the proposal will be relatively low. Although the site is not located in a CPZ, the level of parking provision is in line with the average parking provision in non-CPZ areas across the Borough and is therefore considered to be acceptable. Therefore, the proposal is considered to be acceptable in transport terms, subject to conditions and mitigation measures.

In principle the scheme is acceptable subject to conditions.

4.7.8 Waste management:

Capacity for their waste requirements and more. They need 26,450 litres of waste storage and 3 recycling frames, the plans show they have provision for 3 frames and waste storage for 33,000 litres.

5. POLICIES

5.1 Hackney Unitary Development Plan (UDP) (1995)

| | | |
|------|---|----------------------------------|
| EQ1 | - | Development Requirements |
| EQ12 | - | Protection of Conservation Areas |
| EQ13 | - | Demolition in Conservation Areas |
| EQ18 | - | Setting of listed buildings |
| EQ28 | - | London Squares |
| EQ31 | - | Trees |
| EQ48 | - | Designing out Crime |
| H03 | - | Other sites for housing |
| H07 | - | Redevelopment of housing |

- H017 - Residential accommodation for care
- E12 - Office Development
- E18 - Planning Standards
- TR19 - Parking standards
- OS2 - Open spaces and parks
- OS5 - Development affecting open spaces and parks
- OS10 - Children's Play areas
- OS17 - Wildlife Habitats

5.2 Local Development Framework – Core Strategy Preferred Policy Options (April 2008)

- PPO1 - Planning Policy Context (Future development and Regeneration in Hackney)
- PPO3 - Spatial Vision for Hackney (Re-establish neighbourhoods)
- PPO4 - Spatial Vision for Hackney (Co-existence of a diverse mix of uses)
- PPO6 - Spatial Vision for Hackney (Highest possible quality of development)
- PPO8 - Strategic Spatial Implications (Residential development)
- PPO11 - Strategic Spatial Implications (Sustainability principles)
- PPO13 - Promoting Quality (Built environment, sense of place and local distinctiveness)
- PPO14 - Promoting Quality (Statutory Listed Buildings)
- PPO15 - Promoting Quality (Climate change)
- PPO17 - Providing Better Homes (Needs residents)
- PPO18 - Providing Better Homes (Affordable Housing)
- PPO19 - Providing Better Homes (Mix of housing)
- PPO20 - Providing Better Homes (Sustainable Homes)
- PPO22 - Supporting Hackney's Neighbourhoods and Communities (Strengthening)
- PPO29 - Promoting Sustainable Transport (Strategic Transport Networks)
- PPO30 - Promoting Sustainable Transport (Spatial arrangement of activities)
- PPO32 - Making a safer cleaner place (High quality design)
- PPO33 - Making a safer cleaner place (Open space)
- PPO34 - Making a safer cleaner place (Sustainable construction)
- PPO35 - Making a safer cleaner place (Sustainable Waste Management)
- PPO36 - Planning Obligations and Area policies (S106 planning obligations)

5.3 Supplementary Planning Guidance (SPG)

- SPG1 - New Residential Development
- SPG11 - Access For People With Disabilities

5.4 London Plan (2004)

- 2A.1 - Sustainability Criteria
- 2A.2 - The spatial strategy for development
- 3A.1 - Increasing London's supply of housing
- 3A.2 - Borough Housing Targets
- 3A.5 - Housing Choice
- 3A.6 - Quality of new housing provision
- 3A.8 - Definition of affordable housing
- 3A.9 - Affordable Housing Targets
- 3A.10 - Negotiating affordable housing in individual private residential and mixed use schemes
- 3A.11 - Affordable Housing Thresholds
- 3B.3 - Mixed use development
- 3C.1 - Integrating transport and development
- 3C.2 - Matching development to transport capacity
- 3C.3 - Sustainable Transport in London
- 3C.17 - Tackling congestion and reducing traffic
- 3C.18 - Allocation of street space
- 3C.19 - Local transport and public realm enhancements
- 3D.14 - Biodiversity and nature conservation
- 4A.1 - Tackling climate change
- 4A.2 - Mitigating climate change
- 4A.3 - Sustainable design and construction
- 4A.4 - Energy assessment
- 4A.7 - Renewable Energy
- 4A.11 - Living Roofs and Walls
- 4A.14 - Sustainable drainage
- 4A.17 - Water quality
- 4A.19 - Improving air quality
- 4B.1 - Design principles for a compact city
- 4B.3 - Enhancing the quality of the public realm
- 4B.5 - Creating an inclusive environment
- 4B.10 - Large scale buildings – design and impact
- 4B.12 - Heritage Conservation
- 4B.15 - Archaeology

5.5 National Planning Policies

- PPS1 - Delivering Sustainable Development
- PPS3 - Housing
- PPG13 - Transport
- PPS22 - Renewable energy
- PPS25 - Development and Flood Risk

6. COMMENT

Planning permission is sought for the erection of a six storey building, providing two elements of residential accommodation plus ancillary car parking, waste storage and redevelopment of the London Square immediately to the west of the proposed building.

The proposed building is divided by the provision of extra care home units and pure residential dwelling accommodation.

The extra care building, to the south of the site, would be provided with a separate façade treatment, and in that respect a separate entrance from the main building. With a small basement area providing some plant space, including biomass boiler, the main entrance to this building would be at the far south west corner, in front of the proposed upgraded London Square. Support facilities, including dining/kitchen room, kiosk, hairdresser, laundry, lounge and day centre would be accommodated at the ground floor level. To upper floors, a mix of one and two bed units would be accommodated, with the provision of living room, kitchen and separate bathrooms. With the exception of the fifth floor, two guest bedrooms, with bathroom facilities, would be provided. All the units would be wheelchair accessible.

The building is proposed to be built with a brown brick plinth, whilst the remainder of the elevation would be clad by grey slate panelling. This would be broken up by the provision of glass screened projecting balconies. The entrance would be highlighted by a rusticated white render portico.

The main residential block has two different types of housing: flats at upper levels with maisonettes serving the lower ground and ground floor.

Along the front elevation, the building would be served by two main entrances, whilst the maisonettes would be accessed individually via bridges leading directly into the living spaces serving those units. The bridge access would cross a void providing external amenity provision, accessed at lower ground level, to the front maisonettes (ten in total). To the rear, access to individual maisonettes would be at the lower ground level, given a topographical change west to east across the site.

The elevations to the main residential block would be predominately of a multi redish brick, with white rusticated render base delineating between upper floors and maisonettes. Glass screened recessed balconies to brick bays or colour panels and glass screens to projecting bays would be provided with white rustico render to main entrance porticos leading off from an access route between the London Square and the proposed building.

To the front of the site, the existing London Square would be furnished with bench seating whilst inbetween that and the building would be a 'home zone', with controlled vehicular access.

Considerations

The main considerations relevant to this application are:

- 6.1 The principle of the use
- 6.2 Design and appearance of the proposed development
- 6.3 Potential impact on the amenity of prospective and adjacent residents

- 6.4 Traffic and transport considerations
- 6.5 Response to objectors
- 6.6 Planning Contributions

Each of these considerations is discussed in turn below.

6.1 The principle of the use

- 6.1.1 The existing site, whilst vacant, was last used for a residential type use; current building comprises 71 bed-sits, 12 two bed units and one three bed unit, plus communal lounge, laundry, management offices and a day care centre.
- 6.1.2 The proposal seeks to address Hanover In Hackneys obligation to bring forward 42 extra care units on the site following transfer from the Council in the late 1990s. Forty six (37 x 1 bed and 9 x 2 bed) extra care units are proposed to be brought forward; this type of accommodation falls within Class C2 of the Town and Country Planning (use classes) Order 1987. These units are aimed at individuals who need an extra level of assistance to remain self-sufficient. Each unit will be self contained, with communal facilities that will provide a range of support services above that which could be offered if the existing building were brought back into use.
- 6.1.3 In addition, 106 residential units will be provided.
- 6.1.4 Given the previous use of the site as a form of residential accommodation, and the dominant residential character of the surrounding area, the principle of the use is acceptable and in accordance with Council policy H03 and H017.

Residential mix and affordable housing provision

- 6.1.5 The proposal brings forward a mix of accommodation, of which a third would be family sized (nineteen three bed units and twelve four bed units). The Council would welcome a slight increase in the number of family sized units. Notwithstanding, this does in some way seek to address the housing pressures upon the Borough as identified within the Councils Housing Needs Survey. Furthermore, all the two bed units are four person units, that whilst not considered family sized accommodation, may address a need for young families outside the affordable housing market.
- 6.1.6 Hackney's SPD on Affordable Housing (2005) excludes sheltered housing as being affordable housing, and neither triggers the need to provide affordable housing. The applicant has included the proposed sheltered accommodation as affordable housing within their financial viability report in addition to twelve shared intermediate units within the residential block. The extra care units have been inputted as social rented units, and in this instance so long as they are secured as such by way of a legal agreement in perpetuity it is considered acceptable. These units would not be available to the affordable housing market per se as they do not fall within the same use class as residential

dwellings. It is suggested that should at any time an application be brought forward to change the use class of these units then an appropriate number should be brought forward as pure affordable housing, accumulatively across the whole site.

6.2 Design and appearance of the proposed development

- 6.2.1 The current building is considered to provide no positive contribution to the setting of the adjacent Clapton Common Conservation Area given its deteriorated state. Notwithstanding, the site benefits from a significant location on the edge of the Common, with the London Square providing further visual relief as well as marking the length of the site. The Inspector for the appeal scheme considered the existing building, to “exercise the greatest visual presence” at Clapton Common. He considered that the visual effect of the elevation mitigates this dominance through both vertical and horizontal articulation.
- 6.2.2 Whilst the site is prominent on the edge of the Common, certain principles have been set down by the Inspector and Secretary of State in determination of the appeal scheme that are a material consideration for any subsequent application. Particularly, the length of the building was considered to be appropriate.
- 6.2.3 The proposed massing of the scheme is considered to be acceptable in that the length of the building conforms with the Inspectors considerations of the proposal, furthermore the height proposed follows that of the existing building and is reduced from the appeal scheme. Whilst it is appreciated that design officers would welcome a greater effort to break down the massing of any emerging development than that which is proposed, it is also appreciated that this could jeopardise the overall development offer, including a reduced number of extra care units and family units. Nonetheless, the building line is set back from the previous proposal, this has been sought to address the Inspectors concern that views from the south towards the Grade II listed Church of the Good Shepherd would be directly affected by any forward projection. The setting back affords greater visual presence of the Church and plays a part in lessening the impact upon the Common by the building mass at the subject site. Overall, the massing is considered to be acceptable in the context of the adjacent Conservation Area without having a detrimental impact upon either its character or appearance.
- 6.2.4 In consideration of the above, and as considered significant by the Inspector in discussion of the existing building, it is the acceptable articulation of elevations that can address the overall impact of the proposed massing. Design officers have remarked upon the proposals improved visual hierarchy displayed across the front elevation following detailed pre-application discussions. Nonetheless, it is considered that the top cornice line should be more strongly weighed to address the length of the building. The proposal includes a projecting stone parapet, which the applicant considers to be sufficient when the building is viewed, as it will in real terms, in three dimension. It is considered that the concern of the design officer, i.e. the cornice should be employed to address

the length of building (which is considered in principle to be acceptable), is addressed through the articulation of the façade. Additionally, there are concerns with regard to the ground floor elevation treatment. However, it is envisaged that given the level of activity at ground floor level alongside the proposed upgrade to the London Square, this element would not necessarily display a monotony which some officers forecast could appear. Furthermore, it would add a further level of detail to delineate between the maisonettes and flats at upper levels.

- 6.2.5 Whilst some have suggested the top floor of the proposed building should be set back it is considered that this is an inappropriate response, and would not necessarily resolve their concern that the top cornice line is ill-defined.
- 6.2.6 The modulation of the façade, with a separate treatment to the extra care element from the main residential block, is welcomed. The proposed materials are considered to be of a high quality that requires a commitment from the applicant to be delivered through to completion of the development. The significance of the site in the setting of the Common has been discussed above. Any attempt to replace materials that are proposed would certainly result in an acceptable loss of quality to the scheme that has been brought forward after extensive collaborative working between the architect and the Councils design officer. It is anticipated in good faith that these details will not be altered, and cheaper alternatives will not be presented for officer's consideration under conditions recommended to members.
- 6.2.7 Views from Springfield Sports Ground and the River Lea have been provided. It is considered that the proposal would not introduce any significant impact from the existing context, but rather would strengthen the building line in distance.
- 6.2.8 Overall, whilst design have raised some concerns with the detailing, the acknowledgement that the massing of the proposal is acceptable is significant. A commitment to the materials proposed would guarantee the overall quality of the development, and secure the sites significance upon the Common. The setting back of the building line redefines views from the south towards the Grade II listed Church. Furthermore, the proposal does not threaten the appearance or character of the adjacent Clapton Common Conservation Area but seeks to enhance it given the significance of its related location.

Residential Layout

- 6.2.9 The concerns of design officers with regard to the internal layouts have been provided above.
- 6.2.10 Firstly, they have noted that the accessibility to upper floor units is contorted, and consequently also unidentifiable. The regular footplate of the building is considered beneficial for ease of access and a responsive design to accommodate legibility. It is noted that the residential block has two main entrances for all upper floors, minimising the internal cores arguably to maximise the overall density of the site. Notwithstanding, the Inspector under the appeal scheme considered the length of the building to be acceptable, and

is a material consideration to be weighed against the criticisms towards this new design. Given the in principle acceptability of the length of the building, reflecting the passed building form to the site, the presence of long corridors is in some way unavoidable, and have been reduced from the appeal scheme. With regard to the '180 degrees turn to reach the lift' that is considered to be unidentifiable for visitors, it is not envisaged that this development would be open to unsupervised visits, or that its overall design should be accorded to the needs of such circumstances alone. This is not to discount the necessity for legibility, but on balance it is considered that there are other mechanisms that can be employed to improve the legibility of these cores, signage is just one such instrument. It is envisaged that the location of the cores would not detrimentally impact upon the free flow of the usability of occupier's residential experience at the site. Notwithstanding, it is appreciated that these elements will not be served by natural lighting, however it is the main entrances that will provide the initial welcome to the development that is not effected in this respect.

- 6.2.11 During the course of the application, discussions over the internal layouts of units have taken place following concerns raised during the pre-application process. Firstly, a number of single bedrooms across upper floor residential units did not comply with the space standards set out within the Councils Supplementary Planning Guidance, requiring habitable rooms to be no narrower than 2.13 metres. A number of units were revisited and on balance it is considered that the remaining units with rooms falling marginally short of this standard are not sufficient grounds for refusal.
- 6.2.12 The maisonettes were also a point of focus at pre-application stage and continue to be cause for concern to design in respect of providing poor standards of accommodation. There are twenty one maisonettes, of which sixteen are family sized units, all the four bed units are provided here. Contrary to the Councils Residential Standards SPG these units do not provide separate kitchen and living spaces which officers have considered does not support the reality of family living which can require the separation of such spaces. The applicant considers they are offering a modern, open plan concept, and note that the units meet with the housing corporation's standards. Notwithstanding, there should be a degree of privacy accorded to individuals within these residential units, despite the concern that the lack of division would deny such retreat. On balance it is considered that current living patterns are not necessarily taken into consideration by the SPG, and given the overall benefits of the proposal, this policy conflict is not considered sufficient to be grounds for refusal. Notwithstanding, a number of bedrooms are accessed immediately off these open plan living areas which is considered poor internal planning, but can be addressed by way of Condition in this instance.

Sustainability and Renewable Energy Provision

- 6.2.13 The London Plan seeks for a reduction in carbon emissions generated from proposed developments through the provision of lean (minimising demand for energy), green (energy from zero-carbon sources) and clean (energy efficiency) means. The proposal, through energy efficient methods, would lead to a

reduction in the carbon that could be generated by energy demand from the site by twelve per cent. An additional ten percent carbon saving would be provided through the provision of on-site renewable energy proposal seeks, by the inclusion of a biomass boiler at basement level to the Extra Care component. This seeks to address the Mayor of London's objective of reducing carbon emissions by twenty per cent by 2010.

6.2.14 The proposal seeks to achieve Code for Sustainable Homes Level 3. The council requires as a minimum proposals to demonstrate best endeavours towards level 4. It is recommended that this be sort through the section 106 legal agreement.

6.2.15 Conditions for green roofs and water harvesting are recommended.

Refuse provision

6.2.16 The proposal would provide the storage of refuse in separate, convenient, locations to both the main residential and the extra care element, away from the street scene. Given the existing boundary line between the site and properties at Overlea Road it is considered that no detriment will be experienced by adjacent occupiers with the refuse store along the boundary line. The same consideration is made of the location of the refuse for the extra care element, against the south boundary with properties at Clapton Common.

6.2.17 Design officers have issue with the location of the refuse store and its interaction with the building frontages of the site. It is true that for some residents the rear of the site will be their front entrance. However, the refuse is set back against the property line, but as discussed not to the detriment of adjoining neighbours. Were the inclusion of storage internal, it is suggested that the external environment to the rear could be enhanced. However, the rear would require access for other vehicles, and it is considered that the arrangements proposed are acceptable. The location of the store is at an acceptable distance from the proposed units for waste management and shall provide easy access for collection.

6.3 Potential impact on the amenity of prospective and adjacent residents

Daylight, Sunlight and Overshadowing

6.3.1 The application is accompanied by a Daylight and Sunlight report assessing BRE guidelines. This report assesses the proposed impact upon properties to the rear of the site at Overlea Road.

6.3.2 The British Research Establishment has produced guidance notes on site layout planning for daylight and sunlight that provides tests and recommendations against which to consider the acceptability of a proposal on current environmental conditions. These tests and recommendations are widely recognised and accepted as a point of reference. One of the tests, the 'Vertical Sky Component' (VSC), is a measure of the amount of daylight available at the centre point to the external pane of a window. The target value is equal to 27%

and any change from the existing level of less than 0.8% would result in a noticeable loss of light.

- 6.3.3 Of the surveyed reference points, only one (to 29 Overlea Road) would not comply, though the existing VSC level does not meet the BRE guideline either. Sunlight levels are also considered, and the results show that the proposal would not obstruct sunlight levels to existing residential units below the BRE recommendations that requires one quarter of probable sunlight hours , including at least five percent of these in winter, between 21 September and 21 March.
- 6.3.4 The BRE states that for overshadowing of open space, no more than two-fifths and preferably no more than a quarter of a garden or amenity area should be prevented from receiving any sun on 21 March by proposed buildings. The shadow analysis carried out illustrates that all the gardens to the rear of properties at Overlead Road will receive sunlight at some point during this day.
- 6.3.5 Design officers were concerned by the quality of the maisonettes, and considered that the units proposed may not receive adequate levels of light internally. The Average Daylight Factor (ADF) test considers the amount of light that will be received within the interior of the room and was requested to be carried out upon the proposed development. The results highlight that the internal light levels conform to BRE guidance and would be adequately well lit through natural means.
- 6.3.6 Overall, it is considered that the proposal will have a negligible impact on existing residents and the daylight/sunlight levels for prospective occupiers would be acceptable in accordance with BRE guidelines.

Privacy/overlooking and sense of enclosure

- 6.3.7 The proposal includes residential accommodation to a site that previously accommodated a type of residential accommodation.
- 6.3.8 Whilst there is an intensification of the residential element to the site, it is not considered that any loss of privacy will result, as the Inspector concluded under the appeal scheme. The proposed building line, whilst set back from the existing, is at an acceptable distance from properties to the rear at 1-27 Overlea Road. The end property to Overlea Road (number 29) is near eighteen metres distance from the boundary line. To the south, the adjacent property at 56 Clapton Common, has a window facing the site, which serves a non-habitable room upon inspection at a site visit.

Open space and amenity

- 6.3.9 The majority of the residential accommodation will be brought forward with some form of private amenity space be it garden area (maisonettes) or balcony (flats).

6.3.10 To the front of the site, the London Square is proposed to be redeveloped, and will act as a break between the site and the Common. Indeed, whilst currently the site benefits from the setting of Clapton Common, the Square is currently overgrown, with considerable misuse evident upon site visit, including the deposit of waste.

6.4 Traffic and transport considerations

6.4.1 The existing site has accommodation for ten parked vehicles to the rear, whilst the service road to the front of the site has room for a further 21 vehicles, with provision of one disabled and one ambulance bay.

6.4.2 The inspector stated in his decision of the appeal scheme that *'the site's location is highly sustainable, being well situated in relation to rail and bus services, and close to Route 1 of the National Cycle Network, as well as routes showing on the London Cycle Guide. Parking spaces within the site would be limited to approximately one for every three units of accommodation (approximately 52 spaces for the private element – including 2 disabled)..and the potential increase in traffic'* was shown to be easily accommodated.

6.4.3 There is no change in the context of the site in relation to transport infrastructure since this assessment was made. The site is situated within close proximity of a number of bus routes to and away from the centre of London, falling within a PTAL (Public Transport Accessibility Level) rating area of two. Clapton station and Stoke Newington main line stations are 1.1 and 1.35 kilometres from the site respectively. The current proposal seeks to bring forward a significant reduction in the number of parking spaces from that considered acceptable in principle by the Inspector. From (the appeal scheme) a total of 65 vehicular spaces the current scheme proposes some 41 spaces, including 3 disabled, one mini bus and one ambulance space.

6.4.4 Ten of these spaces will be to the rear of the residential block, with thirteen spaces serving the Extra care unit, provided to the rear, as well as space for the mini bus and an ambulance bay. In addition, sixteen spaces would be provided up along the eastern edge of the London Square. The extra care traffic shall access their allocated parking via Spring Hill and Clapton Common, whilst the parking to the rear of the residential block shall be accessed from Clapton Common via Craven Walk or Overlea Road. In principle, the provision of car parking to this degree is considered acceptable, in light of the sites PTAL rating.

6.4.5 A trip generation study has been carried out and submitted as part of the applications Transport Statement. This shows the anticipated trip generation will increase from the existing condition to both Spring Hill and Craven Hill, however this does not take into consideration the impact upon Clapton Common, but is viewed to be marginal given the strategic nature of the road. Again, the trip generation is less than that considered acceptable by the Inspector, and in turn by the Secretary of State.

6.4.6 The scheme would provide 132 cycle spaces, equal to at least 1 per residential

unit; no provision has been made for the extra care accommodation units. All cycle storage would be found to the rear of the site, within a secure and covered structure.

- 6.4.7 Overall, the scheme in terms of its potential impact on the highway is considered to be negligible, with a supportable number of proposed car parking spaces, adequate access and provision for the operating needs of the extra care element as well as an adequate number of cycle spaces to support sustainable modes of transport.

6.5 Response to objectors

- 6.5.1 Building height is too imposing; only agree to 3-4 storey and basement.
The acceptability of the massing of the proposal has been discussed above at 6.2.3.

- 6.5.2 Over dominate building unsuitable for conservation area
The proposal site is not within the Conservation Area, nonetheless it is considered not to be detrimental to the setting of the adjacent Conservation Area.

- 6.5.3 Property (1 Overlea Road) will be overlooked from four floors of the proposed building interfering with privacy
No privacy issues are considered to be raised by the proposal. 1 Overlea Road is not directly overlooked by the proposal, and exceeds the twenty one metre guide distance of habitable room to habitable room.

- 6.5.4 Brick colour – too dark and unsympathetic
The proposed brick colouring is considered to fit with the surrounding context, as well as continue the background palette of the existing building. A condition is recommended to be attached so officers can be sure of its quality, especially given the context of the site.

- 6.5.5 Insufficient attention has been paid to the Section 106 which means a lack of regard for the impact on local services and facilities.
The details of the heads of terms to be secured through the legal agreement are provided below. These comply with the Councils Supplementary Planning Document on Financial Contributions and considered to meet the tests as set out by National Policy in securing such obligations.

- 6.5.6 Generic design showing little flair or imagination especially disappointing in attractive, spacious London Square
The proposed design has been considered alongside the historical context of the site, with a terrace in situ prior to the existing 'House'. Rather than a iconic contemporary expression of architecture at the site which could detract from the demure backdrop to the common, the proposed design is considered to satisfactory preserve the character and appearance of the adjacent Clapton Common Conservation Area and the London Square which forms part of the site.

- 6.5.7 Concerned about the proportion of affordable housing and tight proportions of some of the rooms

These are considered acceptable, as has been discussed in detail above.

6.6 Planning Contributions

- 6.7.1 The proposal meets the trigger to provide contributions under the Planning Contributions Supplementary Planning Document (PCSPD).

- 6.7.2 In accordance with the SPD, the provision of open space and education financial contributions are sought. Furthermore, given the mixed uses proposed at the site, it is considered pertinent to secure the appropriate sequence of development that is occupied be secured so as to ensure the extra care units are provided without delay.

- 6.7.3 Other heads of terms that are as standard are found within Recommendation B below.

7. CONCLUSION

- 7.1 In summary, the proposed development is considered to be of an appropriate use and of a high quality of design, with no adverse impact on the amenity of neighbouring occupiers by way of loss of light, privacy, outlook, or raise traffic implications.

- 7.2 The proposal complies with pertinent policies in the Hackney UDP (1995) and the London Plan (2008) and the granting of permission is therefore recommended subject to the completion of a section 106 agreement.

8. RECOMMENDATIONS

Recommendation A

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

8.1.1 **SCB1 - Commencement within three years**

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

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

8.1.2 **SMC6 – Materials to be approved**

Details, including samples, of materials to be used on the external surfaces of the building, boundary walls and ground surfaces (excluding the London Square) shall be submitted (accompanied by the design and access report submitted under the approval and a copy of the Officers Committee Report) to and approved by the Local Planning Authority, in writing, before any work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

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

8.1.3 SCM7 – Details to be approved

Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.

- a. Windows, glazing bar profiles, and architraves;
- b. A typical cross section elevation drawing;
- c. Balconies and balustrade
- d. 1:50 drawing showing a typical section and corner section of the extra care façade illustrating joining details of slate.
- e. The home zone

REASON: To ensure that the external appearance of the building is satisfactory, the existing natural habitat is not detrimentally impacted and does not detract from the character and visual amenity of the area.

8.1.4 SCM9 - No extraneous pipework

No soil stacks, soil vent pipes, flues, ductwork or any other pipework shall be fixed to the elevations of the building other than as shown on the drawings hereby approved.

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

8.1.5 SCM11 – Modifications to be approved

Detailed drawings showing the following modifications to the scheme shall be submitted to and approved by the Council before any work is commenced on site. This part of the development shall be completed only in accordance with modifications thus approved:

- a. access to bedrooms separated from areas living areas with open plan kitchens;
- b. Railings to be provided around London Square opposed to low wall

REASON: The provision of a bedroom coming off open plan living spaces is not considered conducive. Similarly, the proposed low wall is not considered to fit with the context of the London Square.

8.1.6 SCD2 – Provision of access and facilities

All provisions and facilities to be made for people with disabilities as shown on the plans and details hereby approved shall be implemented in full to the satisfaction of the Local Planning Authority before the use is first commenced.

REASON: In order to ensure that access and facilities for people with disabilities are provided in order to ensure that they may make full use of the development.

8.1.7 SH5 – Provision of parking, turning, unloading facilities

No part of the development hereby approved shall be occupied until the

accommodation for car parking, turning and loading/unloading has been provided in accordance with the approved plans, and such accommodation shall be retained permanently for use by the occupiers and or users of, and/or persons calling at, the premises only and shall not be used for any other purposes.

REASON: To ensure that the proposed development does not prejudice the free flow of traffic or public safety along the neighbouring highway(s) and to ensure the permanent retention of the accommodation for parking/loading and unloading purposes.

8.1.8 SCT1 –Landscaping scheme to be approved.

A hard and soft landscape scheme illustrated on detailed drawings shall be submitted to and approved by the Local Planning Authority, in writing, before any work commences on site, to include the planting of tree and shrubs showing species, type of stock, numbers of trees and shrubs to be included and showing areas to be grass seeded or turfed, benches, lighting, topographical ground levels and ; all landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development and shall be maintained to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely diseased, or removed.

REASON: To accord with the requirements of Section 197(a) of the Town and Country Planning Act 1990 and to provide reasonable environmental standards in the interests of the appearance of the site and area.

8.1.9 SCT3 – Protection of Trees during site works

No demolition, site clearance or building operations shall commence until chestnut paling fencing of a height not less than 1.2 metres shall have been erected around each tree or tree group to be retained on the site, at a radius from the trunk of not less than 4.5 metres. Such fencing is to be maintained during the course of development to the satisfaction of the Local Planning Authority.

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

8.1.10 SH10 – Provision for cycles

Space shall be made available for the secure parking of 132 cycles within the site before the residential use (C3) is first commenced.

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

8.1.11 SCH11 – Adequate visibility to entrance

Adequate visibility shall be provided to the highway within the application site above a height of one metre from footpath level for a distance of three metres on the sides of the permitted points of vehicular access, in accordance with details to be approved by the Local Planning Authority before any work on the

site is commenced, and be so maintained.

REASON: To provide a suitable standard of visibility to and from the highway and to ensure that the use of the access does not prejudice the free flow of traffic and conditions of general safety along the neighbouring highway.

8.1.12 NSC – Drainage

The construction of the foul and surface drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority, in consultation with the Environment Agency, before development commences.

REASON: To prevent pollution of the water environment.

8.1.13 NSC – Non- standard condition

A bio diverse, substrate-based extensive green roof (75mm minimum depth) should be established on the roof of the proposal. Full details thereof shall be submitted and approved in writing by the local planning authority, prior to occupation. 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 and the river corridor, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage and to enhance the performance and efficiency of the proposed building.

8.1.14 NSC– Non-standard condition

A rainwater harvesting system shall be installed and details thereof shall be submitted to the local planning authority and approved in writing before occupation of the development hereby approved first commences.

REASON: In the interests of maximising the environmental performance of the building

Recommendation B

8.3 That the above recommendation be subject to the applicant, the landowners and their mortgagees enter into a deed of planning obligation by means of a Section 106 Agreement of the Town and Country Planning Act 1990 (as amended) in order to secure the following matters to the satisfaction of the Assistant Director of Regeneration and Planning and the Secretary and Solicitor of the Council:

8.3.1 To secure the provision of 58 habitable units as affordable housing to be given over to Hanover in Hackney and Agudas Israel (as appropriate) or an alternative RSL as agreed by the Local Planning Authority. The dwelling mix comprising 37 x 1 bed and 9 x 2 bed units as the social rental element and 1 x 2 bed, 1 x 3 bed and 10 x 4 bed comprising the intermediate units.

8.3.2 The extra care units (37x 1bed and 9 x 2 bed), shall be fitted out before occupation of the Open Market units.

8.3.3 No more than 50% of the Open Market units to be used and/or occupied until the Affordable housing units (1x 2 bed, 1 x 3 bed and 10 x 4 bed) have been

transferred to Agudas Israel or an alternative RSL as agreed by the Local Planning Authority.

- 8.3.4 The developer must have an active programme for recruiting and retaining adult improvers and as a minimum take on at least one adult improver per £5 million of construction contract value and provide the Council with written information documenting that programme within seven days of a written request from the Council.
- 8.3.5 The Developer will, through a environmental management system, provide monitoring information in relation to the Development to the Local Planning authority on the first anniversary of the occupation of the site with respect to:
- (a) energy consumption;
 - (b) air quality;
 - (c) waste generation and recycling;
 - (d) water use;
 - (e) biodiversity; and
 - (f) percentage of energy requirements resourced from Renewable Energy.
- 8.3.6 Residential units to be built to Lifetime Home Standards and achieve Code for Sustainable Homes Level 3 with best endeavours to be demonstrated in detailed towards Level 4.
- 8.3.7 A contribution of £ 9,619.42 towards open, child and play space within close proximity to the site, that could include the London Square but in which instance should relate to the provision of child and play space only.
- 8.3.8 The developer will provide a Public Open Space plan and Public Open Space management plan prior to implementation of the development. The Public Open Space to be completed prior to the occupation of the Open Market Units.
- 8.3.9 A considerate construction and neighbourhood co-ordination group to be set up, to meet bi-monthly, the members of which are to be agreed in advance with the Local Planning Authority and minutes to be circulated by the developer to all those involved.
- 8.3.10 The developer will provide a construction management plan including a construction logistics plan with details of vehicle types, movements and timings.
- 8.3.11 On occupation, the owner should provide the residents with a handbook detailing local public transport services and walking routes to schools in the area, to help achieve sustainable development.
- 8.3.12 Contribution of £ 287,480.47 towards Education based on calculation within the Supplementary Planning Document.
- 8.3.13 An appropriate percentage of residential units permitted by any subsequent planning permission are allocated as Affordable Housing such percentage to be applied to the aggregate total of the residential units permitted

by both the Planning Permission and the Subsequent Planning Permission.

- 8.3.14 Provision of at least one car parking space for the operation of a car club.
- 8.3.15 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 Section 106 Agreement.
- 8.3.16 The signing of a Section 278 legal agreement under the Highways Act to pay the Council £47,200.00 to reinstate and improve the footway adjacent to the boundary of the site, and include if required, any access to the Highway, measures for street furniture relocation, carriageway markings, access and visibility safety requirements. Unavoidable works required to be undertaken by Statutory Services will not be included in London Borough of Hackney estimate or payment.

9. REASONS FOR APPROVAL

The following policies contained in the Hackney Unitary Development Plan (1995) are relevant to the approved development/use and were considered by this Council in reaching the decision to grant planning permission:

EQ1-Development Requirements, EQ12-Protection of Conservation Areas, EQ13-Demolition in Conservation Areas, EQ18-Setting of listed buildings, EQ28-London Squares, EQ31-Trees, EQ48-Designing out Crime, H03-Other sites for housing, H07-Redevelopment of housing, H017-Residential accommodation for care, E12-Office Development, E18-Planning Standards, TR19-Parking standards, OS2-Open spaces and parks, OS5-Development affecting open spaces and parks, OS10-Children's Play areas, OS17-Wildlife Habitats.

10. INFORMATIVES

The following Informatives should be added:

- SI.1 Building Control
- SI.2 Work Affecting Public Highway
- SI.3 Sanitary, Ventilation and Drainage Arrangements
- SI.6 Control of Pollution (Clean Air, Noise, etc.)
- SI.7 Hours of Building Works
- SI.24 Naming and Numbering
- SI.25 Disabled Person's Provisions
- SI.27 Fire Precautions Act 2005
- SI.28 Refuse Storage and Disposal Arrangements
- SI.33 Landscaping

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

**Fiona Fletcher Smith
CORPORATE DIRECTOR, NEIGHBOURHOODS & REGENERATION**

| NO. | BACKGROUND PAPERS | NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY | LOCATION CONTACT OFFICER |
|-----|---|---|-----------------------------------|
| 1. | Hackney UDP (1995) and the London Plan (2004 with Alterations Feb 2008) | Gillian Nicks Deputy Team Leader (020 8356 8350) | 263 Mare Street, London E8 3HT |

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North elevation of Buccleuch House from Clapton Common



Buccleuch House, west elevation with London Square and Clapton Common Pond in foreground.



London Square and Buccleuch House



Buccleuch House with 56 Overlea House neighbouring.



South elevation Buccleuch House



Rear of Buccleuch House

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Do not scale this drawing. Complete to include all dimensions for any newly introduced machinery at any time.

Notes:

0014 02 08 Planning Note

Reference to City of London Council Floor Plans

1. Reference to City of London Council Planning Department

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- External Works**
1. External Works shown with hatching (shaded to be replaced)
- A. Materials: Tarmac paving (200mm) 200mm
 - B. Materials: Concrete paving (200mm) 200mm
 - C. Materials: Concrete paving (200mm) 200mm
 - D. Materials: Concrete paving (200mm) 200mm
 - E. Materials: Concrete paving (200mm) 200mm
 - F. Materials: Concrete paving (200mm) 200mm
 - G. Materials: Concrete paving (200mm) 200mm
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 - I. Materials: Concrete paving (200mm) 200mm
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 - K. Materials: Concrete paving (200mm) 200mm
 - L. Materials: Concrete paving (200mm) 200mm
 - M. Materials: Concrete paving (200mm) 200mm
 - N. Materials: Concrete paving (200mm) 200mm
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Sheet: Burdett House
for:
Countrywide Properties
Harrow in Harrow
Housing Association

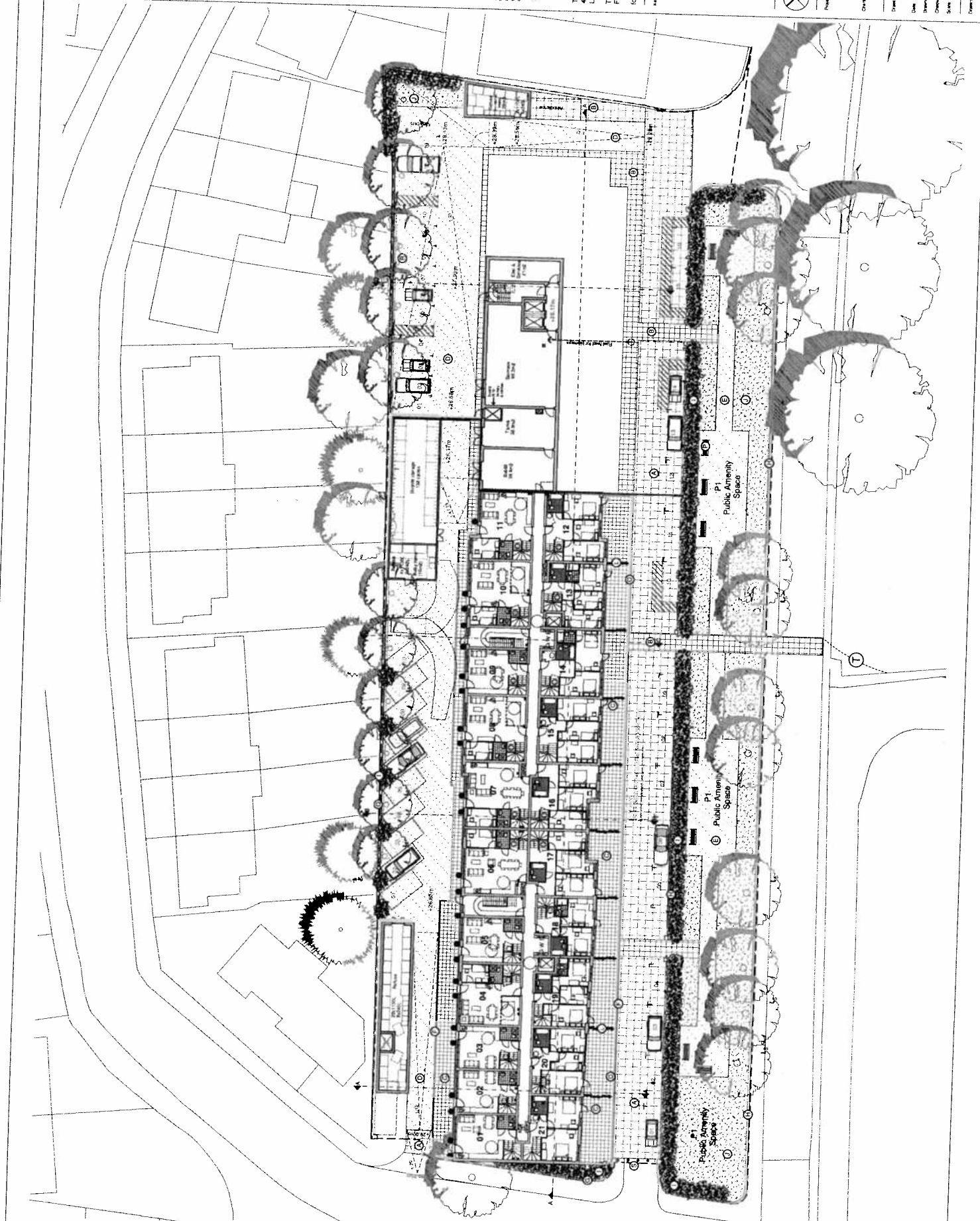
Drawn by: Lower Ground Floor Plan
Proposed

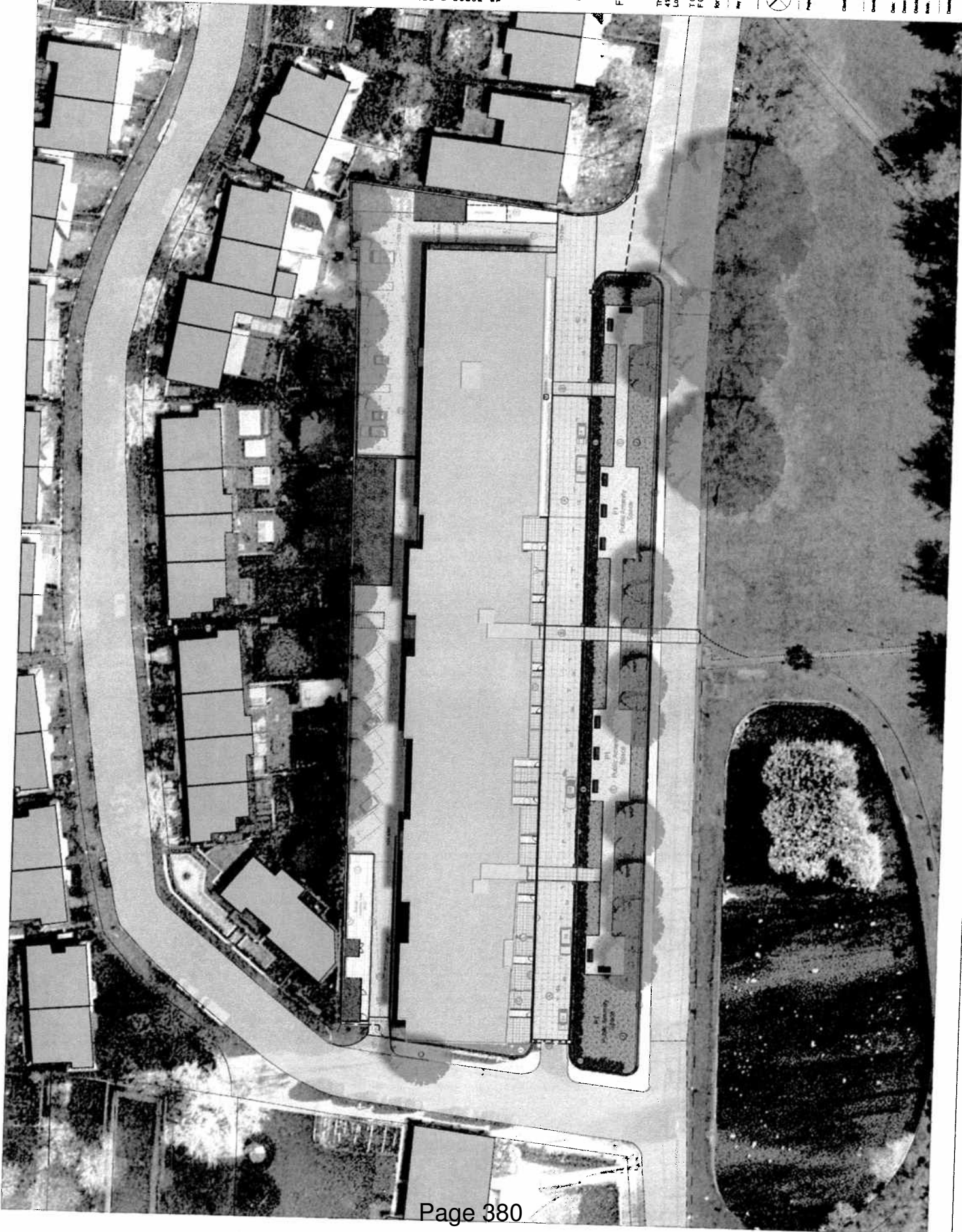
Date: 14.03.08

Checked by:

Scale: 1:200 @ A1

Drawing no: 5943-D8199 Rev. A





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 14/03/08 Planning Note

- Indicate the areas shown with landscaping (indicate by the figure)
- A. Materials: Tarmac block paving, grass, 3 way
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 - C. Materials: Tarmac block paving, grass, 3 way
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 - X. Materials: Tarmac block paving, grass, 3 way
 - Y. Materials: Tarmac block paving, grass, 3 way
 - Z. Materials: Tarmac block paving, grass, 3 way

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 formationarchitects.co.uk



Project: Bucklebury House
 for: Countryside Properties and Harrow in Hackney Housing Association
 Date: 14/03/08
 Drawing No: 5943-D3210 Rev 00
 Scale: 1:500 @ A3

Do not scale this drawing. Consider it a guide only. It is not to be used for construction purposes without the consent of the architect.

Project Name: **Buckfeuch House**
 Address: **41 Wenlock Road, London N1 7SG**
 Date: **14.03.08**

Material Schedule

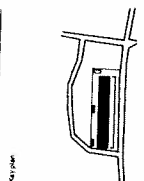
- B1 Multi-ten
- B2 Brown engineering brick
- B3 Multi-lead work, min of B1, max of B2
- R1 White render
- R2 Fluorescent white render
- C1 Steel cladding
- BL1 Glass blockwork with grey steel section (min 10mm thickness and opaque) finishing with bronze bronze
- BL2 Proprietary coloured glass screen (factory with grey steel section 30mm)
- BL3 Proprietary coloured glass screen (factory with grey steel section 30mm) with aluminium frame, aluminium and coloured
- SC Stone 12.5 or larger
- SC1 Dark weather steel coil
- SC2 Black painted steel coil access lockings
- W1 Aluminium clad timber window/door
- W2 Pattern glazing with grey steel panel
- W3 Stained larch glazing
- WC Hair and stone epoxy particle stone

Finishes and doors to be agreed upon later with the client.

NOTE: Some items are omitted on 1:100 drawings for the sake of clarity.

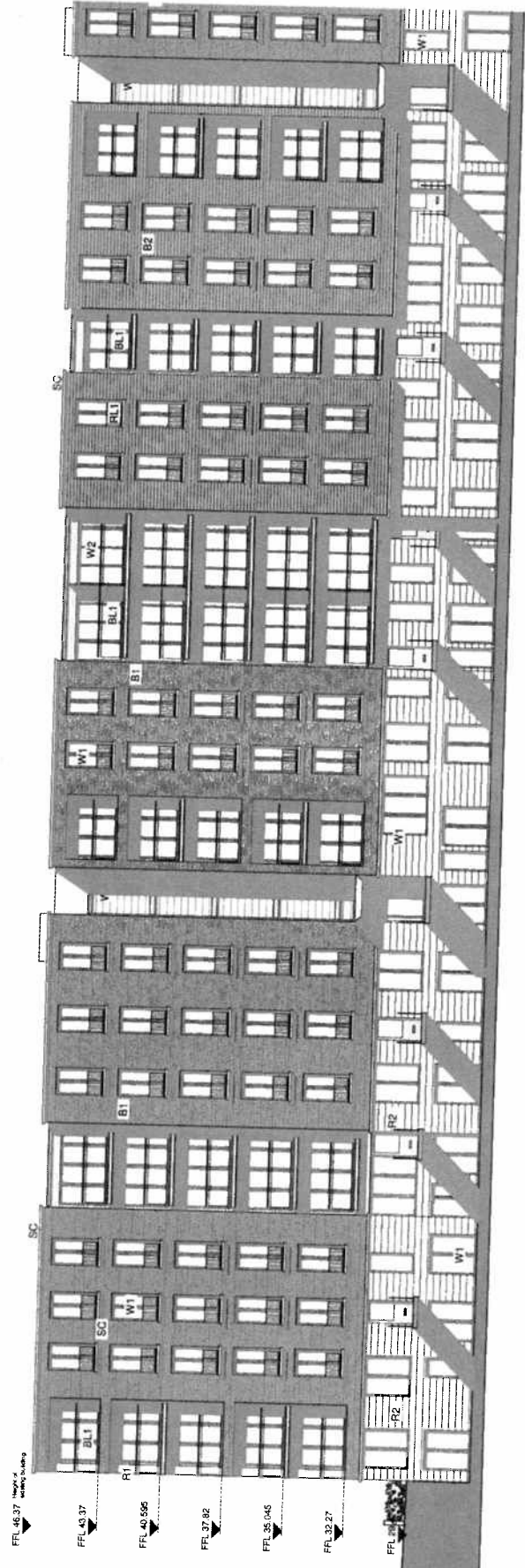
Formative Architects

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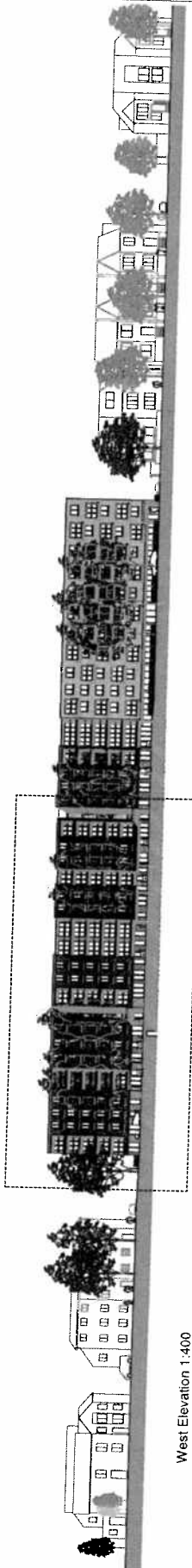


Project: **Buckfeuch House**
 for **Countrywide Properties**
 and **London Housing Association**

Date: **14.03.08**
 Drawn by: **[Name]**
 Checked by: **[Name]**
 Title: **1:100: 406@A1**
 Drawing No: **5943-D3501 Rev. A**



West Elevation 1:100 (North end)



West Elevation 1:400

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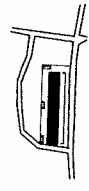
Number: 01/13/08
 Drawing: 14.03.08
 Date: 14.03.08
 Project: 5843-D3502

- Material Schedule**
- B1 Multi brick
 - B2 Bricks, engineering brick
 - B3 Multi brick work, mix of B1 and B2
 - P1 Stone paving
 - C1 Cast concrete
 - SC Stone to be specified
 - RL1 Glass framed glazing with grey steel section frame and aluminium cladding
 - RL2 Proprietary coloured glass frame glazing with grey steel section frame and aluminium cladding
 - RL3 Aluminium framed glazing with grey steel section frame and aluminium cladding
 - W1 Aluminium framed window
 - W2 Painted steel glazing with grey steel frame
 - W3 Stained steel glazing
 - SC Main entrance security screen area

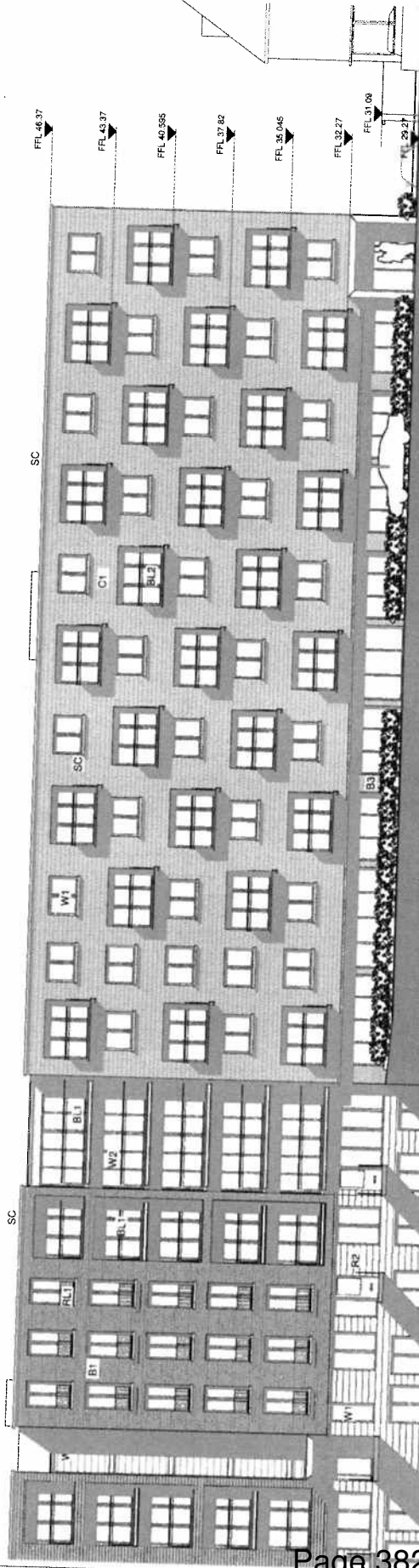
NOTE: Some items are omitted on 1:100 drawings for the sake of clarity.

Particulars

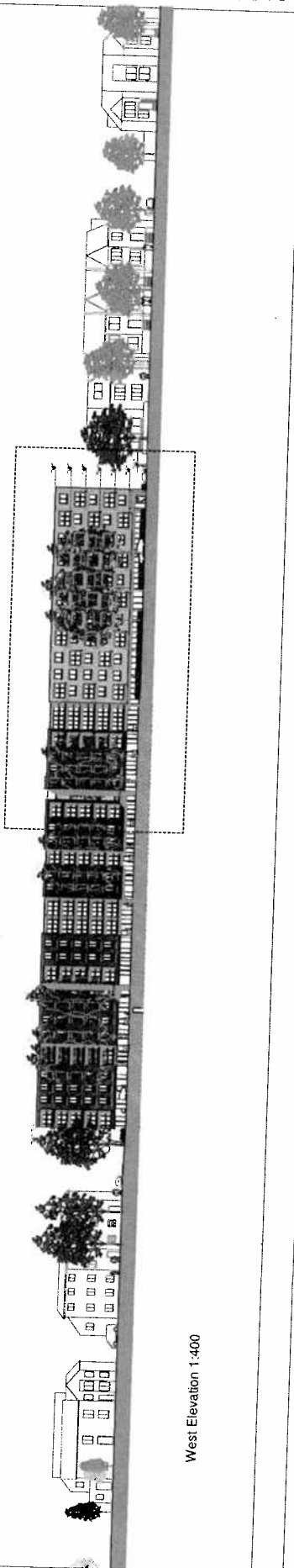
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 information@rystudios.co.uk



Project: Bucklebury House
 Client: Countryside Properties and Hanover in Hackney Housing Association
 Drawing: West Elevation 02
 Date: 14.03.08
 Drawn by:
 Checked by:
 Name: 11001400@A1
 Drawing no: 5843-D3502 Rev. A



West Elevation 1:100 (South end)



West Elevation 1:400

Over view the drawing. Complete to order of
 Architectural
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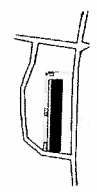
- Material Schedule**
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 - B2 Brown engineering brick
 - B3 Main brick work, inc of B1 and B2
 - R1 White render
 - R2 Fairfaced brick veneer
 - C1 Glass cladding
 - BL1 Glass covered balcony with grey steel section
 handrail system (to adjacent building) with
 metal handrail
 - BL2 Providing covered glass screen balcony with
 grey steel section with
 All recessed balconies kept painted and lacquered
 and strong
 - SC Stone set or plaster
 - RL1 Stone painted steel rail
 - RL2 Black painted steel rail
 - RL3 Black painted steel rail across ledges
 - W1 Aluminium clad timber windows/doors
 - W2 Powder coated grey aluminium
 window/door
 - W3 Aluminium clad timber windows/doors
 - W4 Aluminium clad timber windows/doors
 - W5 Aluminium clad timber windows/doors
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 - W96 Aluminium clad timber windows/doors
 - W97 Aluminium clad timber windows/doors
 - W98 Aluminium clad timber windows/doors
 - W99 Aluminium clad timber windows/doors
 - W100 Aluminium clad timber windows/doors

NOTE: Some items are available in 1:100 drawings for
 the sake of clarity

Formal Architects

The Royal Stables
 41 Wyndham Street
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 formalarchitects.co.uk

Key plan



Project: Riverside House
 for
 Countryside Properties
 and
 Harlow in Harlow
 Housing Association

Client: Countryside Properties
 and
 Harlow in Harlow
 Housing Association

Drawing No: East Elevation 01
 Proposed

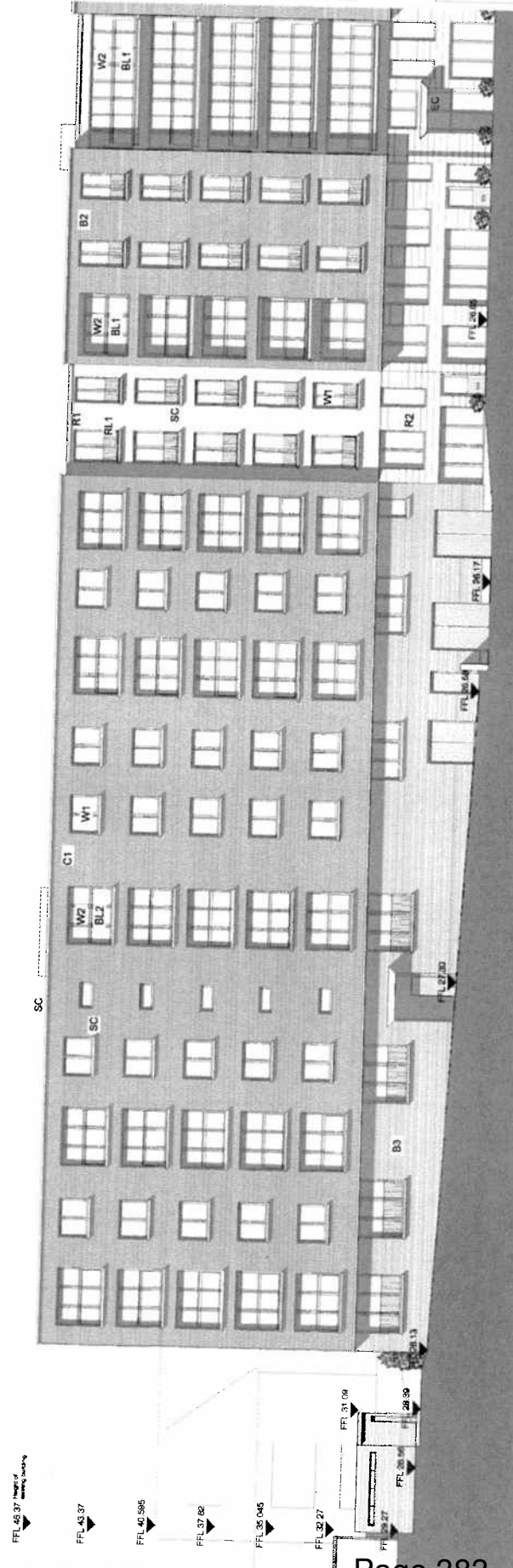
Date: 14.03.06

Drawn by: [Name]

Checked by: [Name]

Scale: 1:100 (1:400 @ A1)

Drawing No: 5943-D3503 Rev 00



East Elevation 1:100 (South end)

East Elevation 1:400

Do not use the drawing. Complete the details of
 dimensions to the North without responsibility of any
 professional.

Material Schedule

- B1 Mail chest
- B2 Street engineering box
- B3 Mail box with inc. 451 and 452
- R1 Waste receptacle
- R2 Recreational waste receptacle
- C1 Street lighting
- BL1 Glass screened balcony with grey steel section
 handrails and stainless steel balustrade with
 stainless steel infill
- BL2 Providing coloured glass screen balcony with
 grey steel section hand
 rails and infill
- SC Structural steel frame
- W1 Aluminium clad timber window/doors
- W2 Timber glazing with grey steel frame
- W3 Aluminium glazing
- EC Mass entrance canopy, painted steel
- RL1 Black painted steel rail
- RL2 Black painted steel rail access bridges
- W1 Aluminium clad timber window/doors
- W2 Timber glazing with grey steel frame
- W3 Aluminium glazing
- EC Mass entrance canopy, painted steel

All windows and doors to be manufactured class 2P
 and 4P

NOTE: Some items are marked on 1:100 drawings for
 the sake of clarity

Formation Architects

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 formationarchitects.co.uk



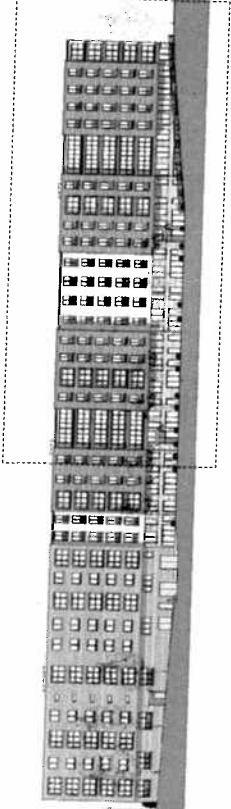
Project: Subsoch House
 or
 Courtyards Properties
 Harrow in History
 Housing Association

Client: East Elevation 02
 Proposed
 Date: 14.03.06
 Drawn by:
 Checked by:
 Scale: 1:100/1:400/A1

Drawing No: 5943-D3504 Rev. 00



East Elevation 1:100 (North end)



East Elevation 1:400

Do not state the client's name. Contractors to confirm all dimensions and materials with the client. All dimensions are in millimetres unless otherwise stated.

0011.02.06 Perching Issue

Material Schedule

- B1 Multi-bolt
- B2 Brown engineering brick
- B3 M25.000 brick, red, 215 x 102.5 x 65
- F1 White plaster
- F2 Concrete side window
- C1 Glass cladding
- RL1 Glass insulated balcony with grey steel section and aluminium frame (insulated the adjacent material) with metal handrail
- RL2 Frosted coloured glass screen balcony with grey steel section with aluminium frame
- AL1 Aluminium window frame (painted and rounded) with and with
- SC Stone wall or parapet
- RL1 Black painted steel rail
- RL2 Black painted steel rail access bridge
- M1 Aluminium door frame windows/doors
- M2 Clear glass with grey aluminium frame
- M3 Silver frame glazing
- EC Glass entrance canopy plastic units

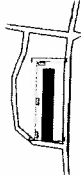
All windows and doors to be aluminium-clad UPVC and UPVC.

NOTE: Some items are available in 1000 coverage for the sake of clarity.

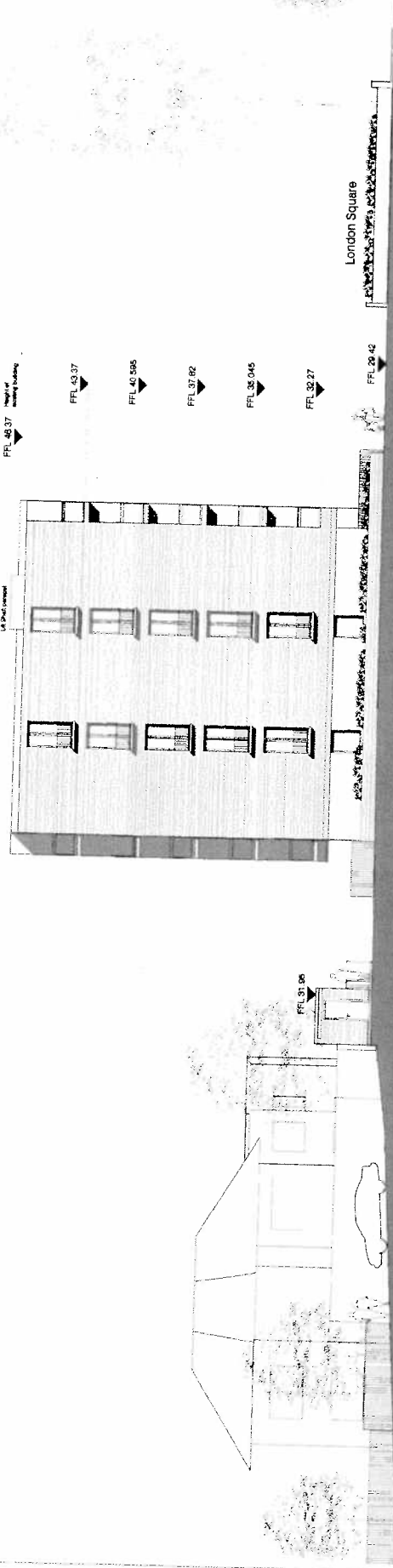
Formations Architects

The Park Studios
41 Wimpole Road
London N1 7SC
T 020 7251 0791
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formationsarchitects.co.uk

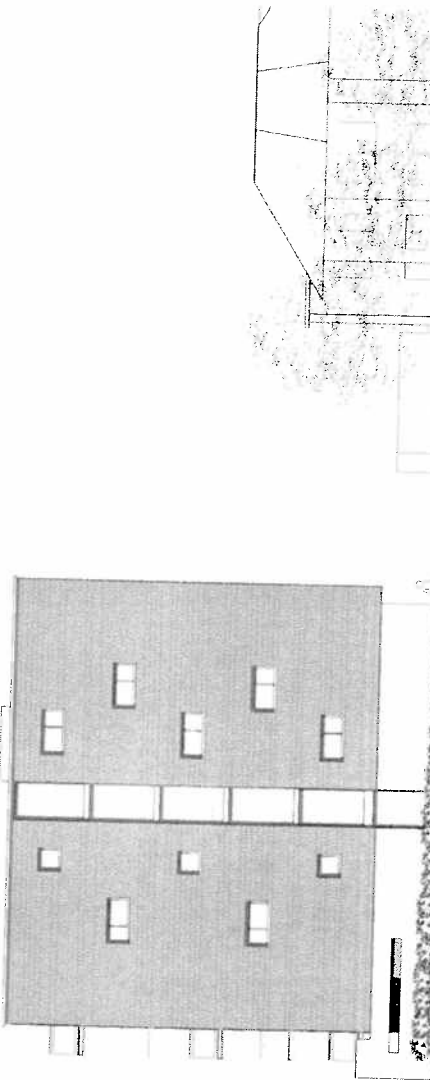
Key plan



Project: Buschurch House for Countrywide Properties and Harlow in Harlow Housing Association
Client: Countrywide Properties and Harlow in Harlow Housing Association
Drawing No: North - South Elevations Proposed
Date: 14.03.06
Drawn by:
Checked by:
Scale: 1:200 @ A1 1:400 @ A3
Drawing No: 5943-D3605 Rev 00



North Elevation

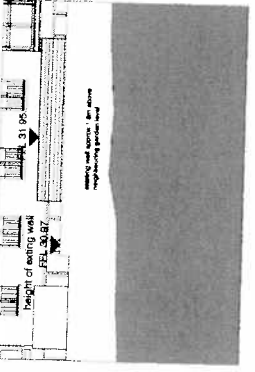
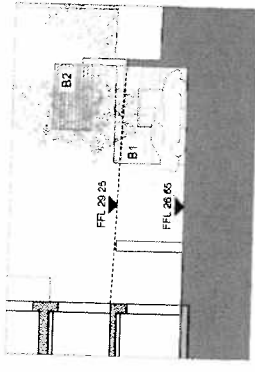


South Elevation

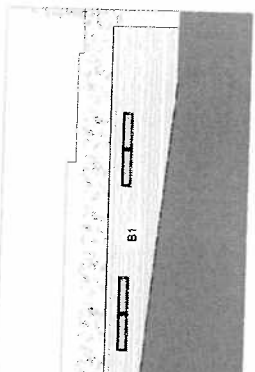
Do not scale the drawings. Complete a copy of drawings on a fully certified manufacturer of paper.

Reference:
00_110208 Parking bays

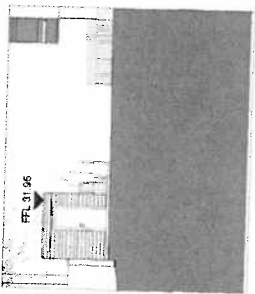
South Elevation



East Elevation

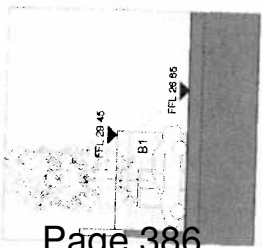


West Elevation

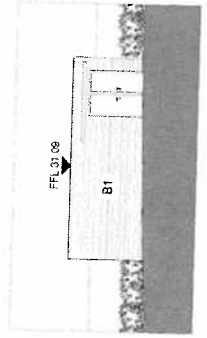
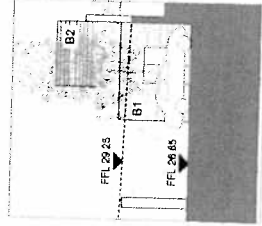
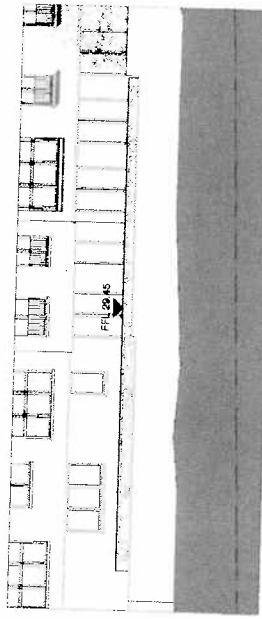
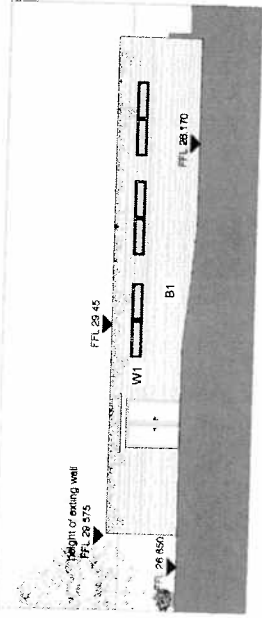


North Elevation

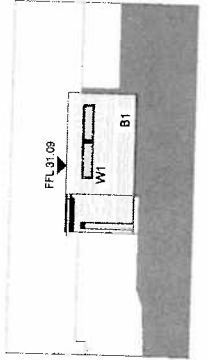
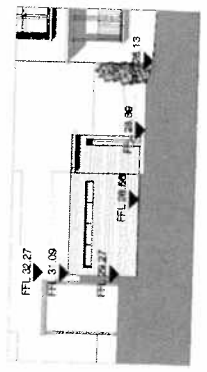
Block 1) Concierge + Refuse



Block 2) Cycle store + central refuse store

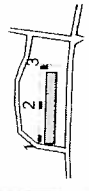


Block 3) HinH refuse



- Material Schedule**
- B1 Multi-brick
 - B2 Green engineering brick
 - B3 Multi-brick with mix of B1 and B2
 - R1 White render
 - R2 Fluorescent white render
 - C1 Silver cladding
 - B4 Light cream extruded polystyrene with grey glass facer
 - B5 Dark grey extruded polystyrene with grey glass facer
 - B6 Dark grey extruded polystyrene with grey glass facer
 - B7 Dark grey extruded polystyrene with grey glass facer
 - B8 Dark grey extruded polystyrene with grey glass facer
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 - B98 Dark grey extruded polystyrene with grey glass facer
 - B99 Dark grey extruded polystyrene with grey glass facer
 - B100 Dark grey extruded polystyrene with grey glass facer

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form@formarchitects.co.uk



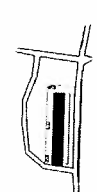
Project: Bostanuch House
Client: Countrywide Properties
Harrow in Harrow
Housing Association
Drawing Title: Ancillary Building Elevations
Proposed
Date: 14.03.08
Drawn by:
Checked by:
Scale: 1:200 @ A1 1:400 @ A3
Drawing No: 5943-D3506 Rev 00

Do not scale this drawing. Complete in order of increasing detail. Note: All dimensions are in millimetres unless otherwise stated.

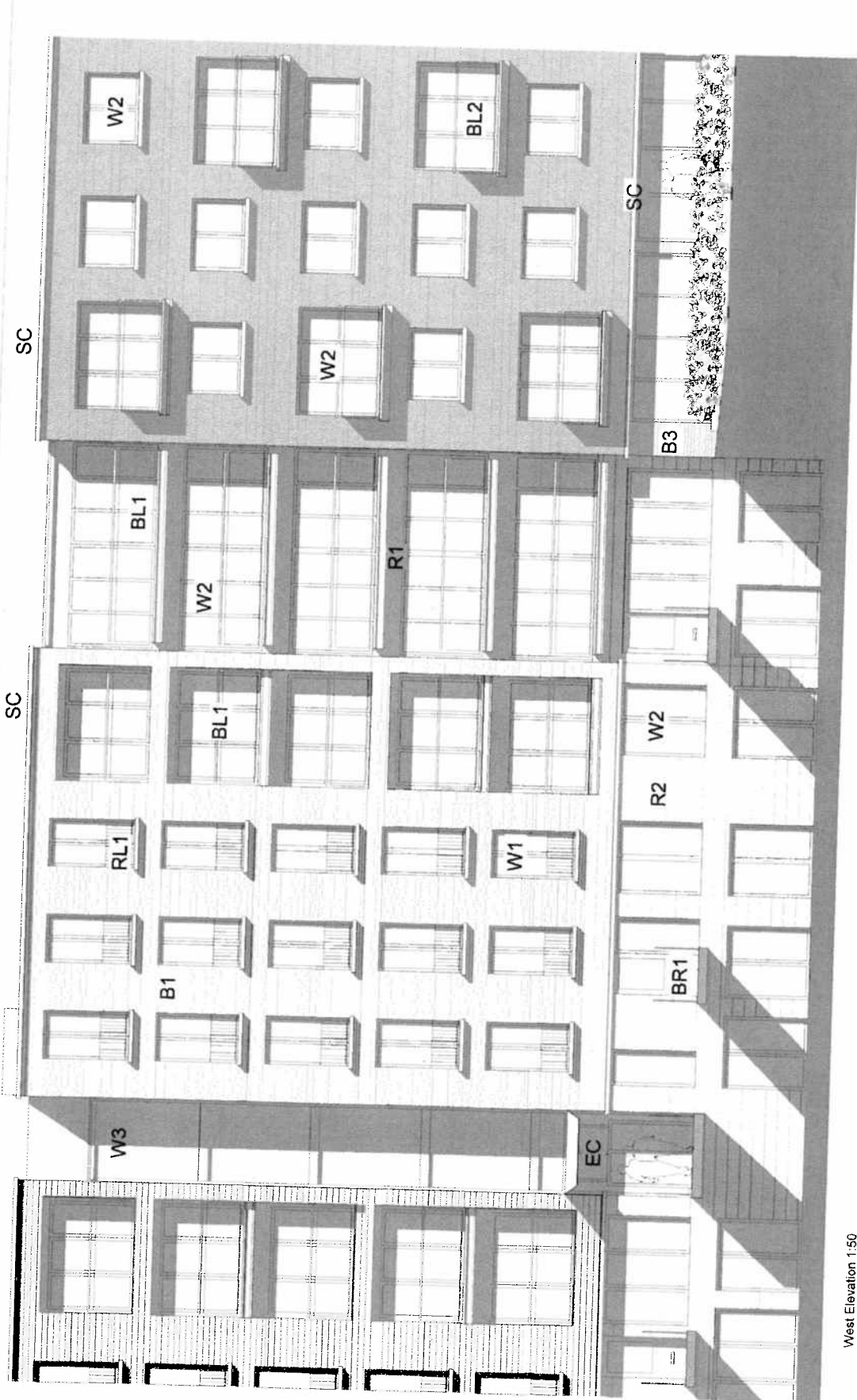
Project No: 02/18/07/08 Planning case

- Revised Schedule:
- R1: Screen above or replace with solid screen above lift shaft
 - R2: Screen above lift shaft
 - R3: Screen above lift shaft
 - R4: Screen above lift shaft
 - R5: Screen above lift shaft
 - R6: Screen above lift shaft
 - R7: Screen above lift shaft
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 - R98: Screen above lift shaft
 - R99: Screen above lift shaft
 - R100: Screen above lift shaft

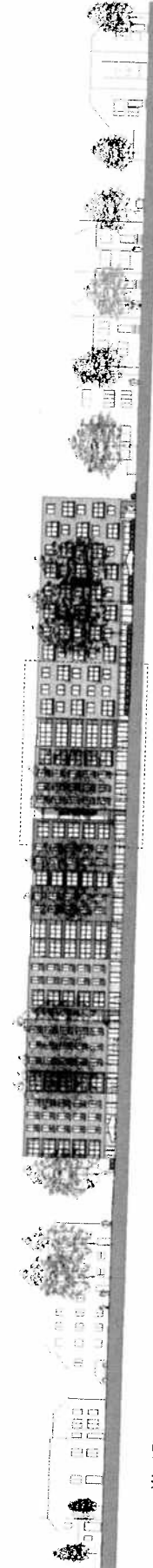
THE ROYAL ARCHITECTS
 11th Floor, 100 Broad Street, London, W1P 3LP
 T: 020 7251 0781 F: 020 7251 1804
 london@royalarchitects.co.uk



Project: Broadchurch House
 Client: Countryside Properties
 Location: Harlow in Harlow
 Drawing No: M1801-001-01
 Date: 18.07.08
 Drawing No: 5943-D3507 Rev 00



West Elevation 1:50



West Elevation 1:400

Do not scale the drawing. Complete in colour at final stage. This drawing is the property of the architect and is not to be used without the written permission of the architect.

Project No: 05/14/03/18 Planning Issue

- Material Schedule**
- B1 Multi-coat
 - B2 Brown engineering bricks
 - B3 Machine work, red of G1 and G2
 - B4 White render
 - B5 Random course render
 - C1 Stone cladding
 - C2 Glass cladding

- ML1 Glass framed balcony with 270 degree rotation
- ML2 Glass framed balcony with 270 degree rotation
- ML3 Glass framed balcony with 270 degree rotation
- ML4 Glass framed balcony with 270 degree rotation
- ML5 Glass framed balcony with 270 degree rotation
- ML6 Glass framed balcony with 270 degree rotation
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- ML98 Glass framed balcony with 270 degree rotation
- ML99 Glass framed balcony with 270 degree rotation
- ML100 Glass framed balcony with 270 degree rotation

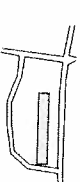
All windows and doors to be high performance double glazed and low E.

NOTE: Some items are omitted on 1:100 drawings for the sake of clarity.

Formalton Architects

The Forge Studio
41 W. ...
London N17 9SQ
T 020 7251 0791
F 020 7251 1604
formaltonarchitects.co.uk

Project No: 05/14/03/18



0 10 m

Project: Bucklebury House
for
Countrywide Properties
and
Harlow in Harlow
Housing Association

Client: Countrywide Properties
and
Harlow in Harlow
Housing Association

Drawn by: The Colour Elevation
Proposed

Date: 14/03/08

Checked by:

Scale: 1:200

Drawing No: 5943-D3601 Rev: 00

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17/10/2018 Planning Dept

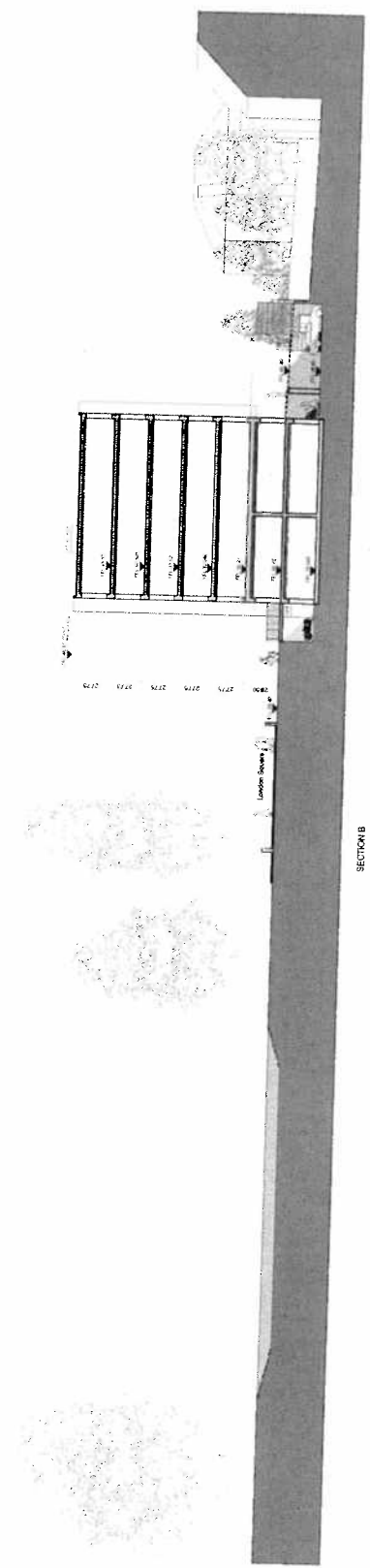
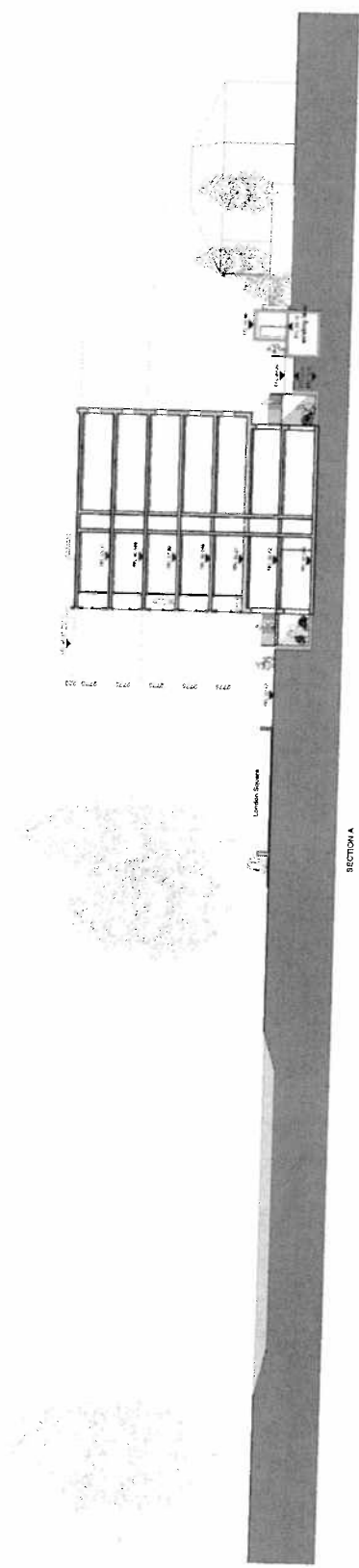
Formations Architects

The Royal Studios
41 Wainlock Road
London N17 5SQ
T 020 7251 0794
F 020 7251 0254
formationsarchitects.co.uk

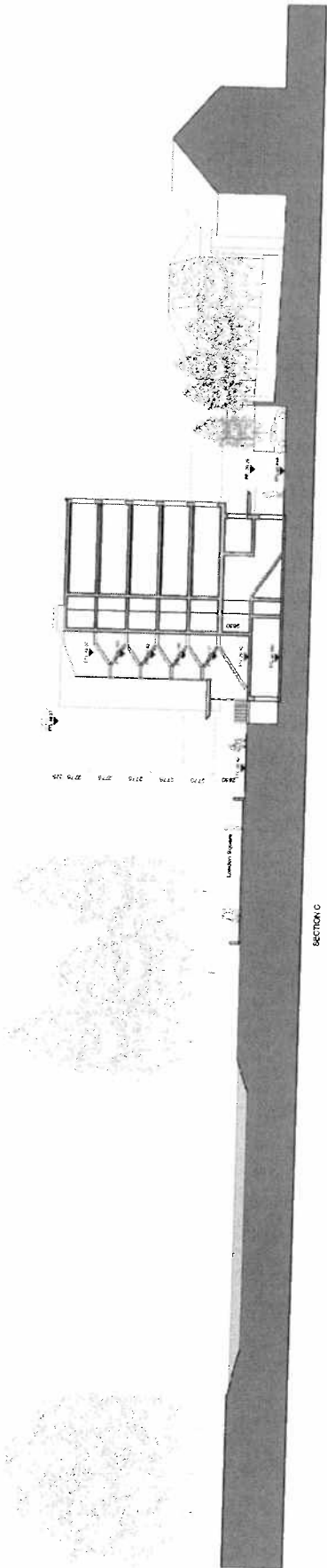
Key plan



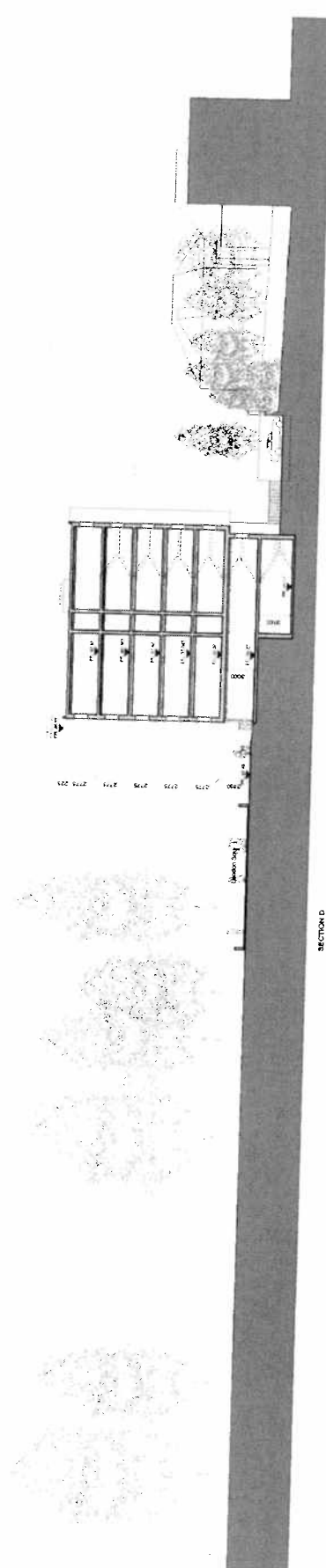
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|-------------|--|
| Project | Buddleuch House for Countryside Properties and |
| Client | Harlow in Fleckney Housing Association |
| Drawing No. | Sections A & B Proposed |
| Date | 11/01/08 |
| Drawn by | |
| Checked by | |
| Date | 1.2008@A1 1.4008@A3 |
| Drawing No. | 5943-D3701 Rev 00 |



Do not scale the drawing. Consult the contract documents for the full and complete terms and conditions of any agreement. © 14.03.08 Planning Issue



SECTION C



SECTION D

formalarchitects

The Pine Studios
41 Wood Lane
London N1 75G
T 020 7251 0781
F 020 7251 9504
formalarchitects.co.uk

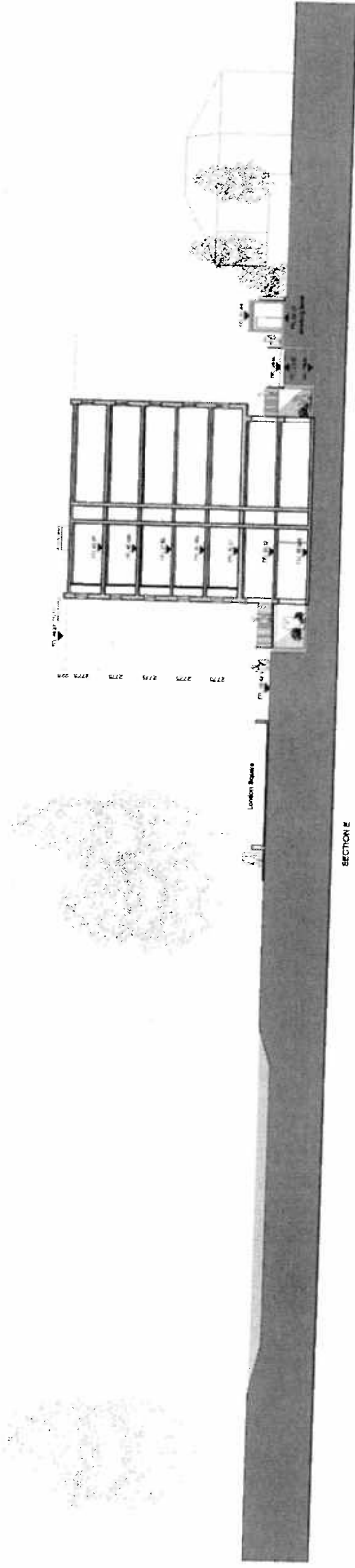
Key plan



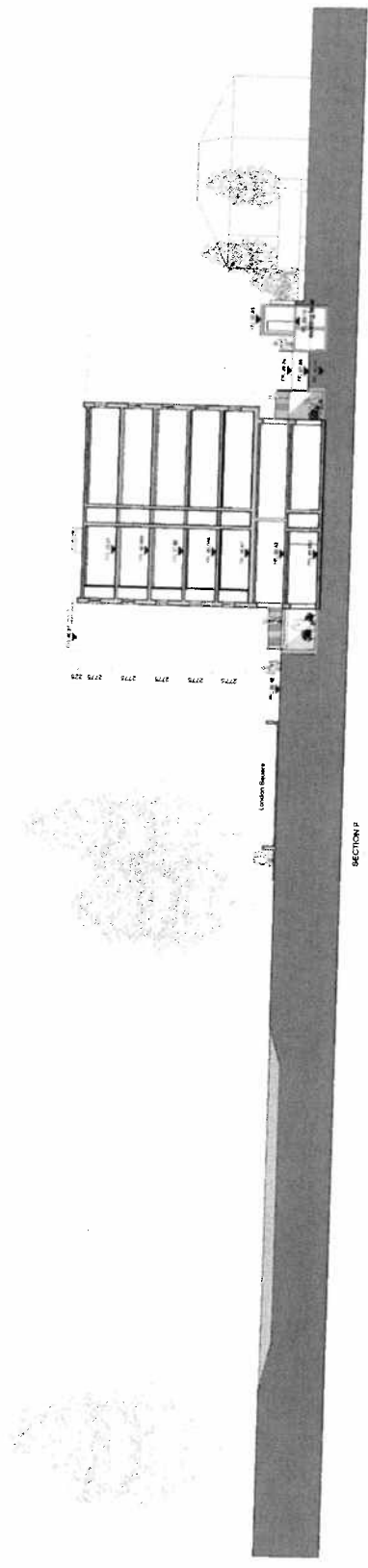
0 10 m

| | |
|-------------|--|
| Name | Booth House for Countyside Properties and Harlow in Hackney Housing Association |
| Date | 14.03.08 |
| Drawn by | Sections C & D Proposed |
| Checked by | |
| Scale | 1:200 @ A1 1:400 @ A3 |
| Drawing No. | 5943-D3702 Rev 00 |

Do not scale the drawing. Complete to include all
 dimensions on fully finished drawings. If any
 dimensions are missing, they are to be
 taken from the approved drawings.
 08/11/06/06 Planning Note



SECTION E

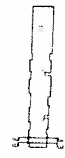


SECTION F

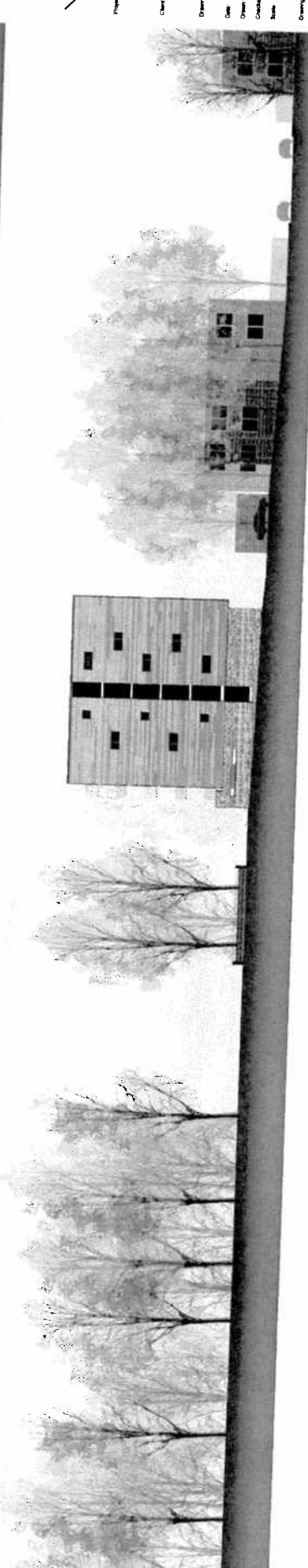
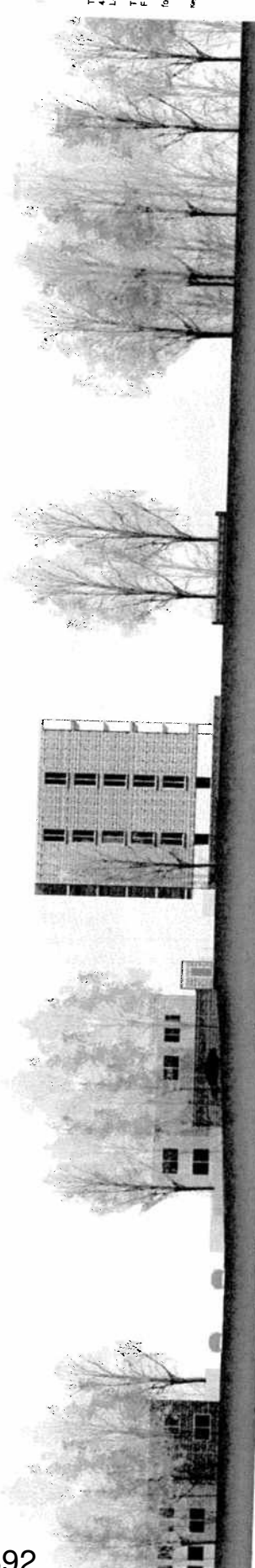
formal architects

The Pine Studios
 41 Wood Lane
 London N4 7SG
 T 020 7251 0781
 F 020 7251 1604
 formalarchitects.co.uk

09/06/06



Project: Suddoch House
 for
 Countryside Properties
 and
 Harrow in Hackney
 Housing Association
 Drawing No: Sections E & F
 Proposed
 Date: 11/06/06
 Drawn by:
 Checked by:
 Scale: 1:200 @ A1 1:400 @ A3
 Drawing No: 5948-03703 Rev 00



Do not scale the drawings. Consistent to the scale of the drawings to the level indicated on the drawings.

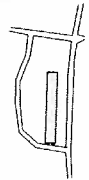
Architects
 02/14/08 Planning issue

- Material Schedule**
- B1 Metal mesh
 - B2 Brown engineering brick
 - B3 Multi-leaf work, mix of B1 and B2
 - B4 White render
 - B5 Painted white render
 - C1 Glass cladding
- B6.1 Glass cladding, white, with black section lines (please refer to the relevant drawings for the correct finish)
- Do not specify concrete paint (unless stated) with any other finish.
- All external surfaces to be painted and coloured as follows:
- RC Stone all of paint
 - RL1 Black painted steel all
 - RL2 Black painted steel all access bridges
 - W1 Aluminium window frames
 - W2 Frame glazing and grey vinyl panel
 - W3 (Screened) glazing
 - EC Main entrance canopy painted white
- All windows and doors to be independent units and fit and turn.
- NOTE: Dimensions are correct on 1:100 drawings for the sake of clarity.

Formations Architects

The Royce Studios
 111 Finch Road
 London N11 5B
 T 020 7251 0761
 F 020 7251 8004
 formationsarchitects.co.uk

Very close



0 10 m

Project: Buccleuch House for Countrywide Properties at Haverhill, Haverhill Housing Association

Client: Countrywide Properties at Haverhill, Haverhill Housing Association

Drawn by: Proposed

Date: 14.03.08

Checked by:

Scale: 1:200

Drawn by: 5943-D3601 Rev 00

Do not scale the sheets. Consult the location of the site on the site plan. The site is shown in red. The site is shown in red. The site is shown in red.

10.11.08 Rev 01

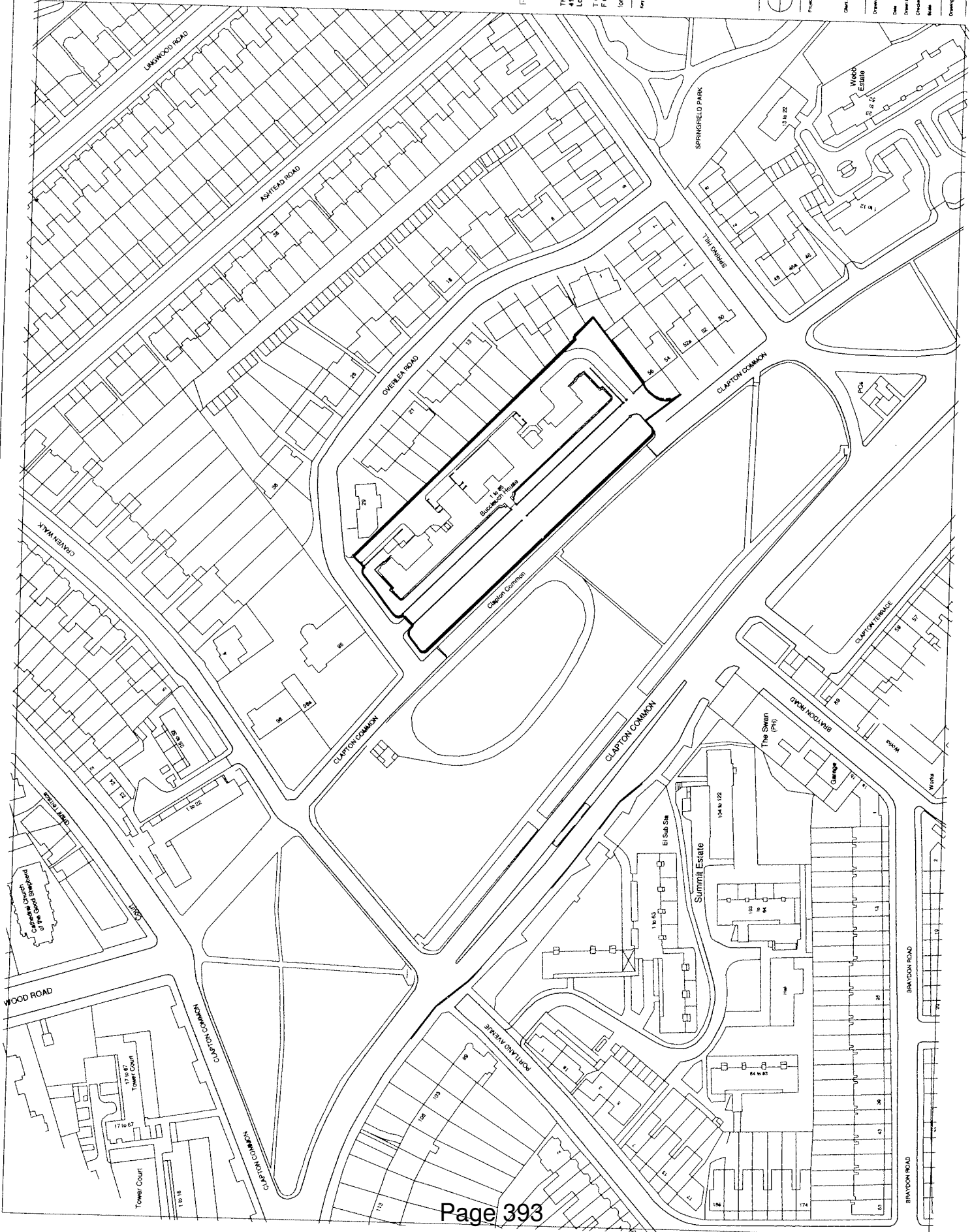
Formal Architects

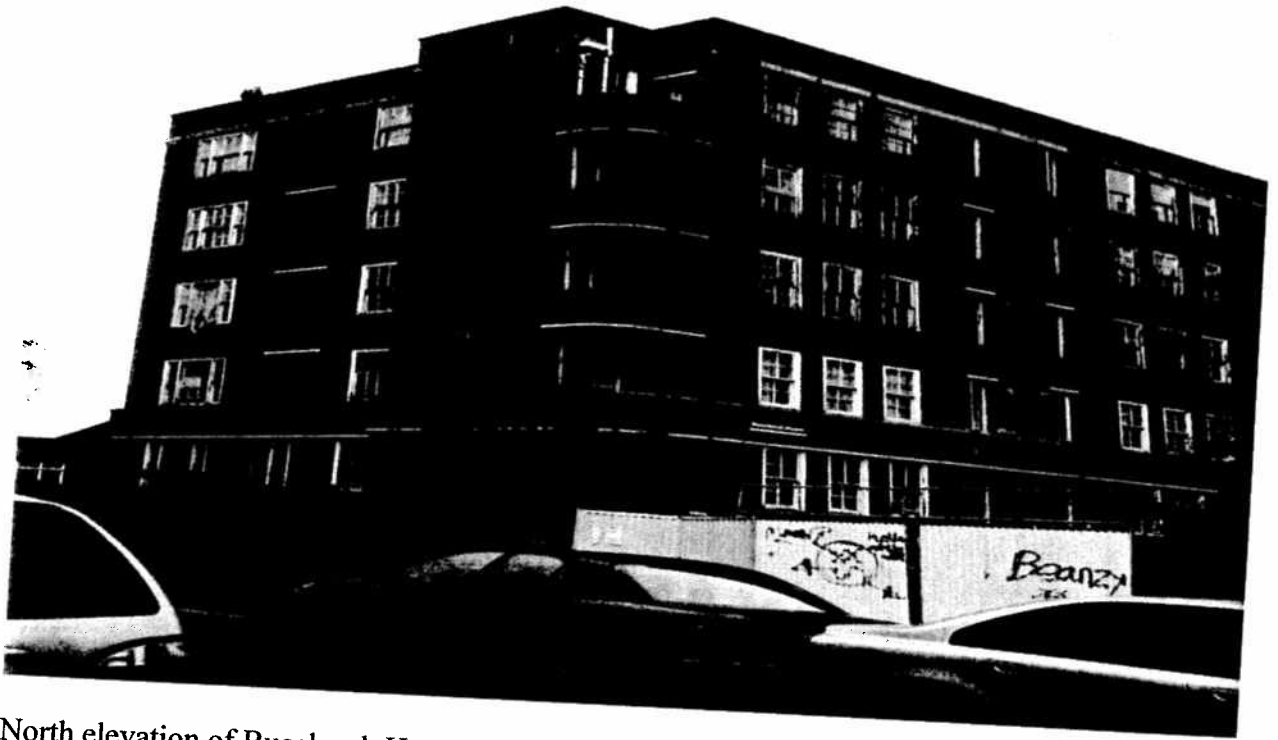
The Plaza Studios
41 Wood Lane
London N1 7SG
T 020 7251 0781
F 020 7251 9604
formalarchitects.co.uk

Rev 01



Project: Budech House for Countrywide Properties and Harrow in Harrow Housing Association
Date: 14.03.08
Drawn by: RKM
Checked by: JM
Scale: 1:500
Drawing No: 5943-D2100 Rev 00





North elevation of Buccleuch House from Clapton Common



Buccleuch House, west elevation with London Square and Clapton Common Pond in foreground.



London Square and Buccleuch House



Buccleuch House with 56 Overlea House neighbouring.



South elevation Buccleuch House



Rear of Buccleuch House

Do not scale the drawing. Consider to contain all dimensions and details. Refer to architect's consent of any alterations.

Reference:
 06.11.03.06 Planning
 A.25.06.06 Cultural and heritage
 06.11.03.06 Planning
 A.25.06.06 Cultural and heritage

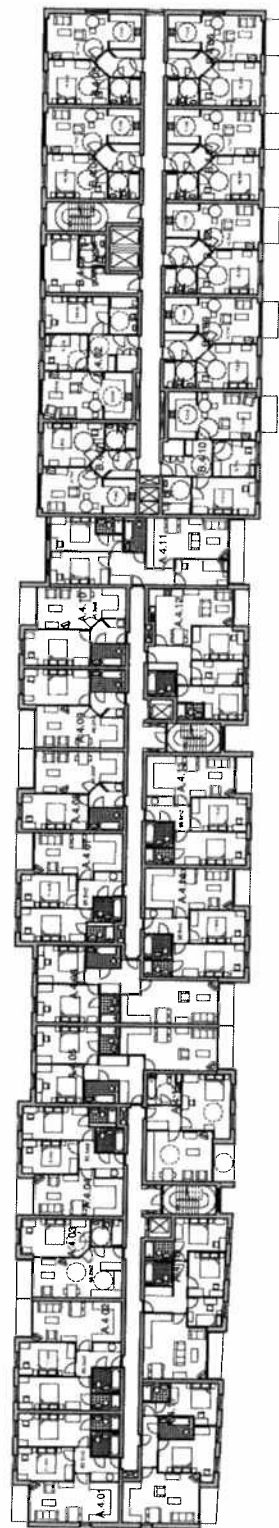
Formation Architects

The Park Studios
 41 Warwick Road
 London N1 7SG
 T 020 7261 0781
 F 020 7261 9204
 formationarchitects.co.uk

MyJob



Project: Biddisouth House
 for: Countryside Properties and Harlowe in Hackney Housing Association
 Client: Countryside Properties and Harlowe in Hackney Housing Association
 Drawing No.: Third - Fourth Floor Plan
 Date: 14.03.08
 Drawn by: [Name]
 Checked by: [Name]
 Scale: 1:200 @ A1
 Drawing No.: 5943-D3103 Rev A



Fourth Floor



Third Floor

Do not build the existing. Contractor to investigate
 any existing services, verify and rectify immediately if any
 discrepancies.

Revisions:
 02/14/08 Proposed
 02/14/08 Proposed
 02/14/08 Proposed
 02/14/08 Proposed
 02/14/08 Proposed

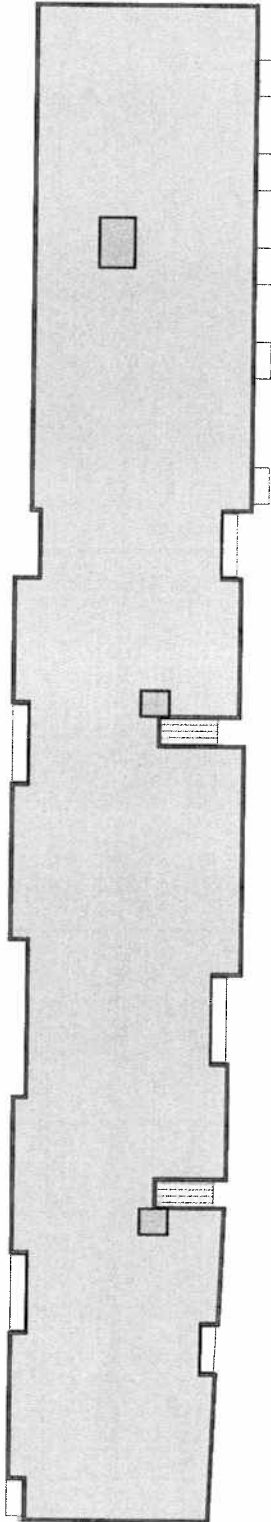
Formation Architects

The Studio Studios
 41 White Road
 London N17 7SG
 T 020 7251 0781
 F 020 7251 9204
 formationobjects.co.uk

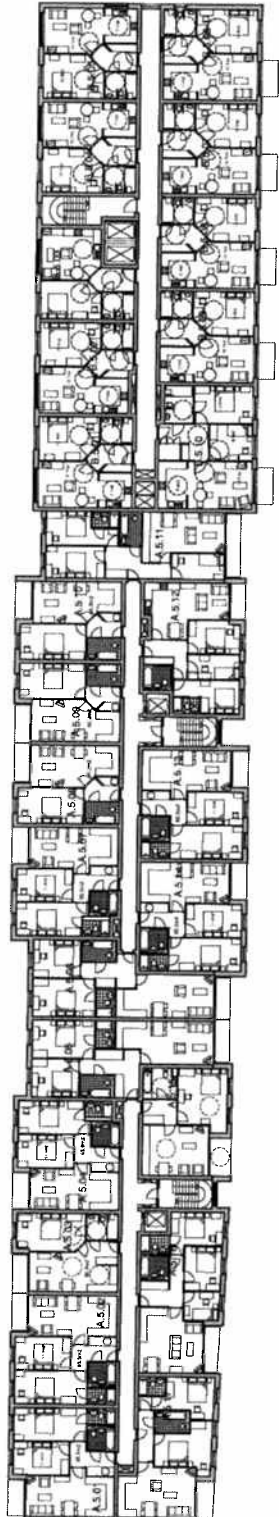
Myra



Project: Budeleugh House
 for: Countryside Properties
 Client: Harrower in Hackney Housing Association
 Drawing No: Fifth Floor - Roof Plan:
 Proposed
 Date: 14.03.08
 Drawn by:
 Checked by:
 Scale: 1:200@A1 1:400@A3
 Drawing no: 5943-D3105 Rev: A



Roof Plan



Fifth Floor

Do not scale the drawing. Consider a section of any dimension on the floor plan and not the overall dimensions.

Notes:
 01.1.03.04 Proposed site
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 01.1.03.06 Proposed site
 01.1.03.07 Proposed site
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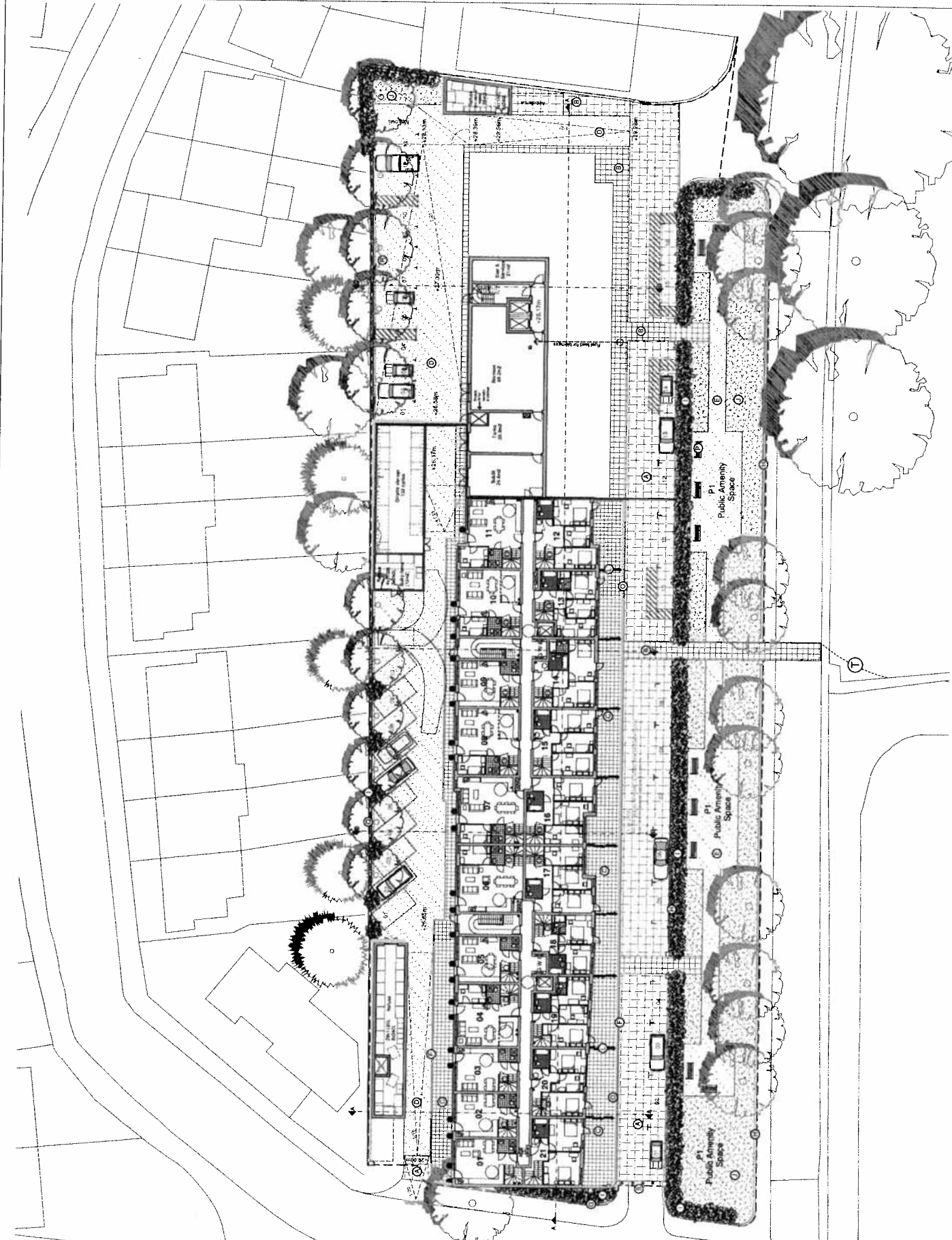
- External Works
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The Royal Studios
 41 Marlborough Road
 London W11 5SE
 T 020 7251 0781
 F 020 7251 9204
 form@marlboroughstudios.co.uk

Scale: 1:200 @ A1 1:400 @ A3
 Drawing no: 5943-D3199 Rev A

Project: Marlborough House
 for: Marlborough House
 Client: Marlborough House
 Drawing no: 5943-D3199 Rev A

Drawing no: 5943-D3199 Rev A



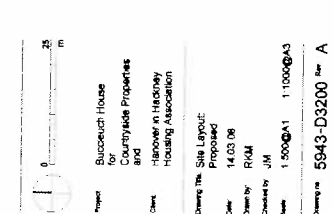
Do not scale this drawing. Contractors to confirm all dimensions on site. Fully checked for accuracy at any stage.

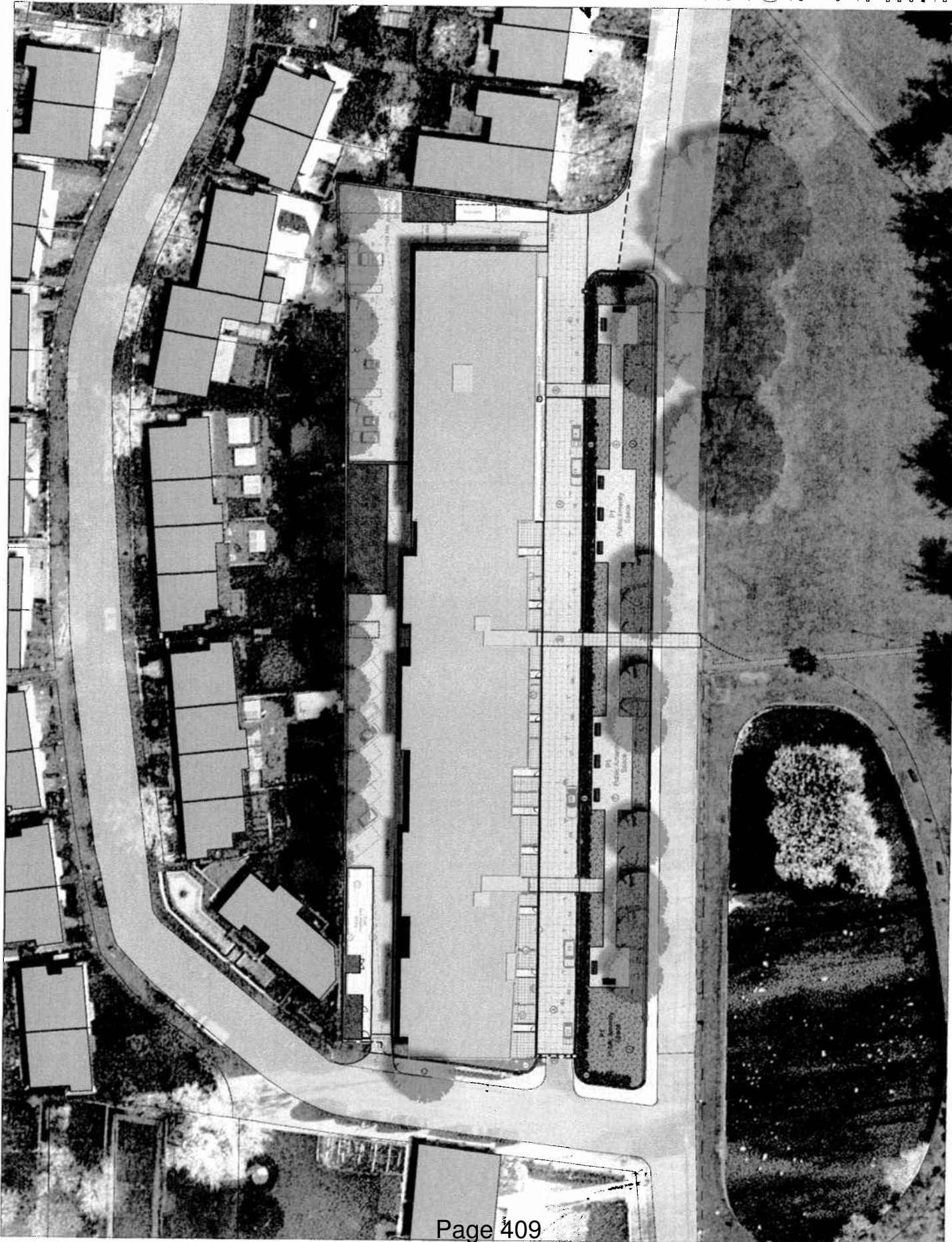
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- Boundary Schedule
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The Royle Studios
 100 Clapton Road
 London E12 9SS
 T 020 7251 0781
 F 020 7251 9204
 rom@roylestudios.co.uk

Project: Succedent House
 Client: Courtyards Properties and Housing Association
 Drawing: Site Layout
 Date: 14.03.08
 Drawn by: R/M
 Checked by: J/M
 Scale: 1:500 @ A1
 Drawing No: 5943-D3200 Rev A





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08/14/2008 Planning Issue

- Material Schedule**
(Materials materials shown with landscape details to be agreed)
- A. Materials: Light grey paving, 3. like
 - B. Materials: Dark grey paving, 3. like
 - C. Materials: Concrete, 3. like
 - D. Materials: Brick, 3. like
 - E. Materials: Stone, 3. like
 - F. Materials: Wood, 3. like
 - G. Materials: Glass, 3. like
 - H. Materials: Metal, 3. like
 - I. Materials: Plastic, 3. like
 - J. Materials: Paint, 3. like
 - K. Materials: Wallpaper, 3. like
 - L. Materials: Tiles, 3. like
 - M. Materials: Roofing, 3. like
 - N. Materials: Insulation, 3. like
 - O. Materials: Windows, 3. like
 - P. Materials: Doors, 3. like
 - Q. Materials: Stairs, 3. like
 - R. Materials: Balustrade, 3. like
 - S. Materials: Fencing, 3. like
 - T. Materials: Gates, 3. like
 - U. Materials: Driveways, 3. like
 - V. Materials: Paths, 3. like
 - W. Materials: Walls, 3. like
 - X. Materials: Foundations, 3. like
 - Y. Materials: Foundations, 3. like
 - Z. Materials: Foundations, 3. like

Formation Architects

The Royal Studios
111 High Road
London N17 7SD
T: 020 7251 0781
F: 020 7251 0204
formationarchitects.co.uk

Key plan



Project: Buccleuch House
For: Countywide Properties and Harrower in Harrower Housing Association

Drawn by: Coloured Site Layout
Date: 14.03.08
Drawn by: [Name]
Checked by: [Name]

Scale: 1:500@A3

Drawing No.: 5943-D3210 Rev 00

Drawn for the Client, Contractor to illustrate all dimensions in this drawing. Dimensions are given in millimetres unless otherwise stated. All dimensions are to the face of work unless otherwise stated.

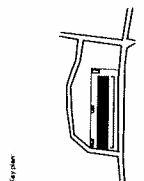
References:
 A. 2010 20
 B. 2010 20
 C. 2010 20
 D. 2010 20

- Material Schedule**
- B1 Red brick
 - B2 Linear engineering brick
 - B3 Multicolour brick, mix of B1 and B2
 - R1 White render
 - R2 Reinforced white render
 - C1 Stone cladding
 - BL1 Blue painted brickwork with light section (to be used on the upper floors, including the upper ground floor)
 - BL2 Porcelain coloured glass screen balcony with grey metal section trim
 - W1 Window frame with aluminium and glazing
 - W2 Window frame with grey metal panel
 - W3 Window frame with grey metal panel
 - W4 Window frame with grey metal panel
 - W5 Window frame with grey metal panel
 - W6 Window frame with grey metal panel
 - W7 Window frame with grey metal panel
 - W8 Window frame with grey metal panel
 - W9 Window frame with grey metal panel
 - W10 Window frame with grey metal panel
 - W11 Window frame with grey metal panel
 - W12 Window frame with grey metal panel
 - W13 Window frame with grey metal panel
 - W14 Window frame with grey metal panel
 - W15 Window frame with grey metal panel
 - W16 Window frame with grey metal panel
 - W17 Window frame with grey metal panel
 - W18 Window frame with grey metal panel
 - W19 Window frame with grey metal panel
 - W20 Window frame with grey metal panel
 - W21 Window frame with grey metal panel
 - W22 Window frame with grey metal panel
 - W23 Window frame with grey metal panel
 - W24 Window frame with grey metal panel
 - W25 Window frame with grey metal panel
 - W26 Window frame with grey metal panel
 - W27 Window frame with grey metal panel
 - W28 Window frame with grey metal panel
 - W29 Window frame with grey metal panel
 - W30 Window frame with grey metal panel
 - W31 Window frame with grey metal panel
 - W32 Window frame with grey metal panel
 - W33 Window frame with grey metal panel
 - W34 Window frame with grey metal panel
 - W35 Window frame with grey metal panel
 - W36 Window frame with grey metal panel
 - W37 Window frame with grey metal panel
 - W38 Window frame with grey metal panel
 - W39 Window frame with grey metal panel
 - W40 Window frame with grey metal panel
 - W41 Window frame with grey metal panel
 - W42 Window frame with grey metal panel
 - W43 Window frame with grey metal panel
 - W44 Window frame with grey metal panel
 - W45 Window frame with grey metal panel
 - W46 Window frame with grey metal panel
 - W47 Window frame with grey metal panel
 - W48 Window frame with grey metal panel
 - W49 Window frame with grey metal panel
 - W50 Window frame with grey metal panel
 - W51 Window frame with grey metal panel
 - W52 Window frame with grey metal panel
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 - W57 Window frame with grey metal panel
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 - W59 Window frame with grey metal panel
 - W60 Window frame with grey metal panel
 - W61 Window frame with grey metal panel
 - W62 Window frame with grey metal panel
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 - W67 Window frame with grey metal panel
 - W68 Window frame with grey metal panel
 - W69 Window frame with grey metal panel
 - W70 Window frame with grey metal panel
 - W71 Window frame with grey metal panel
 - W72 Window frame with grey metal panel
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 - W74 Window frame with grey metal panel
 - W75 Window frame with grey metal panel
 - W76 Window frame with grey metal panel
 - W77 Window frame with grey metal panel
 - W78 Window frame with grey metal panel
 - W79 Window frame with grey metal panel
 - W80 Window frame with grey metal panel
 - W81 Window frame with grey metal panel
 - W82 Window frame with grey metal panel
 - W83 Window frame with grey metal panel
 - W84 Window frame with grey metal panel
 - W85 Window frame with grey metal panel
 - W86 Window frame with grey metal panel
 - W87 Window frame with grey metal panel
 - W88 Window frame with grey metal panel
 - W89 Window frame with grey metal panel
 - W90 Window frame with grey metal panel
 - W91 Window frame with grey metal panel
 - W92 Window frame with grey metal panel
 - W93 Window frame with grey metal panel
 - W94 Window frame with grey metal panel
 - W95 Window frame with grey metal panel
 - W96 Window frame with grey metal panel
 - W97 Window frame with grey metal panel
 - W98 Window frame with grey metal panel
 - W99 Window frame with grey metal panel
 - W100 Window frame with grey metal panel

NOTE: Some views are omitted on 1:100 drawings for the sake of clarity.

Architectural Details

The Royal Studios
 41 Wenlock Road
 London N1 7SS
 T 020 7251 0781
 F 020 7251 9204
 formal@architects.co.uk



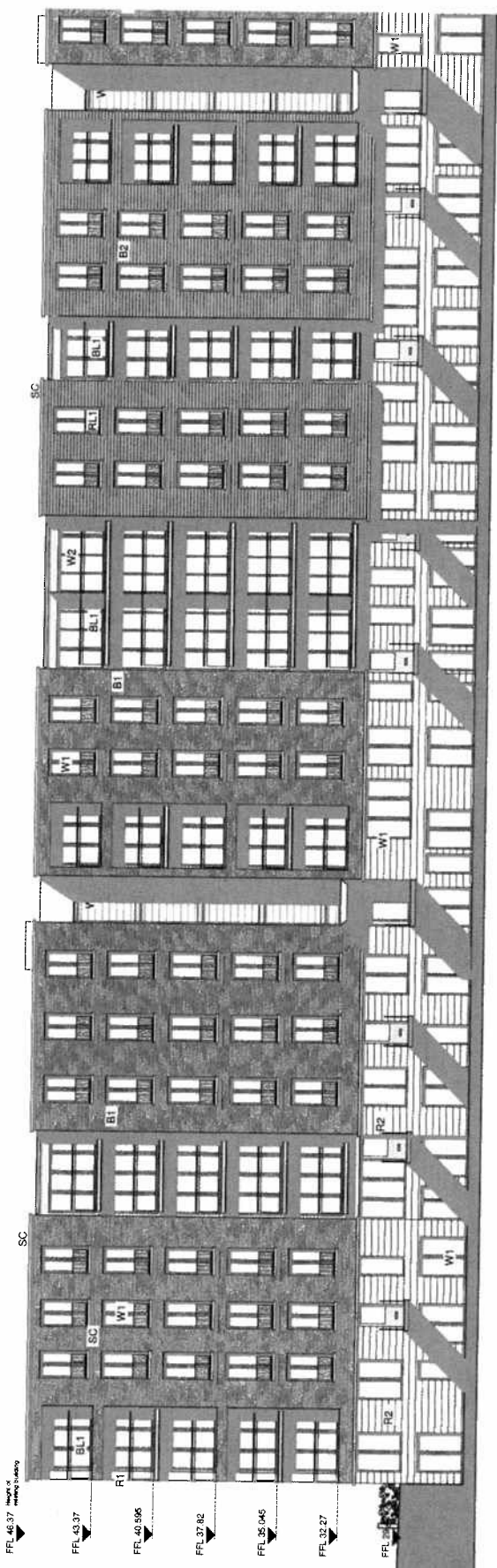
Project: Burdett House for Countryside Properties and Greater London Housing Association

Date: 14.03.08

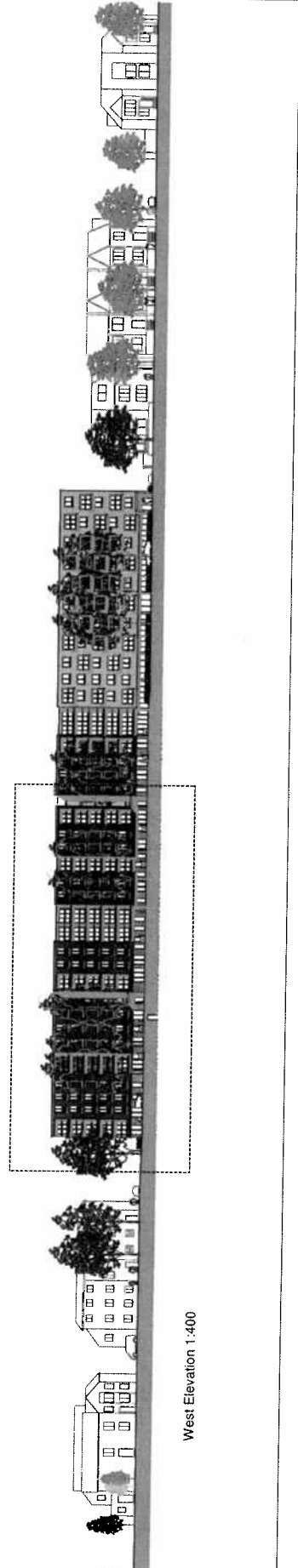
Drawn by: Proposed

Checked by: 1:100:1400@A1

Drawn by: 5943-D3501 Rev. A



West Elevation 1:100 (North end)



West Elevation 1:400

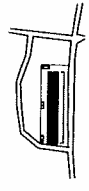
Do not use as a building. Consult to confirm all dimensions. This drawing is not to be used for any other purpose.

Reference:
 Drawing No: A-23-08
 Date: 14/03/08

- Material Schedule**
- B1 Multiton
 - B2 Brown engineering brick
 - B3 Multi-bolt work, zinc of B1 and B2
 - R1 White render
 - R2 Double-leaf white render
 - C1 Steel cladding
 - BL1 Black painted steel with zinc plating
 - BL2 Projected stainless steel section with zinc plating
 - W1 Aluminium clad timber windows
 - W2 Fluted glazing with zinc plating
 - W3 Slatted timber glazing
 - SC Non-ventilated cavity parapet walls
- BL1: Black painted steel
 BL2: Black painted steel
 W1: Aluminium clad timber windows
 W2: Fluted glazing with zinc plating
 W3: Slatted timber glazing
 SC: Non-ventilated cavity parapet walls
- All windows and doors to be aluminium clad UP and down.
- NOTE: Some trees are omitted on 1:100 drawings for the sake of clarity.

Formalton Architects

The Royal Studios
 41 Weylock Road
 London N1 7SG
 T: 020 7251 0714
 F: 020 7251 9204
 formaltonarchitects.co.uk



Project: Buccleuch House for Countryside Properties and Hanover in Hackney Housing Association

Client: Countryside Properties and Hanover in Hackney Housing Association

Drawing No: West Elevation 02
 Proposed

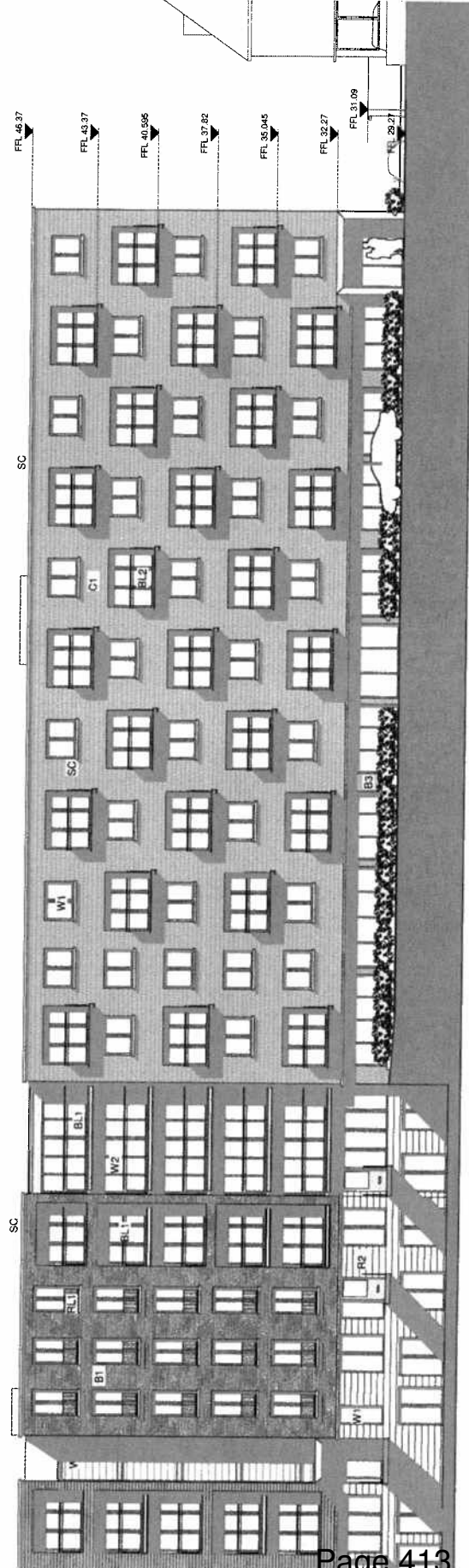
Date: 14/03/08

Drawn by: [Name]

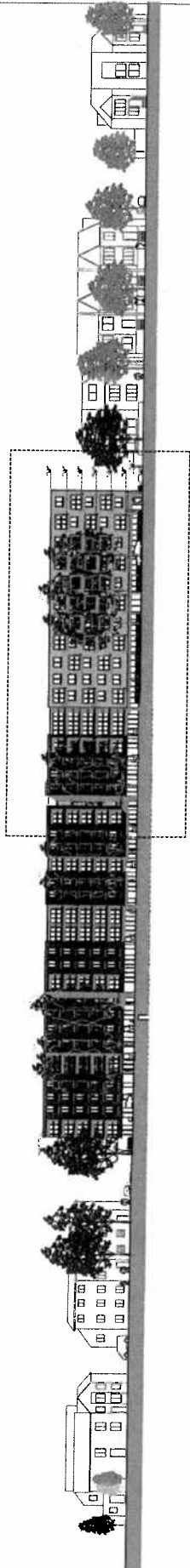
Checked by: [Name]

Scale: 1:100 (1:400 @ A1)

Drawing No: 5943-D3502 Rev: A



West Elevation 1:100 (South end)



West Elevation 1:400

Do not scale the drawing. Consistent to schedule of materials to be used. Fully certified availability of any materials to be used. Fully certified availability of any materials to be used.

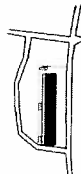
- Material Schedule**
- B1 Metal mesh
 - B2 Green impregnated brick
 - B3 Multi-task brick, max. of 71 and 62
 - R1 White enamel
 - R2 Fluorescent orange reader
 - C1 Glass cladding

- BL1 Green enamel balcony with grey steel section trim (glass replaced in a separate material set)
- BL2 Orange, textured green enamel balcony with grey steel section trim
- BL3 Fluorescent orange balcony with grey steel section trim
- BL4 Green enamel balcony with grey steel section trim
- BL5 Green enamel balcony with grey steel section trim
- BL6 Green enamel balcony with grey steel section trim
- BL7 Green enamel balcony with grey steel section trim
- BL8 Green enamel balcony with grey steel section trim
- BL9 Green enamel balcony with grey steel section trim
- BL10 Green enamel balcony with grey steel section trim
- BL11 Green enamel balcony with grey steel section trim
- BL12 Green enamel balcony with grey steel section trim
- BL13 Green enamel balcony with grey steel section trim
- BL14 Green enamel balcony with grey steel section trim
- BL15 Green enamel balcony with grey steel section trim
- BL16 Green enamel balcony with grey steel section trim
- BL17 Green enamel balcony with grey steel section trim
- BL18 Green enamel balcony with grey steel section trim
- BL19 Green enamel balcony with grey steel section trim
- BL20 Green enamel balcony with grey steel section trim

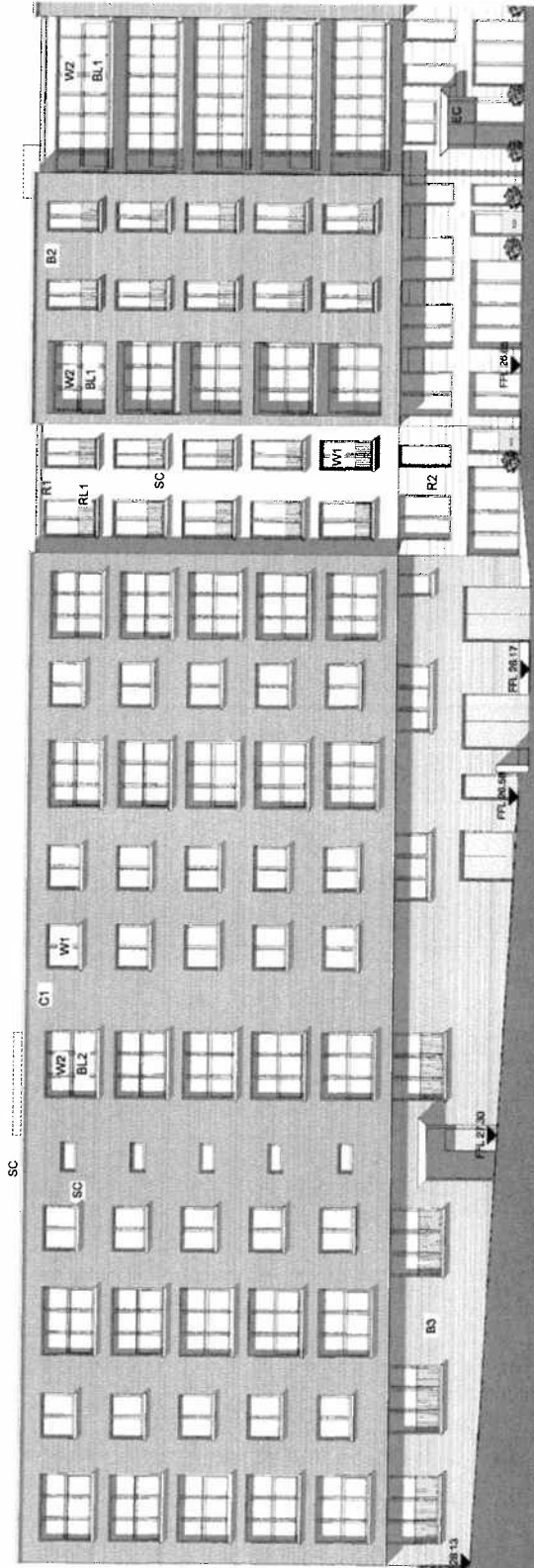
NOTE: Glass fins are omitted on 1:100 drawings for the sake of clarity.

Formations Architects

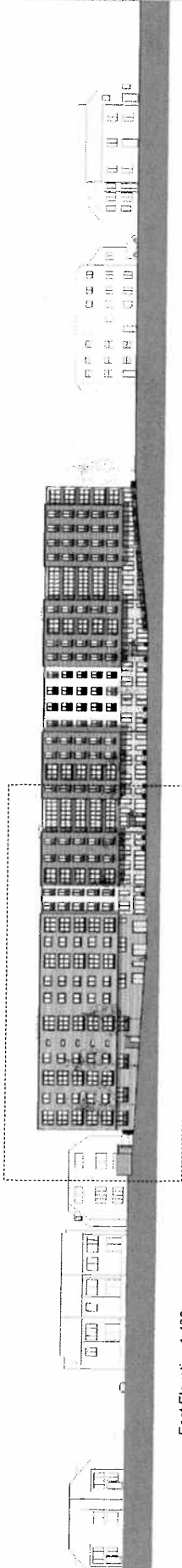
The Royal Studios
 100 Kings Road
 London W14 7PS
 T 020 7251 0781
 F 020 7251 0204
 formationsarchitects.co.uk



Project: Buccleuch House for Countrywide Properties
 Client: Countrywide Properties
 Drawing No: East Elevation 01
 Date: 14.03.08
 Scale: 1:100 (1:400 @ A1)



East Elevation 1:100 (South end)



East Elevation 1:400

FFL 46.37

FFL 45.37

FFL 46.505

FFL 37.86

FFL 36.046

FFL 32.27

FFL 31.79

FFL 28.96

Do not make the drawing. Contents to confirm all dimensions. For fully finished finishability of any materials.

Material Schedule

- B1 - Sub-base
- B2 - Green engineering brick
- B3 - Multi-joint work, mix of B1 & B2
- R1 - White render
- R2 - Random brick render
- C1 - Stone cladding
- SC - Glass external balcony with grey steel section and aluminium cladding for adjacent balcony and parapet structure
- BL1 - Projected aluminium glass screen balcony with grey steel section trim
- W1 - Aluminium clad timber windows/doors
- W2 - Projected glass with grey steel panel
- W3 - Shaded panel glazing
- EC - Main entrance canopy panels units
- RL1 - Black painted steel rail
- RL2 - Black painted steel rail access bridge
- W1 - Aluminium clad timber windows/doors
- W2 - Projected glass with grey steel panel
- W3 - Shaded panel glazing
- EC - Main entrance canopy panels units

All windows and doors to be implemented and all work to be completed.

NOTE: Some items are omitted on 1:100 drawings for the sake of clarity.

Information Architects

The Royal Studios
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London N1 7SG
T 020 7251 0381
F 020 7251 0204
information@architects.co.uk

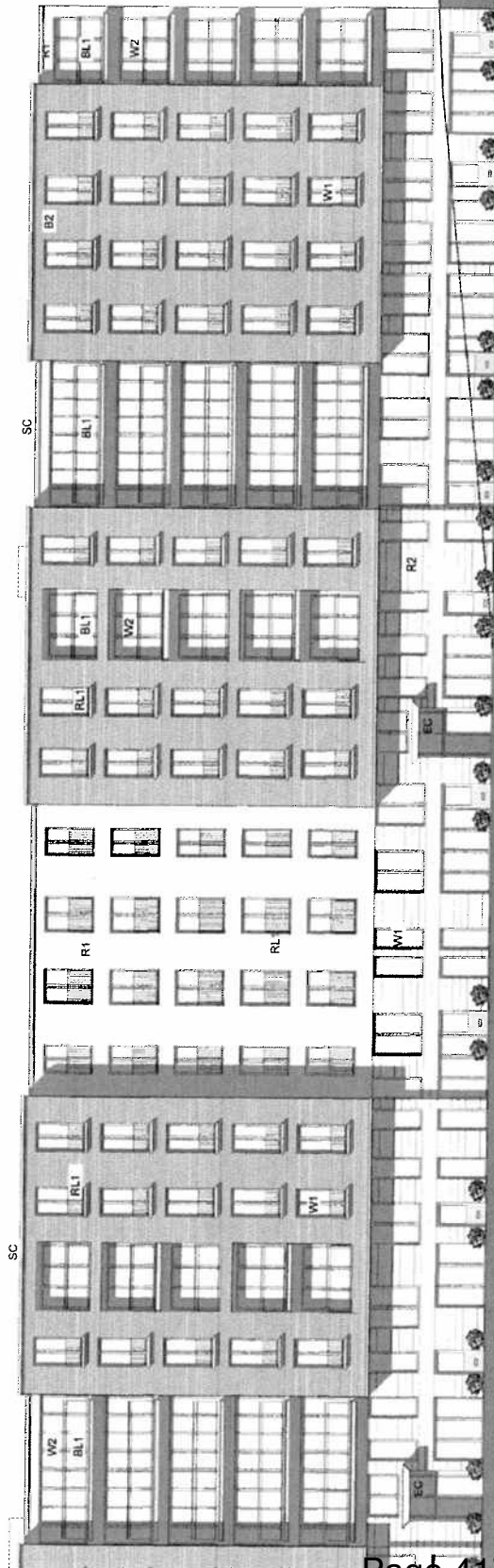
Key plan



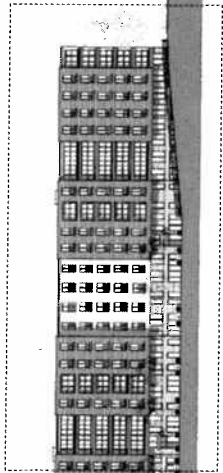
Project: Broomfield House for CountryLife Properties and Harlow in History Housing Association

Drawn by: East Elevation 02
Checked by: [Name]
Date: 14.03.08
Created by: [Name]
Scale: 1:100/1:400/A1
Drawing no: 5943-D3504 Rev: 00

- FFL 45.37 (North end)
- FFL 43.37
- FFL 40.996
- FFL 37.92
- FFL 35.945
- FFL 32.27
- FFL 29.42



East Elevation 1:100 (North end)



East Elevation 1:400

Do not scale the drawing. Computer to control all dimensions. All dimensions are fully indicated immediately if any dimension is not shown.

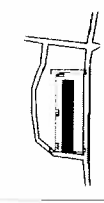
Revision
02/11/03/08 Planning Issue

- Material Schedule**
- B1 Multi-block
 - B2 Brown engineering brick
 - B3 Multi-SKCS work, mix of B1 and B2
 - R1 White render
 - R2 Rendered, white render
 - C1 Stone cladding
 - GL Glass covered balcony with grey steel section and aluminium cladding and support (timber finish) timber floor
 - BL3 Projecting coloured glass screen balcony with grey steel section trim
 - AF aluminium cladding (over painted and coloured) with epoxy
 - BC Stone set or paving
 - BL1 Deep painted steel fin
 - BR1 Black painted steel fin across bridge
 - W1 Aluminium clad timber window/door
 - N2 Painted glazing with grey side panel
 - N3 Rendered panel glazing
 - EC Main entrance canopy stainless steel
 - AF windows and doors to be interpenetrated steel W and GL
- NOTE: Some trees are omitted at 1:100 drawings for the sake of clarity

Foundation Architects

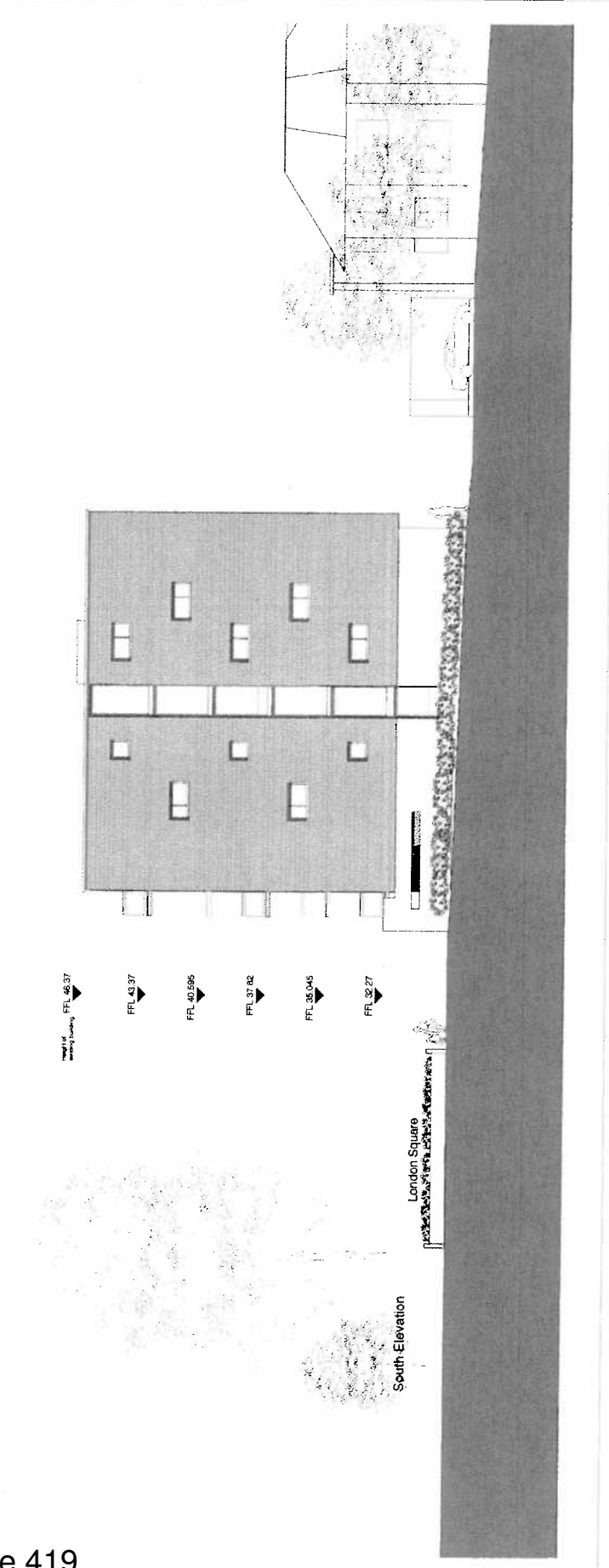
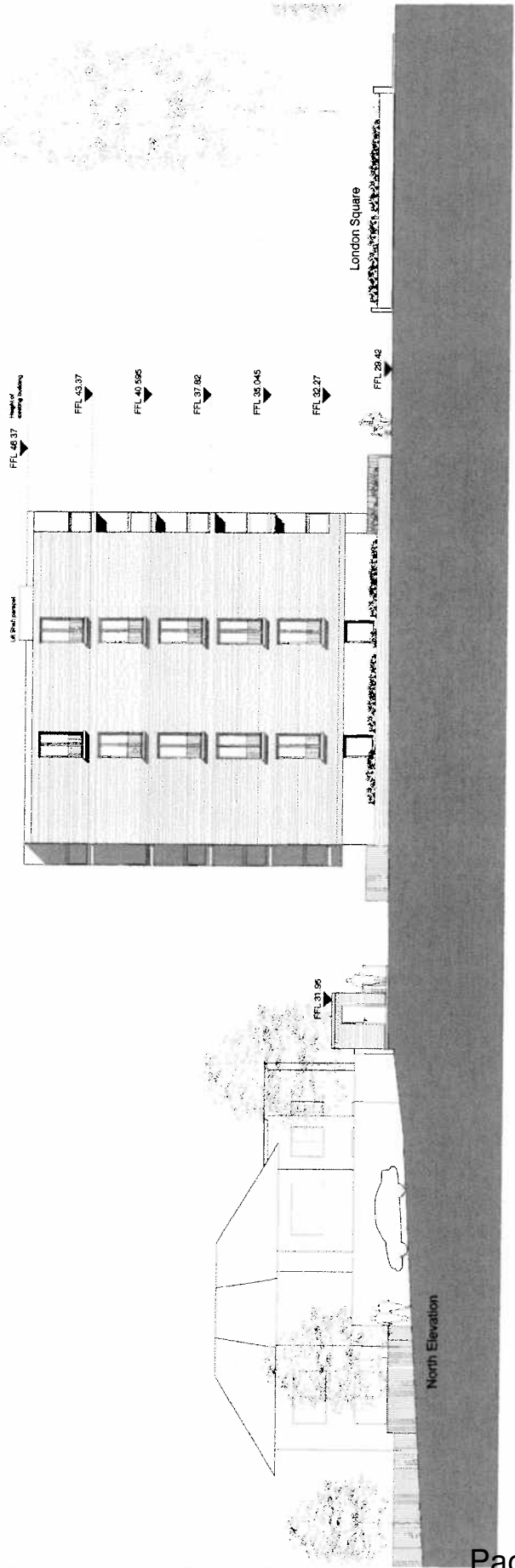
The Royal Studios
41 Waterloo Road
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F 020 7251 0204
foundationarchitects.co.uk

Key plan



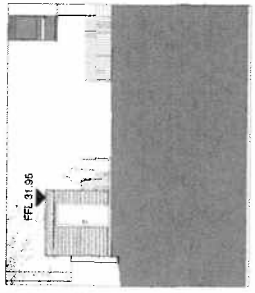
Project: Bucklebury House
30
Countrywide Properties
and
Harroway in Harlow
Housing Association

Drawing Title: North - South Elevations
Proposed
Date: 14.03.08
Drawn by:
Checked by:
Scale: 1:200(A1) 1:400(A3)
Drawing no: 5843-D3505 Rev: 00

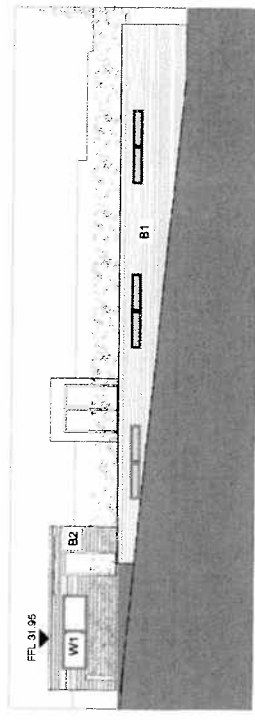


Do not scale the elevations. Compare to section of architectural drawings.
 Revision: 01/11/03/08 Planning issue

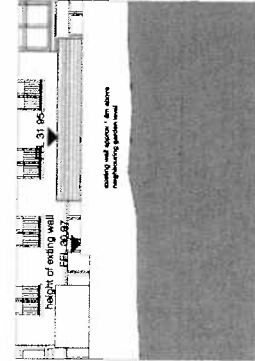
North Elevation



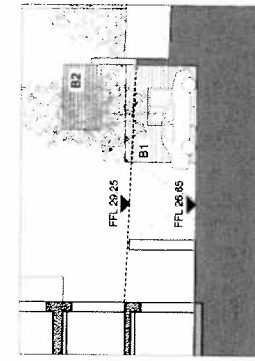
West Elevation



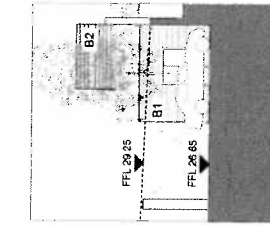
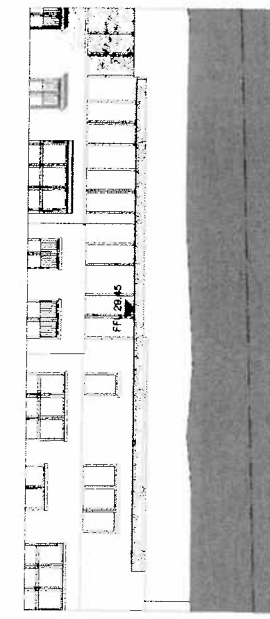
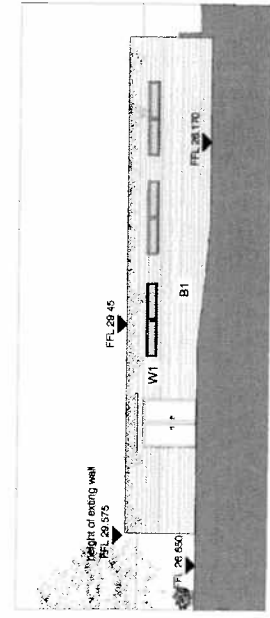
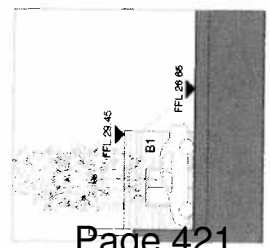
East Elevation



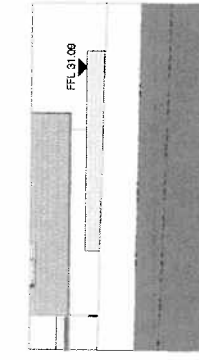
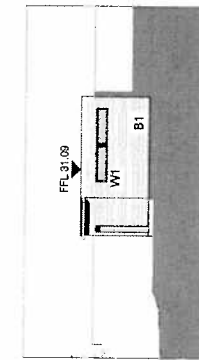
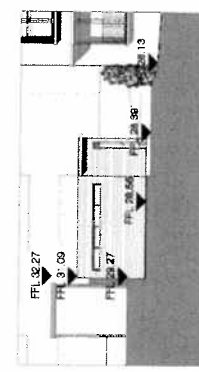
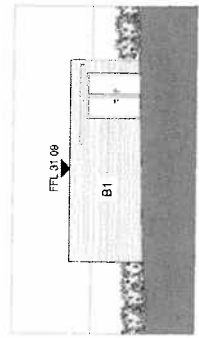
South Elevation



Block 1) Concierge + Refuse



Block 2) Cycle store + central refuse store



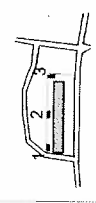
Block 3) HinH refuse

- Material Schedule**
- B1 Bricks
 - B2 Brown engineering brick
 - B3 Multicolour brick, mix of B1 and B2
 - R1 White render
 - R2 Red-brown white render
 - C1 Glass cladding
 - C2 Glass cladding with 100mm thick 100mm x 100mm x 100mm aluminium composite panel (ACP) on the exterior face
 - B4.2 Polystyrene concrete block system factory with aluminium composite panel exterior and covered aluminium composite panel interior
 - B5 Stone tile or parapet
 - B6 Stone tile or parapet
 - B7 Glass panel steel rail
 - B81 Black powder coat or anodised extrusions
 - W1 Aluminium clad window units
 - W2 Fibreglass facing with EPDM panel
 - W3 Stainless steel cladding
 - EG Glass entrance canopy panels with aluminium frame

All windows and doors to be implemented in accordance with the schedule above.

Formations Architects

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 41 Wrenlock Road
 London N17 7SQ
 T 020 7261 0781
 F 020 7261 0204
 formations@formations.co.uk



Project: Buccleuch House for Courtyards Properties and Harlow in Harlow Housing Association
 Date: 14.03.09
 Checked by: 1:200/A1 1:400/A3
 Drawing no: 5943-D3506 Rev: 00

Do not scale the drawing. Comparison to context of other drawings should be made with fully finished elevations of any other drawings.

Revision
02/11/08 Parking bay

- Material Schedule**
- B1 Multi brick
 - B2 Down engineering brick
 - B3 Multi brick work, rns of G1 and G2
 - R1 White render
 - R2 Fluorescent white render
 - C1 Stone cladding

B4.1 Glass screened balcony with grey stone section brick (to be removed and replaced internally) with

B4.2 Property including glass screen balcony with grey stone section brick

All proposed alterations have detailed and coloured walls and fixings

B5 Stone wall or parapet

B6.1 Red brick paved area

B6.2 Red brick paved area across bridge

B7 Aluminium clad bronze window frames

B8 Floor glazing with grey vinyl panels

B9 Stone paved parking

B10 Main entrance canopy painted white

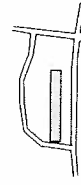
All windows and doors to be manufactured in UK and built

NOTE: Sites have been visited on 11/03 drawings for the sake of clarity

Material Schedule

The Royal Studios
100-102
London N17 5SQ
T 020 7251 0781
F 020 7251 9204
domination@rshdcs.co.uk

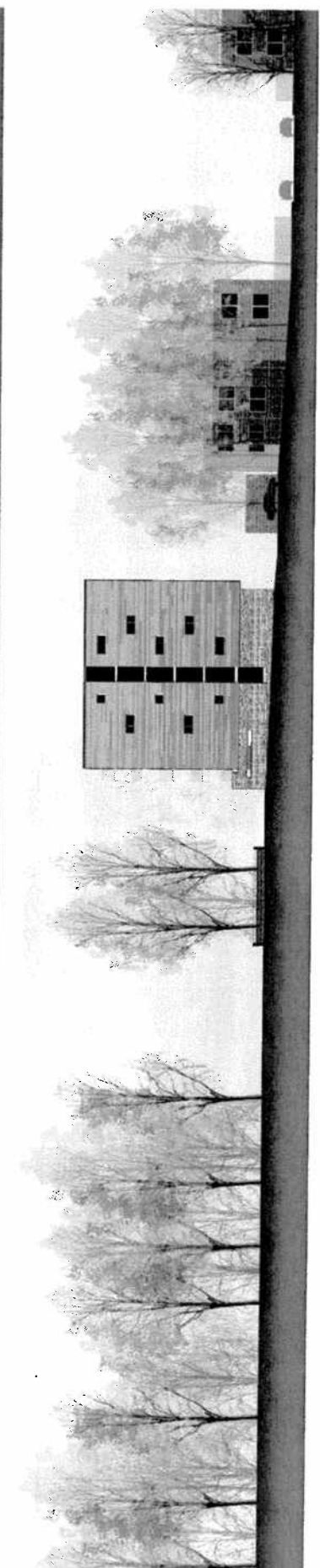
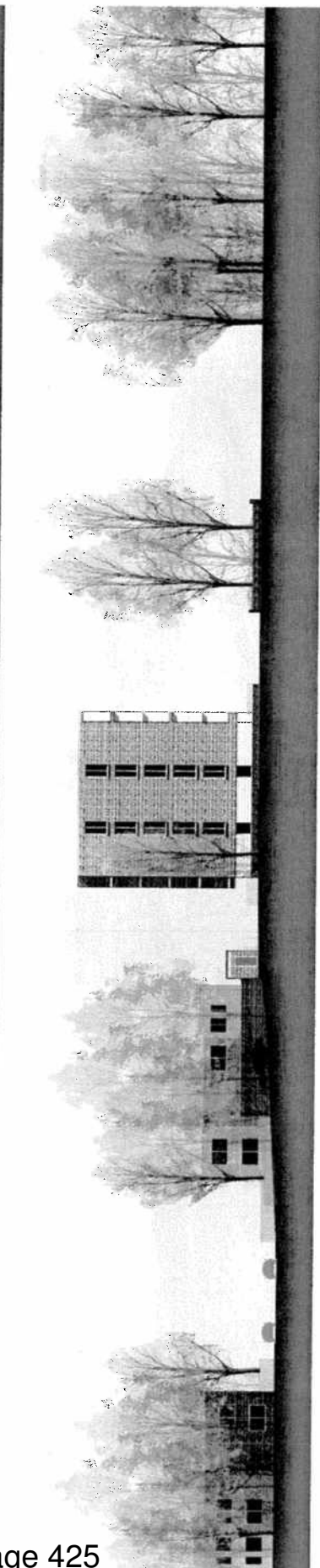
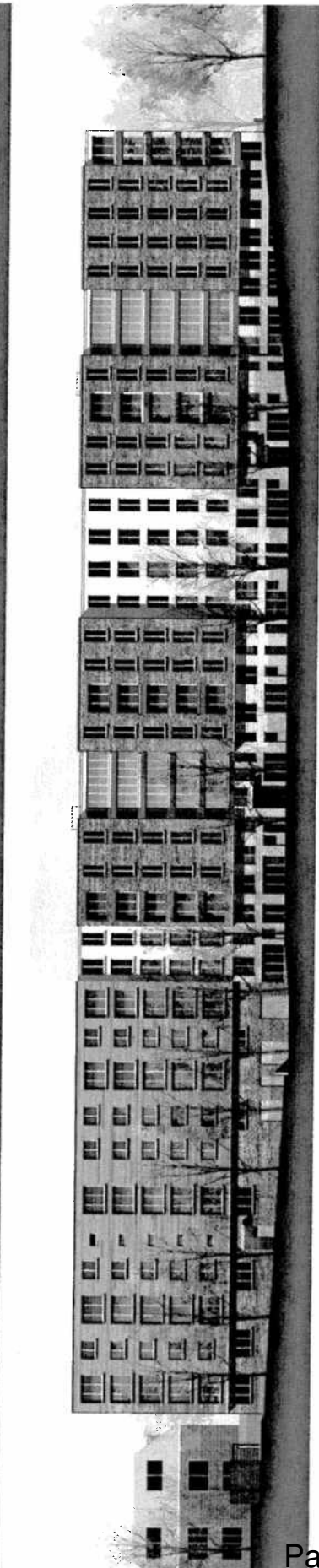
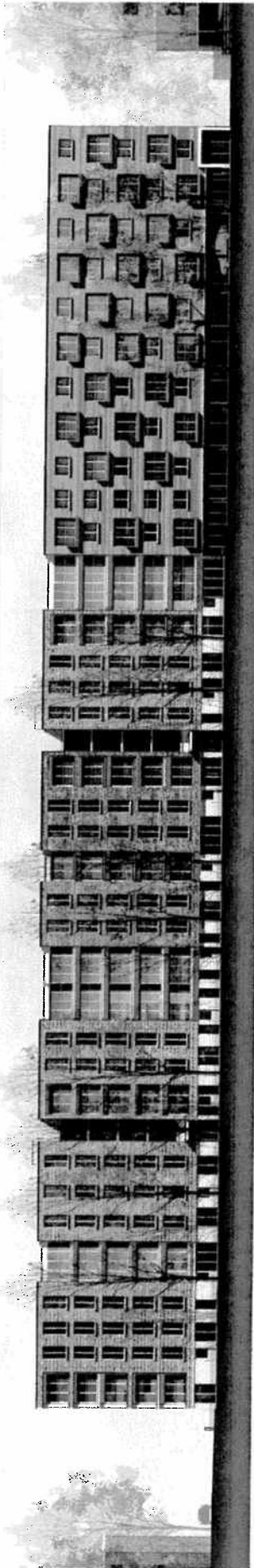
Any other



0 10 m

Project: Bucklebury House
For: Countrywide Properties
Client: Harlow in Harlow
Housing Association
Drawing No: Colour Elevation :
Proposed
Date: 14.03.08
Drawn by:
Checked by:
Scale: 1:200

Drawing no: 5943-D3601-00



Do not scale the drawing. Contractors to confirm all dimensions to the fully finished condition of any work.

Architect
01.11.08 Proposed Issue

Formations Architects

The Royle Studios
41 Winkfield Road
London W11 9SE
T 020 7251 0781
F 020 7251 9204
formationsarchitects.co.uk

Not for construction



Presented by
Buckden House
Countrywide Properties
and
Harlow in History
Housing Association

Drawn by
Sections A & B
Proposed

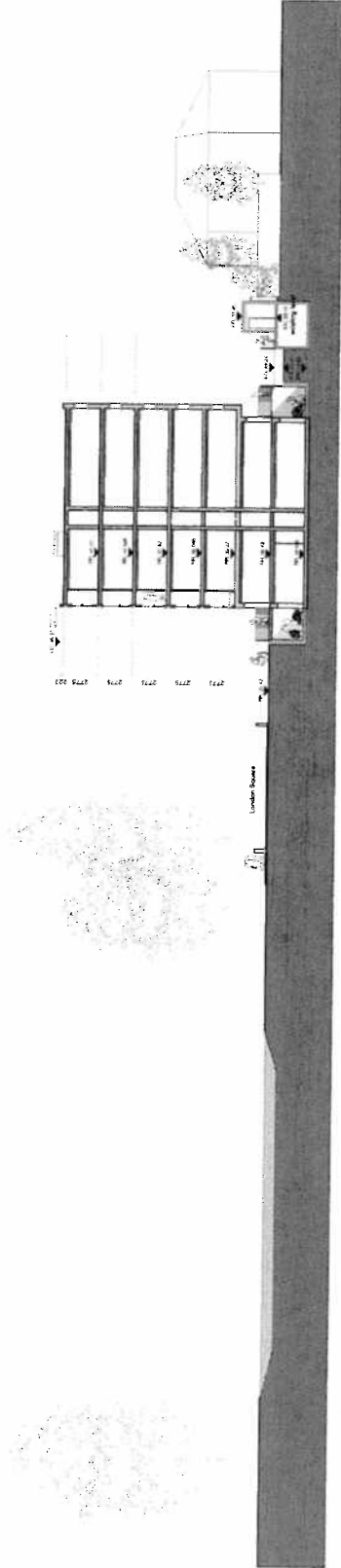
Date
11.01.08

Checked by

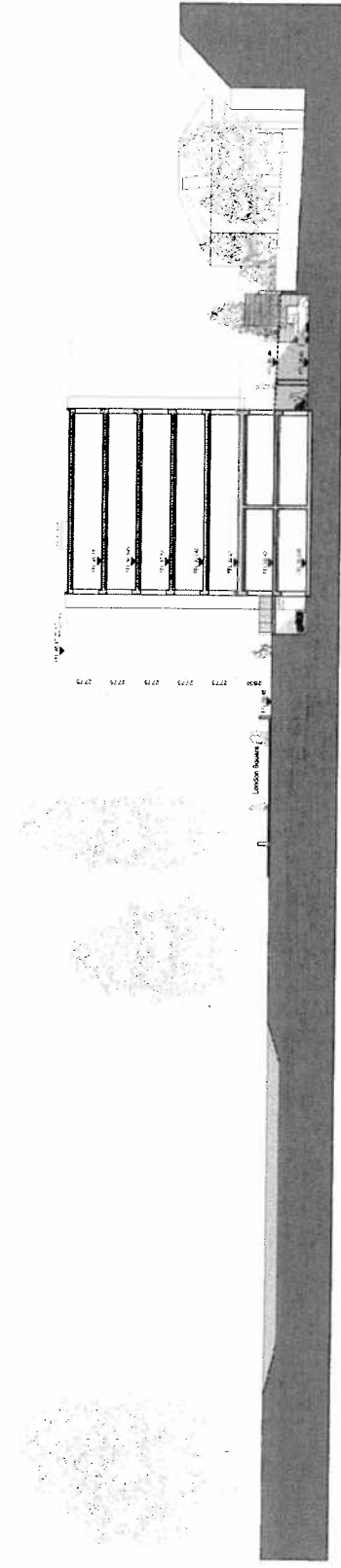
Checked by

Scale
1:200 @ A1 1:400 @ A3

Drawing No
5943-D3701 Rev 00



SECTION A



SECTION B

Do not scale this drawing. Consult the architect for scales of drawings.
 Revision: 00 14.03.08 Planning Issue

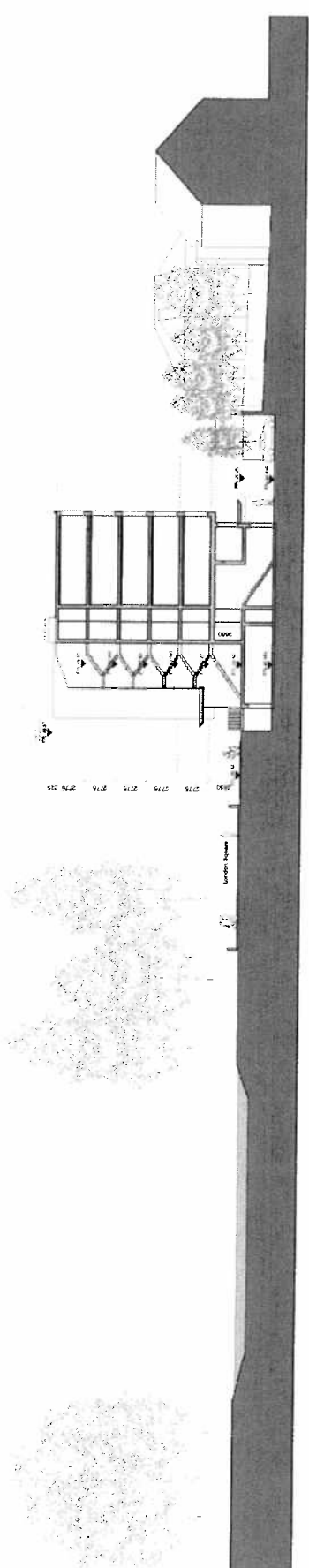
Formation Architects

The People Studio
 41 Wakeock Road
 London N1 7SG
 T 020 7251 0764
 F 020 7251 0284
 formationarchitects.co.uk

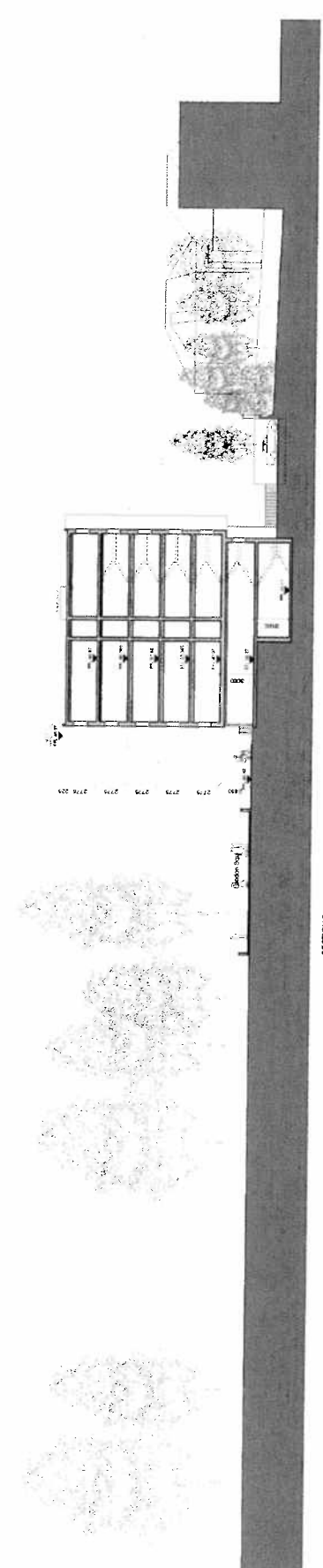
My plan:



| | |
|---------------|--|
| Project | Buckinch House for Countryside Properties and Harlow in Harlow Housing Association |
| Client | Harlow in Harlow Housing Association |
| Drawing Title | Sections C & D |
| Date | Proposed 14.03.08 |
| Drawn by | |
| Checked by | |
| Scale | 1:200 @ A1 1:600 @ A3 |
| Drawing No. | 5943-D3702 Rev 00 |

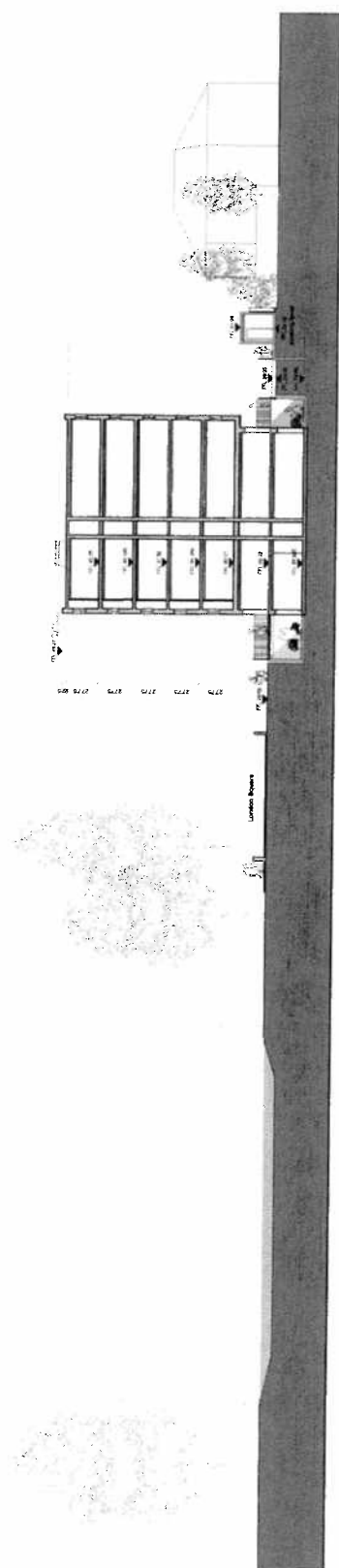


SECTION C

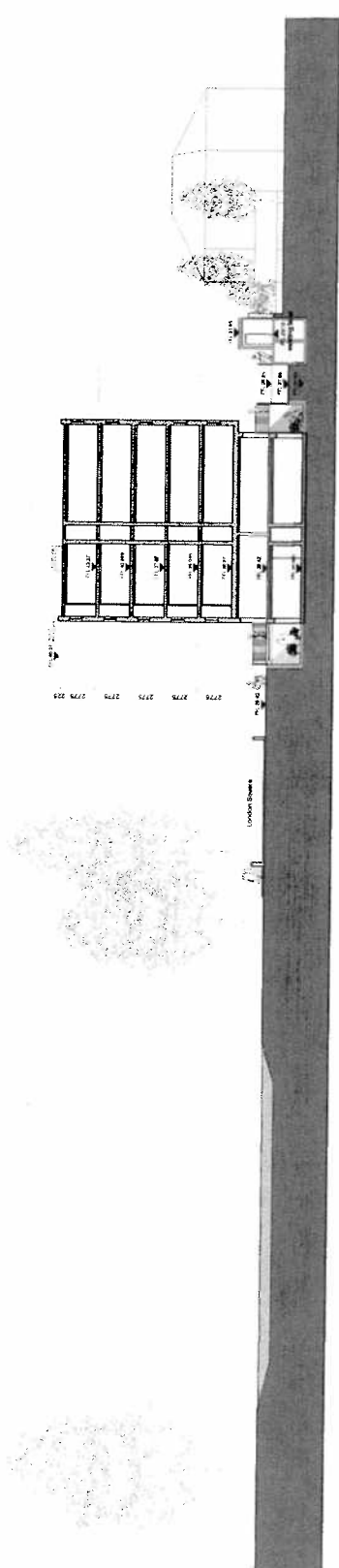


SECTION D

Do not use this drawing. Computer is owned by
 Information Architects
 Project:
 01/11/08 Planning Issue



SECTION E



SECTION F

Information Architects

The Royal Studios
 41 Weyford Road
 London N17 7SS
 T 020 7251 0164
 F 020 7251 0204
 info@informationarchitects.co.uk

Key plan:



Project: BUCKLEIGH HOUSE
 for
 Countryside Properties
 and
 Harlow in History
 Housing Association
 Drawing Title: Sections E & F
 Proposed
 Date: 11.05.08
 Drawn by:
 Checked by:
 Scale: 1:200 @ A1 1:400 @ A3
 Drawing No: 5943-D3703 Rev 00

Do not scale the drawings. Contractor to confirm all dimensions on site. Model produced electronically at 1:100 scale.

- 08/11/08 Rev 01
- Material Schedule**
- B1 Metal cladding
 - B2 Stone engineering brick
 - B3 Multi-colour brick, mix of B1 and B2
 - E1 White render
 - E2 Plasterboard 'white' render
 - C1 Stone cladding

B4 Glass screen balcony with grey steel section
 (Units to be replaced into adjacent building with
 stone infill)

Any existing ground level screen balcony with
 stone infill to be replaced with glass screen balcony
 with stone infill

All proposed balconies to be painted or coated
 with a protective finish

B5 Stone wall or parapet

B6 Brick parapet wall

B7 Brick parapet wall with stone coping

A1 Aluminium cladding windows

A2 Painted glazing with grey steel panel

A3 Stone wall (stone) balcony

A4 Metal entrance canopy (stone) balcony

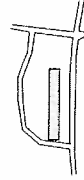
All windows and doors to be installed in situ or
 to be replaced with new units

Notes: Some views are omitted on 1:100 drawings for
 the sake of clarity.

Formalities

The Royce Studios
 41 Winton Road
 London N17 9JG
 T 020 7251 0781
 F 020 7251 5004
 form@roycestudios.co.uk

Rev 01



0 10 20
 m

Project: Buccleuch House

Client: Comyns Properties

Architect: Royce Studios

Contractor: Housing Association

Drawing No: Colour Elevation 1

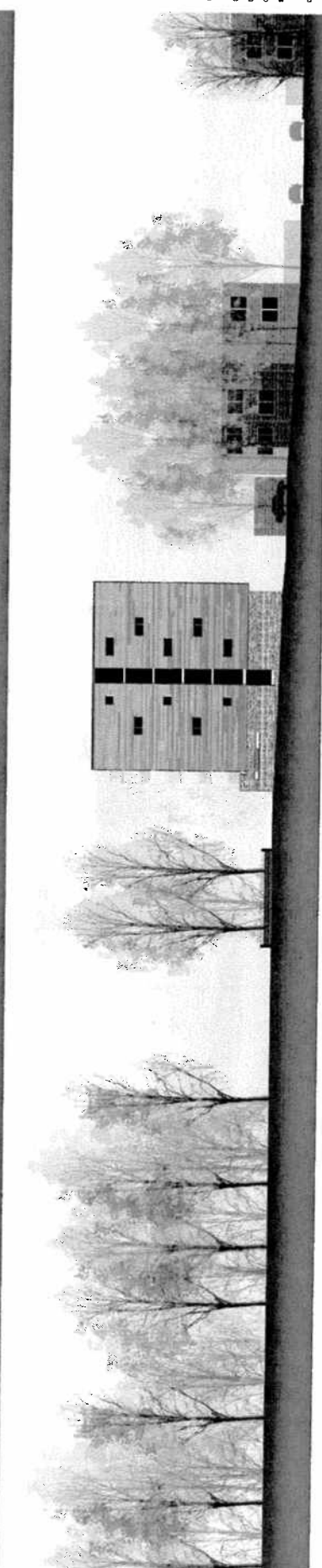
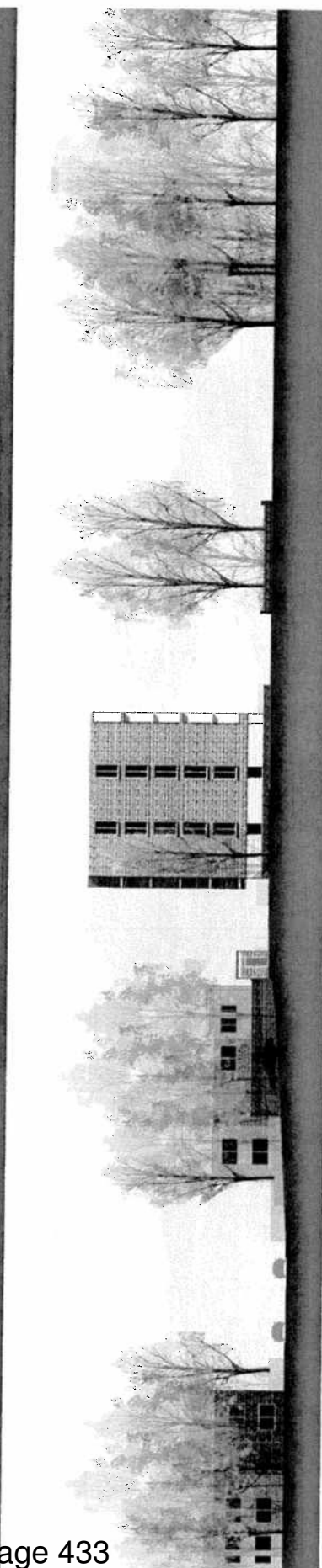
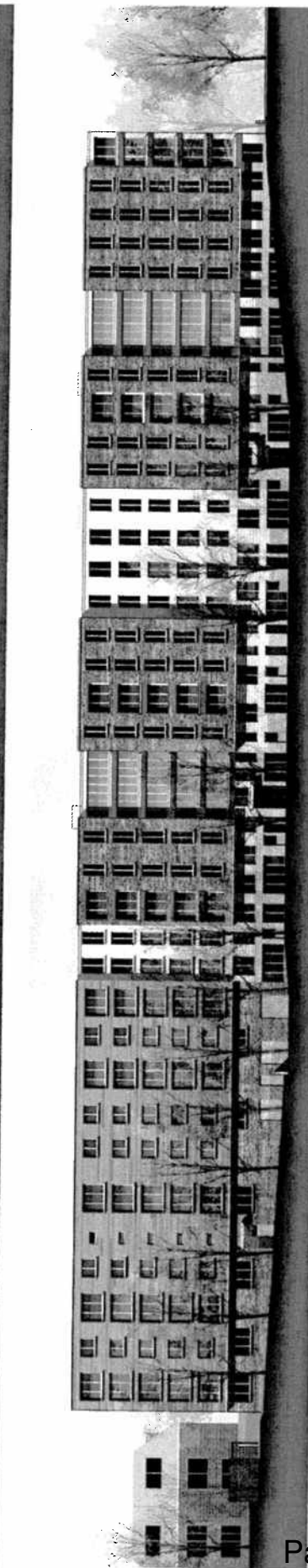
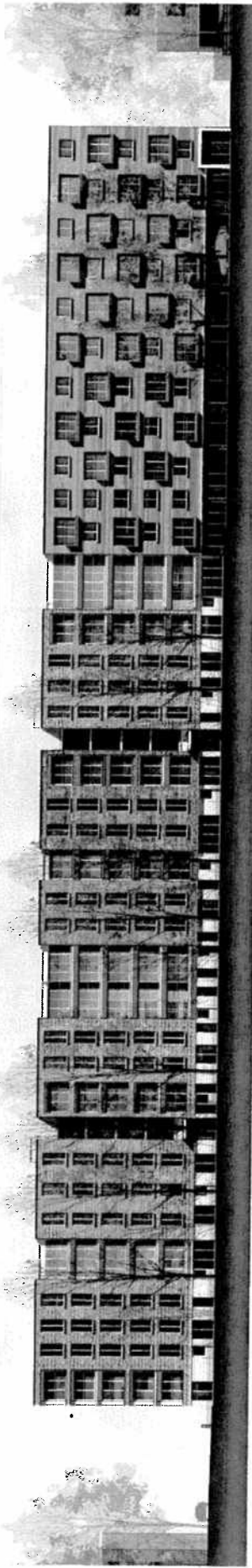
Date: 14.03.08

Drawn by: [Name]

Checked by: [Name]

Scale: 1:200

Drawing No: 5943-D3601 Rev 00



Do not scale the drawing. Coordinates in order of increasing accuracy are given in the order of priority of any reference.

Revision: 02/11/2018 Planning base

FOR PLANNING PURPOSES

The Royce Studios
 41 Woodcock Road
 London N17 5SG
 T 020 7251 0781
 F 020 7251 9204
 format@architects.co.uk

Project

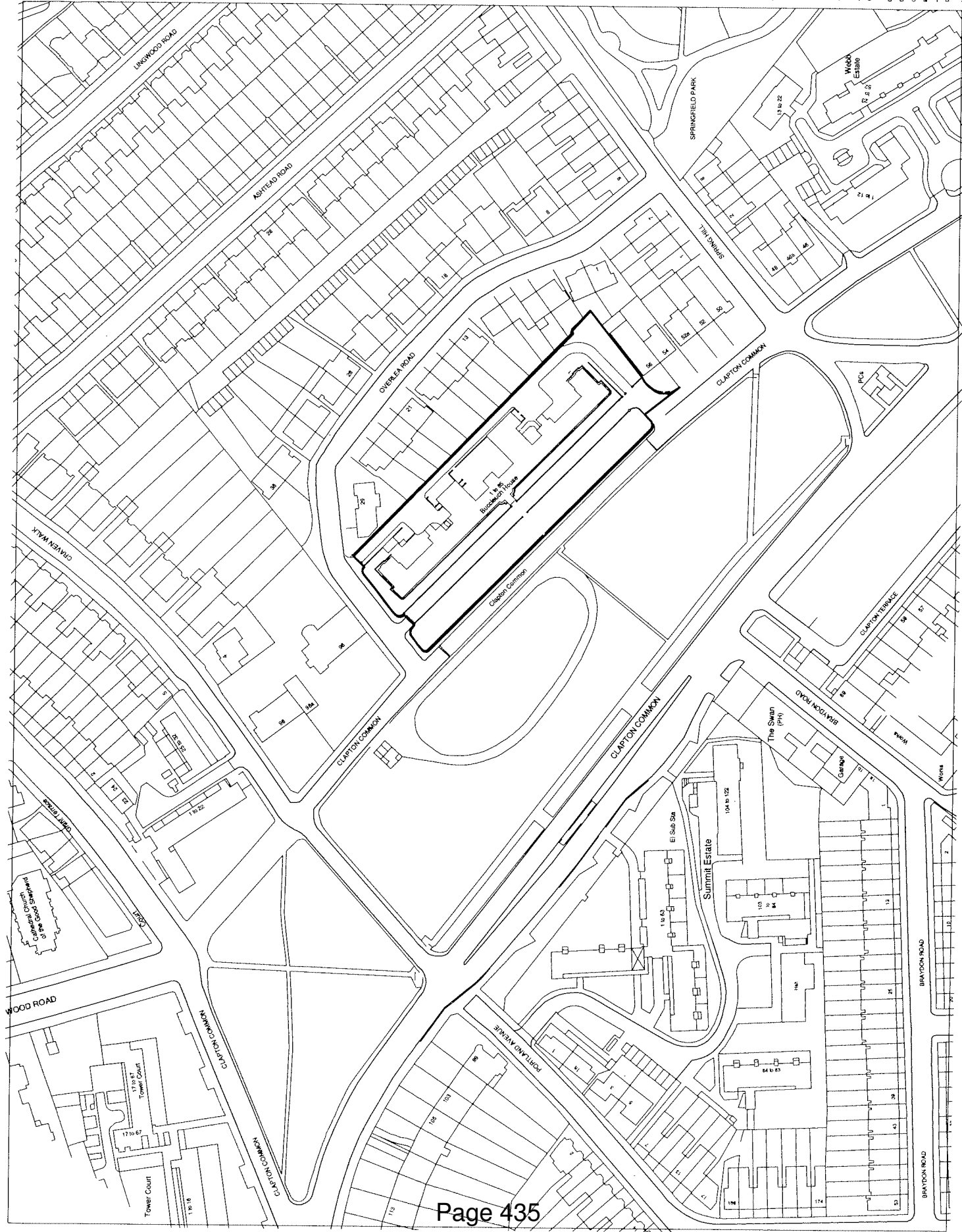


Bucklatch House
 for
 outstandings Properties
 and
 Harrow in Hackney
 Housing Association

Owner: The Site Location Plan:
 Proposed

Date: 14.03.08
 Drawn by: RKM
 Checked by: JIM
 Scale: 1:825@A1 1:1250@A3

Drawing no: 5943-D2100 Rev: 00



Delegated Decisions

Dated 01/10/2008 to 31/01/2009

Total No. Applications: 674

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|---|--|
| BW (D) | | | | |
| App No: 2008/1561 Registered: 09/30/2008 Address: 93 Blackstock Road London N4 2JW | Conversion of a single dwelling house to create three self-contained flats (comprising 1 x 3-bedroom flat and 2 x 1- bedroom flats) together with the erection of a part single storey and part three-storey rear extension. | Decision Date: 14/11/08 Decision: Refused | Agent: Mr Collins Tel: 02084405038 Officer: Bernard Haasbroek | Applicant: Mr & Mrs Lindsay Tel: |
| App No: 2008/1733 Registered: 09/13/2008 Address: Flat 18 Majestic Court, 2A Portland Rise London N4 2UT | Erection of a single storey side extension. | Decision Date: 31/12/08 Decision: Approved | Agent: L H HALL DESIGN Tel: 01474 872 179 Officer: Evie Learman | Applicant: Mr Steve Fallon Tel: 0151 222 1350 |
| App No: 2008/1855 Registered: 09/04/2008 Address: 22 Digby Crescent, London N4 2HR | Conversion of dwelling house to create 3 self contained flats (comprising 1 x 1 bed flat, 1 x 2 bed flat and 1 x 3 bed flat) together with excavation of basement to provide front lightwell and external alteration to rear basement elevation. | Decision Date: 13/10/08 Decision: Approved | Agent: Vivendi Architects LLP Tel: 0203 232 4000 Officer: Noel Kelly | Applicant: Cedarhurst International Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

App No: 2008/1924
Registered: 09/19/2008
Address: 12 Gloucester Drive
 London N4

Erection of a part three storey and part two storey plus basement building, with 2 front dormer windows, 2 rear roof lights, rear roof terrace, to provide 6 self contained flats comprising 2 x 1-bed flats, 2 x 2-bed flats, 1 x 3-bed flat and 1 x 4-bed flat.

Decision Date: 12/11/08
Decision: Approved

Agent: Mr Amos
Tel: 0207 739 9955
Officer: Noel Kelly

Applicant: Provewell
Tel:

App No: 2008/1990
Registered: 08/18/2008
Address: Top Flat
 1 Princess Crescent
 London
 N4 2HH

Erection of a rear roof dormer

Decision Date: 20/11/08
Decision: Approved

Agent: Mr Aaron Davies
Tel: 020 7690 6356
Officer: Evie Learman

Applicant: Mr Emlyn Parks
Tel: 020 7690 0282

App No: 2008/1997
Registered: 09/13/2008
Address: 131 QUEENS DRIVE
 LONDON
 N4

Formation of a new Vehicular Access/ crossover and hardstanding for car parking in the forecourt.

Decision Date: 16/10/08
Decision: Approved

Agent: Allison Lodge
Tel: 0208 920 7840
Officer: Noel Kelly

Applicant: Allison Lodge
Tel: 0208 920 7840

App No: 2008/2005
Registered: 08/14/2008
Address: Costello Palace Hotel
 R/O 374 Seven Sisters
 Road
 London
 N4 2PG

Erection of a four storey extension (522 sqm) to the existing hotel to provide undercroft car park at ground floor level and 21 bedrooms with ancillary accommodation above.

Decision Date: 28/11/08
Decision: Approved

Agent: ASW Ltd
Tel: 0208 882 9127
Officer: Bernard Haasbroek

Applicant: Mr Antonakis
 Chrysostomou
Tel:

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|---|--|
| App No: 2008/2103 Registered: 10/17/2008 Address: Queens Hotel 324 Seven Sisters Road London N4 2AR | Erection of a first floor rear extension to provide additional four bedrooms with ensuite shower rooms and the provision of a new shower room to the existing bedrooms | Decision Date: 13/11/08 Decision: Approved | Agent: Tasou Associates Tel: 0207 713 7070 Officer: Noel Kelly | Applicant: Mr Demos Kambouris Tel: |
| App No: 2008/2112 Registered: 09/03/2008 Address: 92 Finsbury Park Road London N4 2JT | Proposed erection of a single-storey ground floor rear extension | Decision Date: 02/10/08 Decision: Approved | Agent: Matthew Wood Architect Tel: 020 7403 9090 Officer: Yousef Bahadur | Applicant: Ms Lee Green Tel: |
| App No: 2008/2119 Registered: 10/09/2008 Address: 80 Mountgrove Road London N5 2LT | Retention of existing air conditioning units. | Decision Date: 26/11/08 Decision: Refused | Agent: Tel: Officer: Tyler Sharratt | Applicant: Mr Dursun Ogutogullari Tel: 0207 359 9024 |
| App No: 2008/2145 Registered: 11/26/2008 Address: 38 Gloucester Drive London N4 2LN | Conversion including excavation to provide light wells to create one four bedroom flat, together and external alteration to side and rear elevation, including external staircase. | Decision Date: 22/12/08 Decision: Refused | Agent: M D Design Tel: 01992 630520 Officer: Bernard Haasbroek | Applicant: Connaught Enterprises Ltd Tel: 020 8348 8833 |
| App No: 2008/2271 Registered: 11/21/2008 Address: 378 - 386 Seven Sisters Road London N4 2PQ | Retention of lighting to the car park and other external areas. | Decision Date: 06/01/09 Decision: Refused | Agent: Sergison Bates Architects LLP Tel: 0207 255 1564 Officer: Graham Callam | Applicant: Mr Tim Humphries Tel: 020 8527 1400 |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|--|--|--------------------------------|--|--------------------------------------|
| App No: | 2008/2339 | Erection of a single storey second floor rear extension. | Decision Date: 05/11/08 | Agent: Homes Design Ltd | Applicant: Mr Leo Kaufman |
| Registered: | 09/22/2008 | | | Tel: | Tel: 0208 209 0197 |
| Address: | 58 Gloucester Drive London N4 2LN | | Decision: Approved | Officer: Tyler Sharratt | |
| App No: | 2008/2384 | Alterations to the front garden to provide ramped access to the lower ground floor and erection of a single-storey extension at rear lower ground floor. | Decision Date: 13/01/09 | Agent: Mr Lloyd Udennis | Applicant: Mrs Durrah Mahmood |
| Registered: | 11/20/2008 | | | Tel: 0208 9927 | Tel: 0207 704 2566 |
| Address: | 17b Queens Drive London N4 2SZ | | Decision: Approved | Officer: Evie Learman | |
| App No: | 2008/2503 | Existing use of basement as 1x1 bedroom flat and the ground floor as 1x2 bedroom self- contained flat. | Decision Date: 31/12/08 | Agent: Shorne Tilbey Associates Ltd | Applicant: Mr Pradeep Upadhay |
| Registered: | 11/11/2008 | | | Tel: 01628 604 313 | Tel: 01628 604 313 |
| Address: | 55 Digby Crescent, London N4 2HS | | Decision: Approved | Officer: Graham Callam | |
| App No: | 2008/2544 | Approval of details pursuant to Condition 3 (External Materials) attached to approval reference 2004/0786 dated 7th February 2008 | Decision Date: 10/12/08 | Agent: | Applicant: Mr Miltiadou |
| Registered: | 10/23/2008 | | | Tel: | Tel: |
| Address: | Rear of 294 - 296 Seven Sisters Road - London - N4 2AA | | Decision: Approved | Officer: Bernard Haasbroek | |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> | |
|----------------------------|--|--|-----------------------|--------------------------------|------------------------------------|---|
| App No: | 2008/2546 | Details submitted pursuant to condition 3 (railings) of planning permission 2008/0200 dated 16 April 2008. | Decision Date: | 24/12/08 | Agent: Mr Stamatis Zografos | Applicant: Stamatis Zografos |
| Registered: | 10/30/2008 | | Decision: | Refused | Tel: | Tel: |
| Address: | Flat B Tremere Alexandra Grove London N4 2LG | | Officer: | Graham Callam | | |
| App No: | 2008/2597 | Change of use of the rear ground floor from retail storage space (use class A1) and first and second floors from office space (use class B1) to residential (use class C3) together with the erection of a third floor roof extension to create 7 self-contained flats, comprising 6 x 1 bedroom flats and 1 x 2 bedroom flat. | Decision Date: | 09/12/08 | Agent: Ms Cole | Applicant: Mess'rs Kaygisiz & Ocak |
| Registered: | 11/11/2008 | | Decision: | Approved | Tel: | Tel: |
| Address: | 5-7 Blackstock Road London N4 2JF | | Officer: | David Thompson | | |
| App No: | 2008/2649 | That planning permission (APP/U5360/A/03/1108398) granted 21 August 2003 has commenced in accordance with condition 1. | Decision Date: | 17/12/08 | Agent: | Applicant: Robert Bailey |
| Registered: | 10/29/2008 | | Decision: | Approved | Tel: | Tel: |
| Address: | Rear of 29 & 35 Gloucester Drive Finsbury Park London N4 2LE | | Officer: | Graham Callam | | |
| App No: | 2008/2658 | Approval of details pursuant to condition 2 (position and screening of roof terraces) and condition 1 (gates and garage door details; elevational details of bin storage) attached to approval reference 2004/0786 dated 7th February 2008. | Decision Date: | 16/01/09 | Agent: Wallbank Associates | Applicant: Wall Bank Associates |
| Registered: | 12/10/2008 | | Decision: | Refused | Tel: | Tel: |
| Address: | Rear of 294-296 Seven Sisters Road London N4 2AA | | Officer: | Ly Mach | | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

| | | | | |
|--|---|--------------------------------|-------------------------------------|---|
| App No: 2008/2680 | Internal alterations to provide an additional treatment room. | Decision Date: 17/12/08 | Agent: Leach Consultancy Ltd | Applicant: City & Hackney Teaching Primary |
| Registered: 10/30/2008 | | | Tel: 0207 619 9790 | Tel: |
| Address: John Scott Health Centre, Woodberry Down Green Lanes N4 2NU | | Decision: Approved | Officer: Graham Callam | |

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|--|--|--------------------------------|--------------------------------------|--|
| App No: 2008/2789 | Approval of details pursuant to Condition 4(waste and recycling bins) attached to planning permission reference 2008/1855 dated 13 October 2008. | Decision Date: 13/01/09 | Agent: Vivendi Architects LLP | Applicant: Cedarhurst International |
| Registered: 12/04/2008 | | | Tel: 0203 232 4000 | Tel: |
| Address: 22 Digby Crescent London N4 2HR | | Decision: Approved | Officer: Noel Kelly | |

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|---|---|--------------------------------|--------------------------------|-----------------------------------|
| App No: 2008/2805 | Existing use of the property as a retail shop (Class A1 use) | Decision Date: 27/01/09 | Agent: Mr Hasan Sal | Applicant: Mr Ismet Kurban |
| Registered: 11/19/2008 | | | Tel: 0208 807 5888 | Tel: |
| Address: 2C Woodberry Down, London N4 2TG | | Decision: Approved | Officer: Yousef Bahadur | |

CAZ

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|---|---|--------------------------------|----------------------------|--|
| App No: 2004/1787 | Approval of landscaping details and boundary treatment pursuant to conditions (C) and (D) of appeal APP/V5360/C/03/1130 895 | Decision Date: 22/01/09 | Agent: Mark Jones | Applicant: ORD Carmell & Kritzler |
| Registered: 08/23/2004 | | | Tel: 020 8943 4032 | Tel: 020 8455 0057 |
| Address: 86-88 Cazenove Road London N16 | | Decision: Approved | Officer: John Tsang | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|---|--|
| App No: 2007/1622 Registered: 09/04/2007 Address: 26A Lampard Grove, London, N16 6XB | Retention of use of the premises as a synagogue (class D1) for 60 members with opening hours 7.30 am to 12 am on any day. | Decision Date: 08/10/08 Decision: Refused | Agent: Sheeley & Associates Tel: 0208 508 2001 Officer: Michael Garvey | Applicant: Mr. Goldman Tel: |
| App No: 2007/3127 Registered: 12/17/2007 Address: 67 - 87 George Downing Estate (off Cazenove Road & Alkham Road) Stoke Newington London N16 6BH | Approval of details pursuant to condition 13 (water) attached to approval 2003/2287. | Decision Date: 27/11/08 Decision: Approved | Agent: ECD Architects Tel: 0207 939 7500 Officer: Russell Smith | Applicant: ECD Architects Tel: |
| App No: 2007/3133 Registered: 12/17/2007 Address: 67 - 87 George Downing Estate (off Cazenove Road & Alkham Road) London N16 6BH | Approval of details pursuant to condition 17 (archaeology) attached to approval 2003/2287. | Decision Date: 09/01/09 Decision: Approved | Agent: ECD Architects Tel: 0207 939 7500 Officer: Benjamin Dixon | Applicant: ECD Architects Tel: |
| App No: 2008/1276 Registered: 09/29/2008 Address: 62 Durlston Road, London E5 8RR | Retention of alterations to front boundary wall and enlargement of front light well. | Decision Date: 13/11/08 Decision: UNCON | Agent: Charles Harris & Partners Tel: 020 8493 8886 Officer: Tyler Sharratt | Applicant: Treasure Estate Ltd Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|--|---|
| App No: 2008/1511 Registered: 09/10/2008 Address: 38 - 40 Upper Clapton Road London E5 8BQ | Demolition of existing buildings and erection of six blocks ranging from three storeys to six storeys in height with associated landscaping for a mixed use development comprising 83 residential units, 3200sqm of commercial floor space (Class B1), and a 142sqm community centre. | Decision Date: 26/11/08 Decision: Refused | Agent: Hawkins Brown Architects Tel: 020 7336 8030 Officer: Adam Flynn | Applicant: Mr Sean Meadows Tel: 0208 486 0050 |
| App No: 2008/1736 Registered: 10/22/2008 Address: 121/120 Gibson Gardens, London, N16 7HH | Conversion of two 1-bed flats at first floor level to one 2- bed unit. | Decision Date: 16/12/08 Decision: Approved | Agent: Mr Gwilym Lloyd Tel: Officer: Tyler Sharratt | Applicant: Mr Gwilym Lloyd Tel: |
| App No: 2008/1936 Registered: 08/12/2008 Address: 53 Darenth Road London N16 6ES | Erection of front and rear roof extensions (including the raising of the ridge). | Decision Date: 06/10/08 Decision: Refused | Agent: Churley and Associates Tel: 020 8518 5100 Officer: Tyler Sharratt | Applicant: Mr G GLUCK Tel: 4429574 |
| App No: 2008/1941 Registered: 08/05/2008 Address: Jubilee Primary School Filey Avenue London N16 6NR | Submission of details pursuant to condition 6 (landscaping) of planning permission dated 21 June 2007 (ref. 2006/3324) | Decision Date: 05/11/08 Decision: Approved | Agent: Rivington Street Studio Architecture Tel: 0207 739 8945 Officer: Rokos Frangos | Applicant: Rivington Street Studio Architecture Tel: 0207 739 8945 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|---|---|
| App No: 2008/2039 Registered: 09/13/2008 Address: 78 Filey Avenue London N16 6JJ | Alterations including the excavation of the basement with new front light well and railing surround; erection of a single storey ground floor rear extension. | Decision Date: 15/10/08 Decision: Approved | Agent: S Freeman Ltd Tel: Officer: Graham Callam | Applicant: Mrs P Berger Tel: 020 8809 3826 |
| App No: 2008/2147 Registered: 10/30/2008 Address: 107 Kyverdale Road London N16 6PP | Alterations including the excavation of the basement; creation of front light well; front and side bay windows at basement level; new side bay windows to ground and first floor level; erection of a ground floor rear extension and alterations to the roof. | Decision Date: 23/12/08 Decision: Approved | Agent: Bashkal & Associates Tel: 020 8884 1169 Officer: Evie Learman | Applicant: Miss Y B Mcsherry Tel: |
| App No: 2008/2148 Registered: 10/31/2008 Address: 165 Kyverdale Road London N16 6PS | Proposed erection of a single - storey ground floor rear extension. | Decision Date: 24/12/08 Decision: Approved | Agent: Bashkal & Associates Tel: 020 8884 1169 Officer: Evie Learman | Applicant: Mr Rechnitzer Tel: |
| App No: 2008/2170 Registered: 10/10/2008 Address: 78 Cazenove Road London N16 6AA | Demolition of existing two storey rear extension and erection of part one storey and part two storey rear extension and removal of chimney to the existing synagogue. | Decision Date: 17/11/08 Decision: Approved | Agent: John Stebbing Architect Tel: 01284 704546 Officer: Noel Kelly | Applicant: Mr X Padwa Tel: |
| App No: 2008/2312 Registered: 10/17/2008 Address: 59-61 Cazenove Road London N16 6PA | Approval of details pursuant to condition 3 (landscaping) and condition 5 (storage and disposal of refuse and recycling waste) attached to approval reference 2008/0647 dated 30th May 2008 | Decision Date: 04/11/08 Decision: Approved | Agent: JCMT Architects Tel: 020 7428 5700 Officer: Michael Garvey | Applicant: JCMT Architects. Tel: 020 7428 5700 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|--|---|
| App No: 2008/2371 Registered: 12/09/2008 Address: 41 Cazenove Road, LONDON N16 6PA | Conversion of existing dwelling house to create 4 self-contained flats (comprising 1x4 bed flat, 2x2 bed flats and 1x1 bed flat) together with excavation and rear extension of basement to provide front and rear light wells with railings, erection of infill rear extension to ground, mezzanine and first floors and erection of external rear staircase.to ground, mezzanine and first floors and erection of external rear staircase. | Decision Date: 09/01/09 Decision: Approved | Agent: Blitzgold & Associates Tel: 3668500 Officer: Noel Kelly | Applicant: Mr Mehmet Ali Polat Tel: |
| App No: 2008/2413 Registered: 10/24/2008 Address: 62 DURLSTON ROAD LONDON E5 8RR | Retention of existing rear extension. | Decision Date: 08/12/08 Decision: Refused | Agent: Mr Nemanishen Tel: 0208 493 8886 Officer: Tyler Sharratt | Applicant: Treasure Estates Ltd Tel: |
| App No: 2008/2551 Registered: 10/30/2008 Address: 129 Kyverdale Road Stamford Hill London N16 6PS | Retention of existing roof extension and installation of a water tank to the flat roof of the main house. | Decision Date: 03/12/08 Decision: Approved | Agent: . Tel: Officer: Graham Callam | Applicant: Mrs Judith Steiner Tel: 020 8806 7405 |
| App No: 2008/2558 Registered: 10/17/2008 Address: 40 Alkham Road Stoke Newington London N16 7AA | Erection of a two-storey rear extension | Decision Date: 04/12/08 Decision: Refused | Agent: Mr Mohammed Sayed Tel: 07939 048 474 Officer: Yousef Bahadur | Applicant: Mrs Sajedah Sayed Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|---|--|
| App No: 2008/2579 Registered: 10/30/2008 Address: 75 Upper Clapton Road London E5 9BU | Conversion of upper floors to create 2 one-bedroom flats and staff room together with the erection of a single storey side extension to shop unit and external alterations including reroofing of covered rear yard and installation of new front entrance door. | Decision Date: 08/12/08 Decision: Approved | Agent: Rivermead Design Tel: Officer: Michael Garvey | Applicant: Mr Engin Mahmut Tel: 020 8806 6656 |
| App No: 2008/2686 Registered: 11/13/2008 Address: 1 Darenth Road, London N16 6EP | Excavation of the basement with front and rear light wells with railing surround; erection of ground floor side extension; erection of ground, first and second floor rear extension. | Decision Date: 30/12/08 Decision: Refused | Agent: Cunnane Town Planning Tel: 0208 977 8344 Officer: Yousef Bahadur | Applicant: Mr Getzel Berger Tel: |
| App No: 2007/2659 Registered: 06/20/2008 Address: 94B Hawksley Road London N16 | Approval of details pursuant to conditions 2 (external materials), 3 (materials of boundary walls and enclosures), 5 (screening of roof terraces), 6 (modified elevation at first and second floor levels to brick), 7 (dustbin enclosures), 10 (Access Gate) of planning permission 2002/1146 dated 16th July 2003. | Decision Date: 08/01/09 Decision: Approved | Agent: Forrester Architecture Design Tel: 0208 800 0018 Officer: Bernard Haasbroek | Applicant: Forrester Architecture Design Tel: 020 7428 9813 |
| App No: 2007/3102 Registered: 12/02/2008 Address: 6 Albion Parade London N16 9LD | Conversion of basement to create self-contained 2-bed flat together with excavation to create front lightwell, installation of three windows to front elevation at basement level and installation of railing fence to front boundary of site. | Decision Date: 05/01/09 Decision: Refused | Agent: Mr Dave Dayes Tel: Officer: Ly Mach | Applicant: Mr Dave Dayes Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|--|---|
| App No: 2008/1947 Registered: 10/28/2008 Address: 137 Green Lanes Stoke Newington London N16 9DA | Installation of an Automatic Teller Machine | Decision Date: 17/12/08 Decision: Refused | Agent: BP&H Services Ltd Tel: 118 976 2513 Officer: Evie Learman | Applicant: Post Office Ltd Tel: |
| App No: 2008/2217 Registered: 10/10/2008 Address: 12A Allen Road, London N16 8SD | Alterations including the retention of front light well, staircase and railings, replacement of windows at basement and ground floor level and rendering of front elevation at ground floor level. | Decision Date: 01/12/08 Decision: Approved | Agent: Tel: Officer: Graham Callam | Applicant: John + Janet Mason Tel: 0207 249 6520 |
| App No: 2008/2236 Registered: 09/15/2008 Address: 36 Harcombe Road London N16 0SA | Proposed erection of an extension on the main roof and roof of the rear addition. | Decision Date: 27/10/08 Decision: Approved | Agent: UV Architects Tel: 02074903387 Officer: Graham Callam | Applicant: Mr Matthew Brocklehurst Tel: |
| App No: 2008/2296 Registered: 09/20/2008 Address: 80 Red Square London N16 9AG | Existing use of premises as a self-contained flat. | Decision Date: 03/11/08 Decision: Approved | Agent: M Clarke & S Van Opstal Tel: 0751 570 888 Officer: Graham Callam | Applicant: M Clarke S Van Opstal Tel: |
| App No: 2008/2366 Registered: 09/25/2008 Address: 37 Ayrsome Road Hackney London N16 0RH | Proposed erection of a rear roof extension and roof on the rear addition. | Decision Date: 11/11/08 Decision: Approved | Agent: Architectural Services Tel: Officer: Graham Callam | Applicant: Mr Darren Jones Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

| | | | | | | | | |
|--------------------|------------------------------------|--|-----------------------|---------------|---------------|--------------------------|-------------------|------------------|
| App No: | 2008/2390 | Erection of a mansard style roof to create an additional storey. | Decision Date: | 02/12/08 | Agent: | Mcbriar Architecture Ltd | Applicant: | Mrs Karen Hanson |
| Registered: | 10/09/2008 | | Decision: | Approved | Tel: | | Tel: | |
| Address: | 119 Nevill Road, LONDON N16 0SU | | Officer: | Graham Callam | | | | |

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|--------------------|-------------------------------------|--|-----------------------|---------------|---------------|---------------------------|-------------------|------------------|
| App No: | 2008/2445 | Erection of a single-storey ground floor rear extension. | Decision Date: | 04/12/08 | Agent: | Brooke Barnett Architects | Applicant: | Ms Louise Pardoe |
| Registered: | 10/20/2008 | | Decision: | Approved | Tel: | 0208 274 0198 | Tel: | 0207 627 1298 |
| Address: | 35 Lidfield Road, London N16 9LX | | Officer: | Graham Callam | | | | |

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|--------------------|--------------------------------------|---|-----------------------|--------------|---------------|-------------------|-------------------|-------------------|
| App No: | 2008/2454 | Erection of single-storey ground floor rear extension and a first floor rear extension projecting beyond the rear addition. | Decision Date: | 24/12/08 | Agent: | Jonathan Shattock | Applicant: | Mr Steve Sharples |
| Registered: | 11/11/2008 | | Decision: | Approved | Tel: | 020 8809 4424 | Tel: | |
| Address: | 51 Winston Road London N16 9LN | | Officer: | Evie Learman | | | | |

| | | | | | | | | |
|--------------------|--|---|-----------------------|--------------|---------------|---------------|-------------------|-----------------|
| App No: | 2008/2471 | Erection of a roof extension to create an additional storey | Decision Date: | 25/11/08 | Agent: | Mr Lee Stone | Applicant: | Mr John Halford |
| Registered: | 10/08/2008 | | Decision: | Approved | Tel: | 0208 506 1024 | Tel: | |
| Address: | 17 Sandbrook Road London N16 0SH | | Officer: | Evie Learman | | | | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|--|--|
| App No: 2008/2497 Registered: 10/24/2008 Address: 119 Winston Road LONDON N16 9LL | Erection of a roof extension to provide an additional storey with roof terrace to the front and solar panels to the roof of the rear addition. | Decision Date: 15/12/08 Decision: Approved | Agent: Forrester Architecture Design Tel: 2074289813 Officer: Graham Callam | Applicant: Mrs Charlotte Ruse Tel: |
| App No: 2008/2530 Registered: 12/04/2008 Address: 1-10 Sandale Close Kennaway Estate London N16 9JE | Approval of details pursuant to condition 7 (site contamination investigation) attached to approval reference 2003/1472 dated 2 September 2005. | Decision Date: 26/01/09 Decision: Approved | Agent: Watkins Gray International Tel: 0207 940 8400 Officer: Colin Leadbeatter | Applicant: Osborne Homes Tel: 020 7654 4970 |
| App No: 2008/2538 Registered: 10/15/2008 Address: Site Adjacent To 23 Church Walk London N16 8QR | Approval of details pursuant to Condition 3(external materials) attached to approval reference 2007/1941 dated 30 August 2007. | Decision Date: 02/12/08 Decision: Approved | Agent: Kube Homes Ltd Tel: 0208 886 0317 Officer: Caroline Ozor | Applicant: Kube Homes Ltd Tel: 0208 886 0317 |
| App No: 2008/2556 Registered: 10/30/2008 Address: 36 Harcombe Road, LONDON N16 0SA | Alterations to ground floor rear addition including the creation of new French doors, window and rooflight and bricking up of existing door and the erection of a roof extension to create an additional storey. | Decision Date: 17/12/08 Decision: Approved | Agent: UV Architects Tel: 02074903387 Officer: Graham Callam | Applicant: Mr Matthew Brocklehurst Tel: |
| App No: 2008/2581 Registered: 10/22/2008 Address: 1 Marton Road London N16 0RA | Alterations including the conversion of a garage into a habitable room and erection of a single-storey rear extension. | Decision Date: 09/12/08 Decision: Approved | Agent: Chess Structural Consultants Ltd Tel: 01923 250050 Officer: Yousef Bahadur | Applicant: Ms Niloufar Lamakan Tel: 020 7697 4600 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|--|---|
| App No: 2008/2588 Registered: 11/11/2008 Address: 121-127 Church Walk London N16 8QW | Redevelopment of the site to provide a part single storey and part three storey mixed use development of commercial and residential uses, comprising one x three-bedroom house on the ground and first floors with a gymnasium on basement and ground floor, an intergral garage and central private coutyard/garden space; two x one-bedroom flats on ground and first floors; and 3 x B1 office units (214 sq.m floorspace) on first, second and upper second floors, including the creation of front balconies at first and second floor levels. | Decision Date: 29/01/09 Decision: Approved | Agent: Miss Papadatou Tel: 0207 539 3686 Officer: Bernard Haasbroek | Applicant: Glendalough Associated SA Tel: |
| App No: 2008/2648 Registered: 10/24/2008 Address: 137 Green Lanes Stoke Newington London N16 9DA | Installation of internally illuminated sign to proposed Automatic Teller Machine. | Decision Date: 17/12/08 Decision: Refused | Agent: BP&H Services Ltd Tel: 118 976 2513 Officer: Evie Learman | Applicant: Post Office Ltd Tel: |
| App No: 2008/2682 Registered: 11/13/2008 Address: 22 Oldfield Road, LONDON N16 0RS | Erection of a roof extension to create an additional storey; erection of a single storey rear extension. | Decision Date: 22/12/08 Decision: Refused | Agent: Paul Archer Design Tel: 02072516162 Officer: Yousef Bahadur | Applicant: Mr Paul Archer Tel: 02072516162 |
| App No: 2008/2700 Registered: 11/13/2008 Address: 142 Winston Road LONDON LONDON N16 9LJ | Erection of a roof extension to create an additional storey. | Decision Date: 29/12/08 Decision: Approved | Agent: Jonathan Shattock Tel: 809 4424 Officer: Graham Callam | Applicant: Mr Mike Culverwell Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

App No: 2008/2701
Registered: 11/13/2008
Address: 142 Winston Road,
LONDON N16 9LJ

Erection of a roof extension to create an additional storey.

Decision Date: 22/12/08
Decision: Refused

Agent: Mr Jonathan Shattock
Tel: 809 4424
Officer: Graham Callam

Applicant: Mr Mike Culverwell
Tel:

App No: 2008/2721
Registered: 11/06/2008
Address: 3 Springdale Road
London N16 9NS

Existing use of the property as four self-contained flats.

Decision Date: 23/12/08
Decision: Refused

Agent: GLA Architecture and Design
Tel: 020 8986 0202
Officer: Yousef Bahadur

Applicant: Mr. & Mrs. Vincenzo and
Tel:

App No: 2008/2771
Registered: 01/08/2009
Address: 21 Lilian Close London
N16 0SG

Erection of a three storey dwelling house.

Decision Date: 28/01/09
Decision: Approved

Agent: Atelier UWA Architects
Tel: 0207 419 5990
Officer: Noel Kelly

Applicant: Mr Ahmed Daya
Tel: 0207 923 7245

App No: 2008/2808
Registered: 12/02/2008
Address: 84 and 84a Milton Grove,
London N16 8QY

84 : retention of raising of eaves level, rendering of raised section to the front, alterations including replacement of front and rear dormers with two rear dormers and erection of spiral staircase to the rear with glazed privacy screen.
84 a: Creation of a front light well, erection of a ground floor rear extension and erection of a second floor extension to create an additional storey

Decision Date: 20/01/09
Decision: Refused

Agent: Mark Horner, Chartered Architect
Tel: 01580 713970
Officer: Graham Callam

Applicant: Mr Andrew Stylianou
Tel: 07917 469267

App No: 2008/2933
Registered: 12/15/2008
Address: 41 Springdale Road
London
N16 9NS

Erection of a ground floor rear extension.

Decision Date: 16/01/09
Decision: Approved

Agent: The Greendream Company
Tel:
Officer: Graham Callam

Applicant: Mrs Justine Willett
Tel:

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--------------------|--|--|-----------------------|----------|-----------------|------------------|-------------------|-------------------|
| App No: | 2009/0034 | Submission of details pursuant to condition 3 (materials) of planning application ref. 2007/2939 | Decision Date: | 20/01/09 | Agent: | Jestico + Whiles | Applicant: | Jestico & Whiles. |
| Registered: | 01/14/2009 | | Decision: | Approved | Tel: | 0207 380 0382 | Tel: | 0207 380 0382 |
| Address: | Stoke Newington School Clissold Road London N16 9EY | | | | Officer: | Rokos Frangos | | |

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| App No: | 2007/2096 | Details submitted pursuant to condition 1 (details of illumination) of planning permission dated 30 July 2007. | Decision Date: | 24/10/08 | Agent: | | Applicant: | Bennett Urban Planning |
| Registered: | 08/28/2007 | | Decision: | Refused | Tel: | | Tel: | 0207 208 2002 |
| Address: | HOMERTON HOSPITAL HOMERTON ROW LONDON E9 6SR | | | | Officer: | Graham Callam | | |

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|--------------------|-----------------------------------|---|-----------------------|----------|-----------------|---------------|-------------------|---------------|
| App No: | 2008/0404 | Change of use from A1 (Retail) to A5 (Hot food take-away) opening hours 11:00-23:30 Monday to Saturday and 11:00 - 22:30 on Sundays together with the erection of a flue on the rear elevation. | Decision Date: | 07/10/08 | Agent: | Mr Smith | Applicant: | Mr Khodabandi |
| Registered: | 07/31/2008 | | Decision: | Approved | Tel: | | Tel: | |
| Address: | 236 Morning Lane London E9 7RQ | | | | Officer: | Andrew Dillon | | |

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|--------------------|--|---|-----------------------|----------|-----------------|--------------------------|-------------------|--------------------------|
| App No: | 2008/1355 | Submission of detail pursuant to condition 2 (facing materials) of planning permission dated 13 May 2008 ref: 2008/0323 | Decision Date: | 16/10/08 | Agent: | Broadway Malyan Planning | Applicant: | Broadway Malyan Planning |
| Registered: | 06/09/2008 | | Decision: | Approved | Tel: | 020 7261 4200 | Tel: | 020 7261 4200 |
| Address: | Homerton Hospital Homerton Row London E9 6SR | | | | Officer: | Erich Wessels | | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|--|---|
| App No: 2008/1357 Registered: 06/09/2008 Address: Homerton Hospital Homerton Row London E9 6SR | Submission of detail pursuant to condition 5 (waste) of planning permission dated 13 May 2008 (ref: 2008/0323) | Decision Date: 16/10/08 Decision: Approved | Agent: Broadway Malyan Planning Tel: 020 7261 4200 Officer: Erich Wessels | Applicant: Broadway Malyan Planning Tel: 020 7261 4200 |
| App No: 2008/1392 Registered: 10/14/2008 Address: 1-2 Sutton Square Urswick Road Hackney London E9 6EQ | Erection of a rear roof extension to No. 1 and 2 Sutton Square. | Decision Date: 05/12/08 Decision: Approved | Agent: Mr Weir Tel: 07710289731 Officer: Yousef Bahadur | Applicant: Mr & Mrs Matthew Tel: 07961 427267 |
| App No: 2008/1484 Registered: 09/15/2008 Address: 26 Lower Clapton Road London E5 0PD | Change of use from A2 (Solicitors) to provide 6 x residential units. (2 x 3 bed, 1 x 2 bed and 3 x 1 bed). | Decision Date: 10/11/08 Decision: Refused | Agent: Mr Paul Essien Tel: Officer: Michael Garvey | Applicant: Mr Paul Essien Tel: |
| App No: 2008/1486 Registered: 10/20/2008 Address: 114 Clifden Road, London E5 0LN | Erection of a roof extension to create an additional storey. | Decision Date: 10/12/08 Decision: Refused | Agent: A S Z Partners Ltd Tel: 0208 553 2231 Officer: Evie Learman | Applicant: Mr E C Antoine Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|---|---|
| App No: 2008/1964 Registered: 08/15/2008 Address: 140-142 Morning Lane London E9 6JD | Erection of two storey plus habitable roof and basement building to provide 2 retail units (class A1) at ground floor and basement opening hours 08:00-20:00 daily and 2 x 3 bed flats on upper stories. | Decision Date: 31/12/08 Decision: Refused | Agent: Mr B Flanagan Tel: 01953 423 296 Officer: Michael Garvey | Applicant: Mr Singh Tel: |
| App No: 2008/1998 Registered: 09/15/2008 Address: 26 Lower Clapton Road London E5 0RD | Internal and external works pursuant to change of use from A2 Solicitor's to provide 6 residential units (2 x 3 bed, 1 x 2 bed and 3 x 1 bed). | Decision Date: 10/11/08 Decision: Refused | Agent: Mr Essien Tel: 0207 473 3633 Officer: Michael Garvey | Applicant: Mr Essien Tel: |
| App No: 2008/2017 Registered: 08/18/2008 Address: Global Link 25 Chatsworth Road LONDON E5 0LH | Retention of an Automatic Teller Machine | Decision Date: 01/10/08 Decision: UNCON | Agent: Kings Security Systems Ltd Tel: 377517 Officer: Yousef Bahadur | Applicant: Mr Paul Manogue Tel: 377517 |
| App No: 2008/2113 Registered: 10/10/2008 Address: 2 Median Road London E5 0PL | Retention of an outbuilding at the end of the garden. | Decision Date: 01/12/08 Decision: Approved | Agent: Eight Acres Tel: Officer: Evie Learman | Applicant: Eight Acres Tel: |
| App No: 2008/2151 Registered: 10/08/2008 Address: 74 Brooksby's Walk London E9 6DA | Change of use of basement and ground floor from Doctor's surgery to residential. Basement excavation including the creation of rear lightwells, rear stairwell and alterations to front ground floor elevation. Conversion of the property to create 2 x 3 bedroom maisonettes. | Decision Date: 06/01/09 Decision: Approved | Agent: Mrs Pamela Merritt Tel: 0208 508 9862 Officer: Michael Garvey | Applicant: Mr Self Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--------------------|-----------------------------------|--|-----------------|----------|---------------|-------------------|-------------------|---------------|--|
| App No: | 2008/2181 | Erection of a roof extension to create an additional storey. | Decision | 16/10/08 | Agent: | Jonathan Shattock | Applicant: | Mr Max Marthe | |
| Registered: | 09/13/2008 | | Decision | | Approved | Tel: | 809 4424 | Tel: | |
| Address: | 103 Dunlace Road London E5 0NG | | Officer: | | Evie Learman | | | | |

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|--------------------|---|---|------------------|----------|---------------|-------------------------------|-------------------|-------------------------------|---------------|
| App No: | 2008/2207 | Details submitted pursuant to Condition 2 (external surfaces) and Condition 3 (Boundary walls) of Planning permission ref: 2003/1904 (Approved 21/11/2003) | Decision | 31/12/08 | Agent: | Al.Rasheed Dauda Architect | Applicant: | Al.Rasheed Dauda Architect | |
| Registered: | 10/20/2008 | | Decision: | | Approved | Tel: | 020 8257 8305 | Tel: | 020 8257 8305 |
| Address: | 11-19 Clarence Mews London E5 8HB | | Officer: | | Graham Callam | | | | |

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| App No: | 2008/2264 | Replace existing windows and doors with new white UPVC windows and doors. | Decision | 29/10/08 | Agent: | Piper Double Glazing Limited | Applicant: | Hackney Housing Regeneration | |
| Registered: | 09/12/2008 | | Decision: | | Approved | Tel: | 01843 850500 | Tel: | 020 8356 5000 |
| Address: | 269-292 Trelawney Estate Paragon Road London E9 6NT | | Officer: | | Yousef Bahadur | | | | |

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| App No: | 2008/2267 | Replace existing windows and doors with new white UPVC windows and doors. | Decision | 29/10/08 | Agent: | Piper Double Glazing Limited | Applicant: | Hackney Housing Regeneration | |
| Registered: | 09/11/2008 | | Decision: | | Approved | Tel: | 01843 850500 | Tel: | 020 8356 5000 |
| Address: | 37-58 Trelawney Estate Paragon Road London E9 6NT | | Officer: | | Yousef Bahadur | | | | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|---|---|
| App No: 2008/2272 Registered: 09/13/2008 Address: 29-53 Chatham Place London E9 6LP | Submission of details pursuant to condition 16 (details of ventilation and duct system) of planning permission ref: 2005/1786 | Decision Date: 27/11/08 Decision: Approved | Agent: Mount Anvil. Tel: 01727 898 000 Officer: Russell Smith | Applicant: Mount Anvil Tel: 01727 898 000 |
| App No: 2008/2273 Registered: 09/25/2008 Address: 5A Cresset Road, London E9 6SA | Details submitted pursuant to condition 4 (external Surfaces) Condition 5 (staircase) of planning permission 2007/3261 dated 11/02/2008. | Decision Date: 29/10/08 Decision: Approved | Agent: Tel: Officer: Yousef Bahadur | Applicant: Benjamin Reichen + Marie Lund Tel: 07947 426 542 |
| App No: 2008/2281 Registered: 09/20/2008 Address: 247 - 268 Trelawney Estate Paragon Road London E9 6NT | Replace existing windows and doors with new UPVC windows and doors. | Decision Date: 29/10/08 Decision: Approved | Agent: Piper Double Glazing Limited Tel: 01843 850500 Officer: Yousef Bahadur | Applicant: Hackney Housing Regeneration Tel: 020 8356 5000 |
| App No: 2008/2381 Registered: 10/02/2008 Address: Land at Homerton Terrace Morningside Estate London E9 6RT | Development of land to the rear of 22-36 Stevens Avenue to provide five, two storey 3 bed detached houses for affordable purposes and associated car and cycle parking and landscaping. | Decision Date: 13/11/08 Decision: Refused | Agent: CgMs Ltd Tel: 020 7832 1497 Officer: Michael Garvey | Applicant: Spiral Developments Ltd / Sanctuary Tel: |
| App No: 2008/2448 Registered: 10/02/2008 Address: 61-75 Marian Court, Homerton High Street, London E9 | Replace existing windows and doors with new UPVC windows and doors. | Decision Date: 04/11/08 Decision: Approved | Agent: Sovereign Group Limited Tel: 01282 440 423 Officer: Yousef Bahadur | Applicant: Hackney Housing Regeneration Tel: |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|---|--|---------------------------|---------------------------------------|--|
| App No: | 2008/2449 | Replacement of existing windows and doors with UPVC windows and doors. | Decision Date: | Agent: Sovereign Group Limited | Applicant: Hackney Housing Regeneration |
| Registered: | 10/06/2008 | | | Tel: | Tel: |
| Address: | 46-60 Marian Court, Homerton High Street, London E9 | | Decision: Approved | Officer: Yousef Bahadur | |
| App No: | 2008/2450 | Replace existing windows and doors with new UPVC windows and doors. | Decision Date: | Agent: Sovereign Group Limited | Applicant: Hackney Housing Regeneration |
| Registered: | 10/06/2008 | | | Tel: | Tel: |
| Address: | 1-45 Marian Court Homerton High Street London E9 | | Decision: Approved | Officer: Yousef Bahadur | |
| App No: | 2008/2463 | Erection of a rear roof extension. | Decision Date: | Agent: | Applicant: Miss Jessica Landon |
| Registered: | 10/30/2008 | | | Tel: | Tel: 07785 353998 |
| Address: | 19A Chatsworth Road London E5 0LH | | Decision: Approved | Officer: Tyler Sharratt | |
| App No: | 2008/2474 | Continued use of premises as a computer (IT) training and counselling centre with ancillary place of worship (D1) to be open between 09.00 hours and 19.30 hours Monday to Friday; and between 18.30 hours and 21.00 hours on Wednesday; and between 09.00 hours and 14.00 hours on Sunday; and between 18.30 hours and 21.00 hours every first and last Friday of the month, together with external alterations including the installation of new window to the front elevation, rear door, rooflights, front gates, entrance canopy, rebuilding of existing front boundary wall and erection of a single storey infill extension behind the front boundary wall. | Decision Date: | Agent: Mr Steve Imoniche | Applicant: Giem |
| Registered: | 11/03/2008 | | | Tel: | Tel: |
| Address: | 2 Belsham Street, London E9 6NG | | Decision: Approved | Officer: Caroline Ozor | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|--|--|
| App No: 2008/2475 Registered: 10/21/2008 Address: 25A & B Chelmer Road, Hackney London E9 6AY | Existing use of the property as two self-contained flats. | Decision Date: 12/12/08 Decision: Refused | Agent: Robert Smellie Tel: 0208 516 5469 Officer: Evie Learman | Applicant: Unibell Designs Ltd Tel: |
| App No: 2008/2481 Registered: 10/22/2008 Address: 103 A LOWER CLAPTON ROAD HACKNEY LONDON E5 0NP | Alterations, including the erection of a roof extension to create an additional storey, erection of a flat roofed first floor rear extension and creation of roof terraces at first and second floor levels to the rear. | Decision Date: 10/12/08 Decision: Refused | Agent: Paul Cross Tel: 0208 986 6666 Officer: Graham Callam | Applicant: Paul Cross Tel: 0208 986 6666 |
| App No: 2008/2504 Registered: 12/10/2008 Address: Unit 13-20 150-160 Homerton High Street London E9 1JA | Change of use of property from B1/B2 use to a mix of uses including a private function venue/assembly room (D2 use) with dance/live music facilities, a nightclub (sui generis) and a place of worship (D1 use). | Decision Date: 14/01/09 Decision: Refused | Agent: Mr Adeyeye Tel: 07950619724 Officer: David Thompson | Applicant: Mr Adeyeye Tel: |
| App No: 2008/2615 Registered: 12/23/2008 Address: 9-15 Milborne Street London E9 6RD | Discharge of condition 3(details of entrances/windows/columns, terraces, refuse stores, cycle stores, boundary treatment, gates/balustrades/railings and petrol interceptor) of planning application ref: 2002/0830 dated 20/04/2007 | Decision Date: 16/01/09 Decision: Approved | Agent: Peabody Trust Tel: Officer: David Thompson | Applicant: Peabody Trust Tel: |
| App No: 2008/2645 Registered: 10/24/2008 Address: 2-8 Coopersale Road London E9 6BA | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 17/12/08 Decision: Approved | Agent: Piper Double Glazing Limited Tel: 01843 850500 ext 27 Officer: Yousef Bahadur | Applicant: Hackney Housing Regeneration Tel: 020 8356 5000 |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|---|---|--------------------------------|---|--|
| App No: 2008/2670 | Submission of details pursuant to Condition 13 (visibility splays) of planning permission 2005/0630 | Decision Date: 14/11/08 | Agent: Gpad General Practice Architects Designers. | Applicant: Gpad General Practice Architects |
| Registered: 11/05/2008 | | | Tel: 0207 833 0222 | Tel: |
| Address: 1 Baltic Place Kingsland Road London N1 5AQ | | Decision: Approved | Officer: Russell Smith | |

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|---|---|--------------------------------|---------------------------------------|--------------------------------|
| App No: 2008/2672 | Installation of five air conditioning units and associated service equipment on the roof. | Decision Date: 23/12/08 | Agent: Mark Pinney Associates. | Applicant: Burberry Ltd |
| Registered: 12/04/2008 | | | Tel: 020 7394 1700 | Tel: 02079680000 |
| Address: 29 Chatham Place London E9 6LP | | Decision: Approved | Officer: Michael Garvey | |

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|---|--|--------------------------------|-------------------------------|------------------------------------|
| App No: 2008/2703 | Erection of a first floor rear extension | Decision Date: 09/01/09 | Agent: CA UK LTD | Applicant: Mr Husseyn Guzel |
| Registered: 11/25/2008 | | | Tel: | Tel: |
| Address: 6 Chatsworth Road, London E5 0LP | | Decision: Approved | Officer: Graham Callam | |

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|---|--|--------------------------------|-------------------------------|--------------------------|
| App No: 2008/2714 | Prior notification for the installation of three face mounted panel antennae and support plants with two equipment cabinets on the roof. | Decision Date: 09/01/09 | Agent: Arqiva | Applicant: Arqiva |
| Registered: 12/04/2008 | | | Tel: 01237 302834 | Tel: |
| Address: British Telecom Paragon Road London E9 6NP | | Decision: DNR | Officer: Graham Callam | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|---|--|
| App No: 2008/2763 Registered: 12/09/2008 Address: Land to the rear of 84 Clifden Road London E5 0LN | Part redevelopment of site to provide 1 x 3 bedroom, 3 x 2 bedroom and 2 x 1 bedroom flats erection of Two Storey building with balconies, together with 1 x disabled parking bay, secure cycle storage space and waste bin storage space. | Decision Date: 23/12/08 Decision: Refused | Agent: Milan Babic Architects Tel: 020 311 70120 Officer: Michael Garvey | Applicant: Mr Patel Tel: 7799 428 770 |
| App No: 2008/2884 Registered: 12/15/2008 Address: 42 Clarence Mews, London E5 | Details submitted pursuant to condition 2 (boundary walls, ground surfaces), condition 3 (enclosures), condition 4 (live work units showing clearly defined 'live areas') condition 5 (sound proofing) and condition 9 (dustbin enclosures) of planning permission 2001/1812 dated 28 July 2004. | Decision Date: 28/01/09 Decision: Refused | Agent: N M Choudhury Tel: 0208 881 5955 Officer: Tyler Sharratt | Applicant: N M Choudhury Tel: |
| App No: 2008/2901 Registered: 12/02/2008 Address: 12 Goulton Road, London E5 8HA | Erection of a single storey rear extension at first floor level; excavation of the front garden to provide two light wells. | Decision Date: 20/01/09 Decision: Refused | Agent: SSC Project Management Ltd Tel: 0208 551 6396 Officer: Tyler Sharratt | Applicant: Mr Singh Tel: |
| App No: 2008/2985 Registered: 12/10/2008 Address: 33 Lower Clapton Road London E5 0NS | Variation of Condition 4 pursuant to permission granted on appeal (ref: APP/U5360/A/01/1063848) to extend hours of opening from 07:00-24:00 to 07:00-01:00 daily. | Decision Date: 26/01/09 Decision: Refused | Agent: Mr T Edens Tel: 0208 363 6677 Officer: Noel Kelly | Applicant: Mr Muhammed Altaf Tel: |
| App No: 2008/2992 Registered: 12/17/2008 Address: 17-31 Paragon Road Hackney London E9 6NP | Installation of louvre on eastern elevation at first floor level | Decision Date: 28/01/09 Decision: Approved | Agent: McBains Cooper Tel: 02077867900 Officer: Evie Learman | Applicant: Mr Graham Robinson Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--|---|---------------------------|--|---|---------------------------|
| App No: 2008/3102 | Submission of details pursuant to condition 2 (facing materials) of planning permission ref: 2007/2036. | Decision | Agent: Broadway Malyan Architects | Applicant: Estates & Capital Management Dept | |
| Registered: 12/29/2008 | | Date: 13/01/09 | | | Tel: 01932 845 599 |
| Address: Homerton Hospital Homerton Row London E9 6SR | | Decision: Approved | | | |

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|---|--|---------------------------|---|---|-------------|
| App No: 2006/2486 | Details submitted pursuant to condition 11 (disabled car park spaces) and condition 12 (parking for cycles and motor cycles) of planning permission 2002/0470 dated 6 December 2004. | Decision | Agent: Columbia Architectural Design Ltd | Applicant: Columbia Architectural Design | |
| Registered: 09/08/2006 | | Date: 24/10/08 | | | Tel: |
| Address: Edith Cavell School Enfield Road N1 | | Decision: Approved | | | |

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|---|---|--------------------------|---|---|---------------------------|
| App No: 2006/2817 | Details submitted pursuant to condition 8 of planning permission ref: 2002/0470 dated 6 dec 2004. | Decision | Agent: Columbia Architectural Design Ltd | Applicant: Columbia Architectural Design | |
| Registered: 10/17/2006 | | Date: 24/10/08 | | | Tel: 020 7613 0975 |
| Address: Edith Cavell School Enfield Road N1 | | Decision: Refused | | | |

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|---|---|------------------------|---------------------------------|-------------------------------------|---------------------------|
| App No: 2007/0537 | Continued use of the property as a 2 bedroom house. | Decision | Agent: Colin Clutterbuck | Applicant: Colin Clutterbuck | |
| Registered: 03/12/2007 | | Date: 16/12/08 | | | Tel: 0208 504 1656 |
| Address: 3 Mill Row Hackney London N1 5RL | | Decision: UNCON | | | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|---|--|
| App No: 2007/1832 Registered: 09/12/2007 Address: 70-76 De Beauvoir Crescent London N1 | Submission of details pursuant to conditions 6 (archaeology written scheme of investigation), 7 (design & method statement for foundation design and new ground works), 9 (facing materials), 10 (ground surface treatment), 11 (Details of boundary treatment), 13 (details of railings & balustrades), 16 (dustbin enclosures), 20 (surface water drainage) and 22 (landscaping) attached to planning application 2006/1105. | Decision Date: 01/10/08 Decision: Approved | Agent: Pollard Thomas Edwards Architects Tel: 0207 336 7777 Officer: Andrew Dillon | Applicant: Pollard Thomas Edwards Architects Tel: 0207 336 7777 |
| App No: 2007/2191 Registered: 09/06/2007 Address: Texryte House Southgate Road London N1 | Submission of materials pursuant to condition 5 (details of materials) of appeal decision App/U5360/A/06/2025632 relating to application 2006/0957 | Decision Date: 23/10/08 Decision: Approved | Agent: Michael Ginn Associates Tel: 020 77915102 Officer: Rokos Frangos | Applicant: Michael Ginn Associated Tel: |
| App No: 2008/1323 Registered: 06/19/2008 Address: 168 Southgate Road London N1 3HX | Conversion of dwelling house into 1 x 3 bedroom flat and 1 x 2 bedroom flat, together with the erection of a single storey ground floor rear extension. | Decision Date: 13/01/09 Decision: Approved | Agent: JKW Design Tel: 020 8944 6261 Officer: Colin Leadbeatter | Applicant: Mr M Goldmann Tel: 020 7328 7171 |
| App No: 2008/1634 Registered: 06/27/2008 Address: Comet Children's Centre Halcomb Street London N1 5RF | Submission of details pursuant to condition 3 (external materials) of planning permission ref. 2007/1681. | Decision Date: 24/10/08 Decision: Approved | Agent: Rivington Street Studios Tel: 020 7739 8945 Officer: Rokos Frangos | Applicant: Rivington Street Studios Tel: 020 7739 8945 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|--|---|
| App No: 2008/1671 Registered: 08/12/2008 Address: 184 Hoxton Street London N1 5LH | Installation of Automatic Teller Machine to front elevation. | Decision Date: 03/10/08 Decision: Refused | Agent: LSG Architectural Ltd Tel: 01226 361 078 Officer: Evie Learman | Applicant: Bankmachine Ltd Tel: 01226 361078 |
| App No: 2008/1902 Registered: 09/29/2008 Address: 114 De Beauvoir Road London N1 4DJ | Replacement of existing front boundary fence with new railings, gates and piers. | Decision Date: 14/11/08 Decision: Approved | Agent: . Tel: Officer: Tyler Sharratt | Applicant: Mr Richard Turnbull Tel: 020 7241 1582 |
| App No: 2008/1928 Registered: 07/30/2008 Address: Our Lady & St Joesph R.C. Primary Buckingham Road London N1 4DG | Norway Maple - Fell and replace with two smaller trees, species to be agreed. | Decision Date: 05/12/08 Decision: Approved | Agent: Our Lady & St Joesph R.C. Primary Tel: 0207 254 7353 Officer: Nick Jacobs | Applicant: Our Lady & St Joesph R.C. Primary Tel: 0207 254 7353 |
| App No: 2008/1955 Registered: 10/10/2008 Address: 205 Kingsland Road London E2 8AN | Alterations including the installation of new shopfront and erection of a first and second floor rear extension. | Decision Date: 01/12/08 Decision: Approved | Agent: Milk Architecture & Design Tel: 020 7729 7729 Officer: Graham Callam | Applicant: Ms Rachel Munro-Peebles Tel: |
| App No: 2008/2042 Registered: 08/29/2008 Address: 6 Southgate Grove London N1 5BT | Erection of a single-storey ground floor rear extension and erection of a pergola. | Decision Date: 15/10/08 Decision: Approved | Agent: Stephen Donald Architects Ltd Tel: 0207 490 0665 Officer: Evie Learman | Applicant: Ms Margaret Whiteley Tel: 0207 490 0665 |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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| App No: | 2008/2063 | Alterations including the repositioning and replacing of doors and windows on the ground floor rear addition. | Decision | 28/10/08 | Agent: | John Stebbing Architect | Applicant: | Mr T Kernon | |
| Registered: | 09/24/2008 | | Decision | | Approved | Tel: | 01284 704546 | Tel: | |
| Address: | 149 De Beauvoir Road London N1 4DL | | Decision: | | Approved | Officer: | Tyler Sharratt | Tel: | |

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| App No: | 2008/2173 | Erection of a ground and first floor rear extension | Decision | 14/10/08 | Agent: | Mr Michael Jamieson | Applicant: | Mr Michael Jamieson | |
| Registered: | 09/03/2008 | | Decision | | Approved | Tel: | 020 7254 2344 | Tel: | 020 7254 2344 |
| Address: | 122 Hertford Road London N1 4LP | | Decision: | | Approved | Officer: | Tyler Sharratt | Tel: | |

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| App No: | 2008/2262 | Alterations, including the raising of the ridge height and replacement of existing lead roof with a new 'green roof' and installation of roof lights. | Decision | 06/11/08 | Agent: | Payne Baker Rees | Applicant: | Ms Lesley Wilson | |
| Registered: | 09/16/2008 | | Decision | | Approved | Tel: | 0207 253 5656 | Tel: | |
| Address: | 2 Brides Place, London N1 5AW | | Decision: | | Approved | Officer: | Jim Hwang | Tel: | |

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| App No: | 2008/2265 | Erection of a single-storey rear basement conservatory extension. | Decision | 29/10/08 | Agent: | Peter Brades Architects | Applicant: | Ms Jane Lowe | |
| Registered: | 09/20/2008 | | Decision | | Approved | Tel: | 020 7226 3884 | Tel: | |
| Address: | 33 Ufton Road, London N1 5BN | | Decision: | | Approved | Officer: | Tyler Sharratt | Tel: | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|--|--|
| App No: 2008/2299 Registered: 09/17/2008 Address: 74 De Beauvoir Road London N1 5AT | Back garden - Acacia Dealbata - fell and within one year of the felling plant a suitable native tree such as birch or rowan as a replacement. | Decision Date: 31/10/08 Decision: Approved | Agent: Ms Dee Carter Tel: 020 7249 4165 Officer: Nick Jacobs | Applicant: Ms Dee Carter Tel: 020 7249 4165 |
| App No: 2008/2301 Registered: 09/20/2008 Address: Ground Floor 293 Kingsland Road London E8 4DD | Change of use of ground from B1 (office) to A2 (financial and professional services). | Decision Date: 03/11/08 Decision: Refused | Agent: David Smith Planning Tel: 0207 704 2828 Officer: Michael Garvey | Applicant: Harvey Residential Tel: |
| App No: 2008/2305 Registered: 09/17/2008 Address: 164 Southgate Road London N1 3HX | Front garden - Bay laurel - crown reduce height and spread by 10%. Sycamore - remove basal growth and crown lift to 5m, reduce all growth back to previous reduction points. | Decision Date: 03/11/08 Decision: Approved | Agent: Custom Cutters Tree Specialist Tel: 020 8365 7722 Officer: Nick Jacobs | Applicant: The Benyon Estate Tel: 020 7249 3690 |
| App No: 2008/2307 Registered: 09/17/2008 Address: 63 Northchurch Road London N1 | Front garden Cherry tree - fell and within eighteen months of felling the cherry plant two or three replacement trees (in the front gardens of 61 and/or 63 Northchurch Rd) | Decision Date: 03/11/08 Decision: Approved | Agent: Custom Cutters Tel: 020 8365 7722 Officer: Nick Jacobs | Applicant: The Benyon Estate Tel: |
| App No: 2008/2310 Registered: 09/17/2008 Address: 3 Ufton Road London N1 5BY | Front garden - 1 Cherry tree - crown reduction by 15%, crown lift by 3m and remove low branch. | Decision Date: 22/10/08 Decision: Approved | Agent: Custom Cutters Tel: 020 8365 7722 Officer: Nick Jacobs | Applicant: John Bell Tel: 020 7249 3690 |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

App No: 2008/2311
Registered: 09/17/2008
Address: 66 Downham Road
 London N1 5BG

Rear garden: 1 x sycamore east boundary - fell. 1 x sycamore north boundary - crown lift to 5m (remove 3 low branches) and prune to give 2.0m clearance from neighbouring building. 1 x sycamore west boundary - fell.

Decision Date: 22/10/08
Decision: Approved

Agent: Custom Cutters
Tel: 0208 365 77 22
Officer: Nick Jacobs

Applicant: John Bell
Tel:

App No: 2008/2328
Registered: 10/01/2008
Address: 120 De Beauvoir Road
 London
 N1 4DJ

Erection of a single-storey outbuilding.

Decision Date: 18/11/08
Decision: Approved

Agent: Mr Tims
Tel: 0207 249 8669
Officer: Yousef Bahadur

Applicant: Mr Tims
Tel:

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App No: 2008/2346
Registered: 09/20/2008
Address: 69 De Beauvoir Road
 London
 N1

Rear Garden:
 Lime - Crown reduce 33%, crown thin 15-20%, Crown lift to 5m.
 Ailanthus - fell and replace with 1 x Fagus sylvatica, 1 x Betula utilis 'Jacquemontii' and 1 x Betula pendula; all of girth 12-14cm.

Decision Date: 10/11/08
Decision: Approved

Agent: Custom Cutters Tree Specialist
Tel: 020 8365 7722
Officer: Nick Jacobs

Applicant: The Benyon Estate
Tel:

App No: 2008/2382
Registered: 10/02/2008
Address: 16A Southgate Grove
 London N1 5BT

Demolition of 2 storey warehouse building, single storey garage, office store and builders yard and erection of four two storey dwelling houses (3 x 2 and 1 x 3 bedroom) and associated landscaped courtyard and amenity areas.

Decision Date: 12/11/08
Decision: Approved

Agent: Stephen Donald Architects Ltd
Tel: 0207 490 0665
Officer: Colin Leadbetter

Applicant: Powys Lane Property Co
Tel:

App No: 2008/2383
Registered: 10/02/2008
Address: 16A Southgate Grove
 London N1 5BT

Demolition of 2 storey warehouse and single storey garage.

Decision Date: 12/11/08
Decision: Approved

Agent: Stephen Donald Architects Ltd
Tel: 0207 490 0665
Officer: Colin Leadbetter

Applicant: Powys Lane Property Co
Tel:

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|---|---|---------------------------|---|---|
| App No: | 2008/2389 | Proposed erection of a single storey ground floor rear extension and enlargement of window at first floor level. | Decision Date: | Agent: Emulsion Architecture | Applicant: Mr Alister Mackie |
| Registered: | 11/03/2008 | | | Tel: (0)20 78334533 | Tel: |
| Address: | 92 Culford Road LONDON N1 4HN | | Decision: Refused | Officer: Yousef Bahadur | |
| App No: | 2008/2412 | Approval of details pursuant to condition 3 (external materials) and 4 (detailed elevation and section; window joinery; junctions with adjoining buildings; and aboricultural method statement) of application reference 2008/0625. | Decision Date: | Agent: Hodgson Gabb Studio | Applicant: Hodgson Gabb Studio |
| Registered: | 11/28/2008 | | | Tel: 020 7729 0019 | Tel: |
| Address: | Land Adj. St Leonards Hospital Kingsland Road London E2 8AW | | Decision: Approved | Officer: Colin Leadbeatter | |
| App No: | 2008/2428 | Existing use of flat roof to the rear of the property at first floor level as a roof terrace | Decision Date: | Agent: Easy Plan Ltd | Applicant: Mr Senale Atureliya |
| Registered: | 10/01/2008 | | | Tel: 01926 623117 | Tel: |
| Address: | 112 Culford Road Hackney London N1 4HN | | Decision: Approved | Officer: Graham Callam | |
| App No: | 2008/2460 | Alterations to existing flats involving new basement entrance door rear glazed door and window to lower flat new velux window to front roof slope to upper flat. | Decision Date: | Agent: Lisa Shell Architects Ltd | Applicant: The Englefield Estate Trust |
| Registered: | 10/10/2008 | | | Tel: | Tel: |
| Address: | 52 Englefield Road London N1 4HA | | Decision: Approved | Officer: Colin Leadbeatter | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|---|--|
| App No: 2008/2464 Registered: 10/31/2008 Address: 52 Whitmore Road London N1 5QG | Approval of details pursuant to condition 4 (soil contamination survey) attached to approval reference 2005/1775 dated 07 October 2005. | Decision Date: 17/12/08 Decision: Refused | Agent: Mr Lemanski Tel: 0207 251 4004 Officer: Colin Leadbeatter | Applicant: Mr Lowe Tel: |
| App No: 2008/2513 Registered: 10/22/2008 Address: 89 Culford Road London N1 4HL | Details submitted pursuant to condition 3 (external surfaces) and condition 4 (window, walls, solar thermal collector, ventilation system and roof details) of planning permission 2008/1010 dated 20 August 2008. | Decision Date: 15/12/08 Decision: Approved | Agent: Mr Robert Prewett Tel: Officer: Yousef Bahadur | Applicant: Mr Cohen Tel: |
| App No: 2008/2539 Registered: 10/14/2008 Address: 162 Culford Road London N1 4HU | Rear Garden: 2 x Robina - Crown Reduction by 20% and removal of dead wood. | Decision Date: 02/12/08 Decision: Approved | Agent: Treematters Ltd Tel: 020 8444 9461 Officer: Nick Jacobs | Applicant: Ms Catriona Murfitt Tel: 020 7159 9796 |
| App No: 2008/2565 Registered: 10/17/2008 Address: 51 Buckingham Road London N1 4JG | Rear Garden Cherry Tree - Fell | Decision Date: 18/11/08 Decision: Approved | Agent: Anna Perring Tel: 020 7254 1982 Officer: Nick Jacobs | Applicant: Anna Perring Tel: 020 7254 1982 |
| App No: 2008/2568 Registered: 10/24/2008 Address: Basement Flat 22 Englefield Road London N1 4JU | Courtyard Large tree - Fell or carry out maintenance work | Decision Date: 26/11/08 Decision: Approved | Agent: Helena Newman-Mitchell Tel: 0207 241 3235 Officer: Nick Jacobs | Applicant: Helena Newman-Mitchell Tel: |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|--|--|--------------------------------|---|---|
| App No: | 2008/2569 | Front Garden | Decision Date: 04/11/08 | Agent: Mr Franchestgo Zeolla | Applicant: Mr Franchestgo Zeolla |
| Registered: | 10/24/2008 | Common Lime x 2 - re-pollard to main trunk | Decision: Approved | Tel: 0207 720 1555 | Tel: 0207 720 1555 |
| Address: | 121 Balls Pond Road Hackney London N1 4BG | | | Officer: Nick Jacobs | |
| App No: | 2008/2573 | Front | Decision Date: 26/11/08 | Agent: Keith Archers Tree Care Specialists Ltd | Applicant: Mr S Markson |
| Registered: | 10/21/2008 | 2 X Lime - Fell | Decision: Refused | Tel: 01708 223332 | Tel: 020 72549787 |
| Address: | 25 Ardleigh Road LONDON N1 4HS | | | Officer: Nick Jacobs | |
| App No: | 2008/2601 | Front garden: Lime - re-pollard. | Decision Date: 04/11/08 | Agent: Ian Fraser AA Dip RIBA | Applicant: Mr and Mrs D Bobin |
| Registered: | 10/21/2008 | | Decision: Approved | Tel: 02074859917 | Tel: 020 7923 0706 |
| Address: | 68 Mortimer Road London N1 5AP | | | Officer: Nick Jacobs | |
| App No: | 2008/2604 | Rear Garden | Decision Date: 04/11/08 | Agent: Mrs Joyce Allain | Applicant: Mrs Joyce Allain |
| Registered: | 10/22/2008 | 2 x Sycamore - Crown reduce by 20% | Decision: Approved | Tel: 0208 964 8867 | Tel: |
| Address: | 86 Mortimer Road Hackney London N1 4LH | | | Officer: Nick Jacobs | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|--|---|
| App No: 2008/2611 Registered: 10/22/2008 Address: 119 Culford Road London N1 4HT | Rear garden: Prunus Subhirtlea - Reduce crown by 30%, Pyracantha - Reduction in height | Decision Date: 26/11/08 Decision: Approved | Agent: Mr Iain Hickinbottom Tel: 0207 503 6762 Officer: Nick Jacobs | Applicant: Ms Watson Tel: |
| App No: 2008/2617 Registered: 10/24/2008 Address: 51 Northchurch Road, LONDON N1 4EE | Front Garden: Lime - Crown reduction by 25%, crown thin by 15% and crown lift to 5m. | Decision Date: 05/12/08 Decision: Approved | Agent: Xyzcad Tel: 1342 826057 Officer: Nick Jacobs | Applicant: Mr Richard Charkin Tel: 2072492990 |
| App No: 2008/2626 Registered: 12/03/2008 Address: 51 Northchurch Road London N1 4EE | Demolition of garage, landscaping of front garden and restoration of front balcony and railings; alterations to rear conservatory, replacement of front door and basement door, internal alterations to lower ground floor involving reconfiguration of layout to include new chimney breasts and cornices, reduction of partition wall to provide a separate kitchen and dining room, new boiler cupboard at first floor level. | Decision Date: 15/01/09 Decision: Approved | Agent: Mr Simon Jessel Tel: 01342 826057 Officer: Tyler Sharratt | Applicant: Mr Richard Charkin Tel: 020 7249 2990 |
| App No: 2008/2663 Registered: 10/29/2008 Address: 60 Ufton Road London N1 4HH | Front and rear garden. Front T1 - Medlar Tree - Crown reduce 20% Rear T2 - Silver Birch - remove 4 lower branches T3 - Crab Apple - Crown reduce 20% T4 - Dead almond - Remove | Decision Date: 05/12/08 Decision: Approved | Agent: Tree Matters Ltd Tel: 020 8444 9461 Officer: Nick Jacobs | Applicant: Mrs Catherine Oriel Tel: |
| App No: 2008/2709 Registered: 11/06/2008 Address: 85 Nuttall Street London N1 5LZ | Samples of materials for the external surfaces of the building pursuant to Condition 4 planning permission ref: 2008/0492 for erection of 3 storey extension at east side of medical centre (class D1) to provide 814sqm additional floorspace employing 10 additional people (45 in total) granted 25/04/08. | Decision Date: 23/12/08 Decision: Approved | Agent: Ahrends Burton & Koralek Architects Tel: 0207 586 3311 Officer: David Thompson | Applicant: The Lawson Practice Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--|---|--------------------------------|----------------------------|------------------------------------|
| App No: 2008/2711 | Erection of a single storey rear extension along with the addition of a new side window to the existing building and alterations to the side entrance door. | Decision Date: 23/12/08 | Agent: Firstplan | Applicant: Mr Edward Benyon |
| Registered: 11/11/2008 | | | Tel: 0207 031 8210 | Tel: |
| Address: 69 De Beauvoir Road London N1 5AU | | Decision: Approved | Officer: Noel Kelly | |

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|---|--------------------------------|--------------------------------|-----------------------------|-------------------------------|
| App No: 2008/2726 | Rear Garden | Decision Date: 10/12/08 | Agent: Peter Carlyon | Applicant: Karen Greig |
| Registered: 11/06/2008 | Eucalyptus - reduce to 10 Feet | | Tel: | Tel: |
| Address: 80 De Beauvoir Road, London N1 5AT | | Decision: Approved | Officer: Nick Jacobs | |

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|---|---|--------------------------------|--|-----------------------------------|
| App No: 2008/2729 | Erection of single-storey extension at rear lower ground floor level. | Decision Date: 12/01/09 | Agent: Kennedy Twaddle Architectural | Applicant: Mr Keir Francis |
| Registered: 11/25/2008 | | | Tel: | Tel: |
| Address: 121 Culford Road London N1 4HT | | Decision: Approved | Officer: Evie Learman | |

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|---|---|--------------------------------|-------------------------------------|--|
| App No: 2008/2741 | Retention of ground and first floors of block E of primary care Hospital trust building (D1 use) and 2nd floor Mono-pitched extension to provide additional floor space. | Decision Date: 29/12/08 | Agent: Leach Consultancy Ltd | Applicant: City & Hackney Teaching Primary |
| Registered: 12/04/2008 | | | Tel: | Tel: |
| Address: St Leonards Hospital Nuttall Street London N1 5LZ | | Decision: Approved | Officer: Colin Leadbeatter | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|--|--|
| App No: 2008/2766 Registered: 12/09/2008 Address: 122 Hertford Road London N1 4LP | Details submitted pursuant to condition 4 (external surfaces) and condition 5 (drawings of windows and doors) of planning permission 2008/2173 dated 14th October 2008. | Decision Date: 21/01/09 Decision: Approved | Agent: Mr Michael Jamieson Tel: 020 7254 2344 Officer: Tyler Sharratt | Applicant: Mr Michael Jamieson Tel: 020 7254 2344 |
| App No: 2008/2769 Registered: 11/19/2008 Address: 19 Northchurch Road, London N1 4ED | Front Garden: Sycamore - Reduce height by 10% and remove four lowest branches. | Decision Date: 26/11/08 Decision: Approved | Agent: Shirley Foulkes Tel: Officer: Nick Jacobs | Applicant: Shirley Foulkes Tel: 0207 254 8024 |
| App No: 2008/2836 Registered: 12/11/2008 Address: Texryte House Southgate Road London N1 3JH | Submission of details pursuant to condition 11 (Framework Travel Plan) of appeal decision notice ref: APP/U5360/A/06/2025632. | Decision Date: 14/01/09 Decision: Refused | Agent: Michael Ginn Associates Tel: 02077915102 Officer: Rokos Frangos | Applicant: Michael Ginn Associated Tel: |
| App No: 2008/2839 Registered: 11/26/2008 Address: 18 Northchurch Terrace, London N1 4EG | Re-pollard lime in front garden. | Decision Date: 24/12/08 Decision: Approved | Agent: Karl H Schultz Tel: 0207 249 4249 Officer: Nick Jacobs | Applicant: Karl H Schultz Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|---|---|
| App No: 2008/2856 Registered: 11/27/2008 Address: 43 Ardleigh Road, London N1 | Front garden: Lime - Fell | Decision Date: 24/12/08 Decision: Refused | Agent: Hamish Lodge Tel: Officer: Nick Jacobs | Applicant: Hamish Lodge Tel: |
| App No: 2008/2863 Registered: 12/03/2008 Address: 51 Northchurch Road London N1 4EE | Demolition of garage, landscaping of front garden and restoration of front balcony and railings; alterations to rear conservatory, replacement of front door and basement door, internal alterations to lower ground floor involving reconfiguration of layout to include new chimney breasts and cornices, reduction of partition wall to provide a separate kitchen and dining room, new boiler cupboard at first floor level. | Decision Date: 15/01/09 Decision: Approved | Agent: Mr Simon Jessel Tel: 01342 826057 Officer: Tyler Sharratt | Applicant: Mr Richard Charkin Tel: 020 7249 2990 |
| App No: 2008/2941 Registered: 12/02/2008 Address: 104B Mortimer Road London N1 4LA | Sycamore (rear garden of 102 Mortimer Rd): Up to 25% Crown reduction and thinning, crown lift to 4-5 metres. Elder (rear garden of 104B Mortimer Rd): remove ivy and prune to make sound. | Decision Date: 07/01/09 Decision: Approved | Agent: Bybrook Treelane Tel: Officer: Nick Jacobs | Applicant: Paula Tel: 07949651682 |
| App No: 2008/2976 Registered: 12/09/2008 Address: 5 De Beauvoir Square London N1 4LG | Removal of Tilia Europea in the front garden. | Decision Date: 07/01/09 Decision: Refused | Agent: Carol Whitehead Garden Landscape Tel: 02072498902 Officer: Nick Jacobs | Applicant: Mary and Adrienne Morgan Tel: |
| App No: 2008/2993 Registered: 01/07/2009 Address: 95 De Beauvoir Road London N1 4EL | Front Garden: 2 X Lime trees, crown reduction x 33% and thinning x 15%. Rear Garden: 2 X Sycamore's, crown reduction to previous points. 1 X Eucalyptus, crown reduction x 40%. | Decision Date: 30/01/09 Decision: Approved | Agent: Custom Cutters Tree Specialist Tel: 020 8365 7722 Officer: Nick Jacobs | Applicant: Benyon Estate Tel: 0207 249 3690 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
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| App No: 2008/3051 Registered: 12/18/2008 Address: 152 Hertford Road London N1 4LP | Works to trees at rear: 2 x Limes: Crown reduce, height and spread by 30%, thin by 10% - 15%; lift to 5m. | Decision Date: 23/01/09 Decision: Approved | Agent: Custom Cutters Tree Specialist Tel: 020 8365 7722 Officer: Nick Jacobs | Applicant: The Benyon Estate Tel: |
| DN | | | | |
| App No: 2007/2057 Registered: 08/23/2007 Address: Dalston Junction interchange site rear of 514 - 600 Kingsland Road bounded by Dalston Lane Roseberry Place Forest Road London E8 4AH | Submission of details pursuant to condition 11 (detailed drawings of modifications relating to (1) design of bus interchange 570-572 Kingsland Road of the treatment to the entranceway and relationship to adjoining property within Conservation Area)) of planning permission dated 06/10/2006 (ref: 2005/2840). | Decision Date: 01/10/08 Decision: Approved | Agent: Balfour Beatty Tel: Officer: Gillian Nicks | Applicant: Balfour Beatty Tel: |
| App No: 2007/2575 Registered: 01/16/2008 Address: Land at Rear of 95 Forest Road London E8 3BH | Approval of details pursuant to discharge of condition 3 (external materials), condition 4 (doors and windows), condition 5 (new windows), condition 9 (first floor rear windows), attached to approval 2007/0434. | Decision Date: 19/12/08 Decision: Approved | Agent: Blyth Design Tel: 020 8533 6020 Officer: Colin Leadbeatter | Applicant: Blyth Design Tel: |
| App No: 2008/0761 Registered: 03/31/2008 Address: 1 - 7 Ashwin Street London E8 3DL | Submission of details pursuant to condition 5 (Details of proposal sent to Cross Rail and Transport for London) of planning permission ref: 2004/0661 | Decision Date: 04/11/08 Decision: Approved | Agent: Ramsden & Partners Tel: 0844 844 0070 Officer: Anthony Traub | Applicant: Ramsden & Partners Tel: 0844 844 0070 |

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| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|---|---|
| App No: 2008/1016 Registered: 08/07/2008 Address: 87-91 Dalston Lane London E8 2NG | Erection of new third storey mansard roof and other internal and external alterations including change of use to provide 2 (A1) Retail units at ground floor and 6 x 1 bed flats on upper stories. | Decision Date: 23/12/08 Decision: Approved | Agent: Peter Pendleton and associates Tel: 020 7202 9001 Officer: Michael Garvey | Applicant: Dr V Mittal Tel: 020 7202 02900 |
| App No: 2008/1314 Registered: 05/23/2008 Address: 66 Shacklewell Lane London E8 2EY | Dishcharge of condition 1(amend mid-section dormer window) and (cross sections of building) attached to planning application 2007/2643 approved on the 14/12/2007. | Decision Date: 28/11/08 Decision: Approved | Agent: Leandro Rotondi Architects Ltd Officer: Michael Garvey | Applicant: Leandro Rotondi Architects Ltd Tel: |
| App No: 2008/1409 Registered: 06/13/2008 Address: 15 Ramsgate Street - London - E8 2NA | Submission of detail pursuant to condition 9 (details of wheel chair housing) of planning permission ref: 2007/0360 | Decision Date: 09/12/08 Decision: Approved | Agent: Waugh Thistleton Limited Tel: 0207 613 5727 Officer: Gillian Nicks | Applicant: Waugh Thistleton Limited Tel: |
| App No: 2008/1413 Registered: 07/02/2008 Address: 15 Ramsgate Street London E8 | Submission of details pursuant to condition 5 {(a) windows, (b) doors, (c) glazing, (d) railings and (e) elevation} of planning permission ref: 2007/0360 | Decision Date: 09/12/08 Decision: Approved | Agent: Waugh Thistleton Limited Tel: 020 7613 5727 Officer: Gillian Nicks | Applicant: Waugh Thistleton Limited Tel: 020 7613 5727 |
| App No: 2008/1475 Registered: 08/21/2008 Address: 350&352 Queensbridge Road London E8 3AR | Change of use of ground floor from launderette (sui generis) at 350 to form an extended retail unit (A1) with 352. Erection of part single part two storey rear extensions. Erection of new mansard roof and other internal and external alterations to provide 6 flats (3 x studio and 3 x 2 bed). | Decision Date: 08/10/08 Decision: Refused | Agent: Mr Sukhdev Singh Officer: Michael Garvey | Applicant: Mrs Gita Patel Tel: 0207 254 8319 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|---|--|
| App No: 2008/1518 Registered: 06/20/2008 Address: 2E Graham Road London E8 1BZ | Excavation at basement level and erection of new two storey building with pitched roof and balcony to provide 1 x 1 bed and 1 x 3 bed units. | Decision Date: 19/01/09 Decision: Approved | Agent: Loren Design Ltd Tel: 02077294878 Officer: Bernard Haasbroek | Applicant: Mr Jaspal Pachu Tel: |
| App No: 2008/1616 Registered: 08/15/2008 Address: 27B Dalston Lane London E8 3DF | Change of use from Local Authority Office (Class A2) to a Church (Class D1). Opening Hours 07:00 - 21:00 Monday-Friday, 09:00 - 14:00 on Sundays. | Decision Date: 06/10/08 Decision: Refused | Agent: Enki Architectural Design Tel: Officer: Bernard Haasbroek | Applicant: Christ Apostolic Church Tel: |
| App No: 2008/1685 Registered: 07/09/2008 Address: 38-50 Arcola Street London - E8 | Submission of details pursuant to Condition 13 (Tree Protection) of planning permission ref. 2006/3061 | Decision Date: 29/01/09 Decision: Approved | Agent: Lazenby Associates Architects Tel: 020 7566 0028 Officer: Adam Flynn | Applicant: Lazenby Associates Architects Tel: 020 7566 0028 |
| App No: 2008/1715 Registered: 07/24/2008 Address: 504-506 Kingsland Road London E8 4AE | Erection of first and second floor rear extension and reconfiguration of the existing 3 flats to form 3 flats (comprising of 2x 2 bedroom flats and 1x 1 bedroom flat) with Juliet balcony at the rear first floor. | Decision Date: 17/12/08 Decision: Approved | Agent: Mr Norton, Norton Mayfield Architects Tel: 0114 221 0223 Officer: Bernard Haasbroek | Applicant: Mr Posen Tel: |
| App No: 2008/1792 Registered: 08/12/2008 Address: 17 Stoke Newington Road London N16 8BH | Use of part of the pavement as a seating area for the existing restaurant. | Decision Date: 31/12/08 Decision: Approved | Agent: Artsa Tel: Officer: Bernard Haasbroek | Applicant: Mr Uzum Tel: |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> | |
|----------------------------|--|---|-----------------------|--------------------------------|-------------------------------------|---------------------------------|
| App No: | 2008/1817 | Approval of details pursuant to condition 5 (doors and windows sections) attached to approval reference 2006/2958 dated 9th July 2008. | Decision Date: | 15/10/08 | Agent: Design Group Nine Ltd | Applicant: Mr O Coban |
| Registered: | 09/04/2008 | | Decision: | Approved | Tel: 020 7924 2100 | Tel: |
| Address: | 2A & B Millers Terrace London E8 2DP | | Officer: | Michael Garvey | | |
| App No: | 2008/1818 | Approval of details pursuant to condition 4 (external materials) attached to approval reference 2006/2958 dated 9th July 2008. | Decision Date: | 13/10/08 | Agent: Design Group Nine Ltd | Applicant: Mr O Coban |
| Registered: | 09/04/2008 | | Decision: | Approved | Tel: 020 7924 2100 | Tel: |
| Address: | 2A & B Millers Terrace London E8 2DP | | Officer: | Michael Garvey | | |
| App No: | 2008/1863 | Erection of four storey building to rear of site fronting Birbeck Mews, to form 7 self contained flats comprising 3 x 1 bed flats and 4 x 2 bed flats with Juliet balconies to the front elevation, and creation of a new vehicular access to the rear for servicing of the shop unit at 102-104 Kingsland High Street. | Decision Date: | 31/10/08 | Agent: Mr Steve Hyde | Applicant: Mrs S Marwaha |
| Registered: | 09/26/2008 | | Decision: | Refused | Tel: 01708 750011 | Tel: |
| Address: | Rear of 102-104 Kingsland High Street London E8 2NS | | Officer: | Bernard Haasbroek | | |
| App No: | 2008/1881 | Part demolition of rear outbuildings of public house, erection of part ground floor rear extension to provide A 1 x bedroom flat and part 1st and 2nd floor extensions to provide 1 x 3 bedroom , 2 x 2 bedroom and 3 x 1 bedroom flats and 1 x studio flat along with patios at rear ground and first floor levels | Decision Date: | 19/12/08 | Agent: Mr P Toouli | Applicant: Mr Ndifornyen |
| Registered: | 11/27/2008 | | Decision: | Refused | Tel: 0208 530 3320 | Tel: |
| Address: | The Victoria Public House 451 Queensbridge Road Lodnon E8 3AS | | Officer: | David Thompson | | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|---|---|
| App No: 2008/1959 Registered: 08/05/2008 Address: 1 Dunn Street, London E8 2DG | Submission of details pursuant to conditions 16 (Site Investigation) of Planning permission ref dated 2007/0713. | Decision Date: 27/11/08 Decision: Refused | Agent: Spaceover Ltd Tel: 01293 851 555 Officer: John Kaimakamis | Applicant: Spaceover Ltd Tel: |
| App No: 2008/1983 Registered: 09/10/2008 Address: 1 Stannard Road London E8 1DB | Conversion of a dwelling house to create 3 self-contained flats (comprising 2 x 1 bedroom flats and 1 x 2 bedroom flat) including velux window to front and rear roof slope. | Decision Date: 03/12/08 Decision: Refused | Agent: Benjamin Associates Ltd Tel: 02084230608 Officer: Bernard Haasbroek | Applicant: Mr William Jenkins Tel: |
| App No: 2008/2011 Registered: 08/12/2008 Address: 36-42 Kingsland High Street Dalston london E8 2JP | Alteration to existing shopfront including new front entrance. | Decision Date: 07/10/08 Decision: Approved | Agent: AEW Architects Tel: 0161 214 4370 Officer: Tyler Sharratt | Applicant: McDonalds Restaurants Tel: |
| App No: 2008/2140 Registered: 09/13/2008 Address: 54 Boleyn Road London N16 8JL | Retention of an internally illuminated sign to an Automatic Teller Machine. | Decision Date: 14/10/08 Decision: Refused | Agent: Kings Security Systems Ltd Tel: 377517 Officer: Tyler Sharratt | Applicant: Mr Paul Manogue Tel: 01274 377517 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|---|---|
| App No: 2008/2175 Registered: 08/28/2008 Address: Land bounded by Richmond Road, Forest Road, Holly Street and Queensbridge Road London E8 | Variation of condition 2 of planning approval ref. 2007/1393 (development in accordance with approved plans) to permit development in accordance with revised plans, to solely comprise changes as shown on elevation drawing 2584_B/D/030/P2. | Decision Date: 10/10/08 Decision: Approved | Agent: Levitt Bernstein Associates Tel: 020 7275 7676 Officer: Rokos Frangos | Applicant: United House Ltd Tel: |
| App No: 2008/2257 Registered: 09/25/2008 Address: 470 Kingsland Road London E8 4AE | Retention of an Automated Teller Machine to Shop front. | Decision Date: 29/10/08 Decision: Refused | Agent: Kings Security Systems Ltd Tel: 01274 377517 Officer: Evie Learman | Applicant: Mr Paul Manogue Tel: 01274 377517 |
| App No: 2008/2300 Registered: 09/20/2008 Address: 106-108 Kingsland High Street London E8 2NS | Erection of first floor extension and change of use of first floor from B1 office to 2 x 2 bed flats. | Decision Date: 03/11/08 Decision: Refused | Agent: Mr Albores Tel: 01708 750 011 Officer: Bernard Haasbroek | Applicant: Mrs Rita Marwaha Tel: |
| App No: 2008/2304 Registered: 09/15/2008 Address: 54 Boleyn Road London N16 8JL | Retention of an Automatic Teller Machine. | Decision Date: 14/10/08 Decision: Refused | Agent: Kings Security Systems Ltd Tel: 01274 377517 Officer: Tyler Sharratt | Applicant: Mr Paul Manogue Tel: 01274 377517 |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|---|---|---------------------------|---|---|
| App No: | 2008/2338 | Retention of internally illuminated sign to ATM. | Decision Date: | Agent: Kings Security Systems Ltd | Applicant: Mr Paul Manogue |
| Registered: | 09/25/2008 | | 29/10/08 | Tel: 01274 377517 | Tel: 01274 377517 |
| Address: | 470 Kingsland Road London E8 4AE | | Decision: Refused | Officer: Evie Learman | |
| App No: | 2008/2340 | Front graden: Laburnum; fell and within one year plant an Amelanchier as replacement. Rear garden: 3 Lime, 2 Apple; fell | Decision Date: | Agent: Keith Archers Tree Care Specialists Ltd | Applicant: Mrs Fran Brill |
| Registered: | 09/20/2008 | | 18/11/08 | Tel: 01708 223332 | Tel: |
| Address: | 33 St Philip's Road London E8 3BP | | Decision: Approved | Officer: Nick Jacobs | |
| App No: | 2008/2370 | Retention of change of use of the ground floor from retail A1 to nail salon (sui generis) use. Opening hours 10:00 am to 19:00 pm Monday to Saturday and not at all on Sunday and Bank Holidays. | Decision Date: | Agent: Mrs Huong Thi Nguyen | Applicant: Mrs Huong Thi Nguyen. |
| Registered: | 11/27/2008 | | 18/12/08 | Tel: 0207 923 3477 | Tel: |
| Address: | (Unit 2) 114 - 116 Kingsland High Street London E8 2NS | | Decision: Approved | Officer: Michael Garvey | |
| App No: | 2008/2396 | Submission of details pursuant to 26a (proposed location of Crossrail structures and tunnels) and 26b (ground movement arising from the construction of the Crossrail structures and tunnels) of planning permission 2007/1803 dated 27/02/2008 | Decision Date: | Agent: Goddard Manton Architects. | Applicant: Goddard Manton Architects |
| Registered: | 10/02/2008 | | 24/10/08 | Tel: 0207 267 3761 | Tel: 0207 267 3761 |
| Address: | Land to the West of Beechwood Road South of Dalston Lane East of Roseberry Place and North of Holy Trinity Primary School Dalston - London - E8 3DE | | Decision: Approved | Officer: Gillian Nicks | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|--|--|
| App No: 2008/2415 Registered: 10/02/2008 Address: Land to the West of Beechwood Road South of Dalston Lane East of Rosebery Place and North of Holy Trinity Primary School Dalston - London - E8 3DE | Submission of details pursuant to condition 27 (Commencement of foundation works) of planning permission 2007/1803 dated 27/02/2008 | Decision Date: 24/10/08 Decision: Approved | Agent: Savills Incorporating Hephher Dixon. Tel: 0207 535 0202 Officer: Gillian Nicks | Applicant: Savills Incorporating Hephher Dixon Tel: |
| App No: 2008/2434 Registered: 10/10/2008 Address: 496 Kingsland Road London E9 9PXF | Alteration to shop front involving installation of doorway providing access to flats, 2 storey rear extension (including installation of windows and doors at ground floor) and internal alterations to provide ground floor office/storage, wc and staff kitchen and 1x1 and 1x2 bed units. | Decision Date: 09/12/08 Decision: Approved | Agent: Homes Design Ltd Tel: 07946 872537 Officer: Bernard Haasbroek | Applicant: Mr Steve Green Tel: |
| App No: 2008/2491 Registered: 10/21/2008 Address: 15 St Philips Road London E8 3BP | Erection of single-storey ground floor extension. | Decision Date: 12/12/08 Decision: Approved | Agent: Brian Wren Tel: 020 7249 7938 Officer: Evie Learman | Applicant: Brian Wren Tel: 020 7249 7938 |
| App No: 2008/2511 Registered: 11/21/2008 Address: Queen Elizabeth PH 9 Graham Road London E8 1DA | Approval of details pursuant to condition 4 (external materials) and 5 (doors and windows details) attached to planning approval reference 2006/2611. | Decision Date: 23/12/08 Decision: Approved | Agent: Tel: Officer: Michael Garvey | Applicant: SMP Properties Ltd Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|---|--|
| App No: 2008/2514 Registered: 10/22/2008 Address: 417 Queensbridge Road London E8 3AS | Erection of a single-storey ground floor rear extension. | Decision Date: 16/12/08 Decision: Approved | Agent: Mr Mckenzie Tel: 0208 863 7957 Officer: Yousef Bahadur | Applicant: Mr & Mrs Hope Tel: |
| App No: 2008/2518 Registered: 11/04/2008 Address: 174 Ridley Road London E8 2NU | Change of use of ground floor car park of Short Stay Accommodation Building to 2 retail (A1 use) shops, together with external alterations to front and rear elevation at ground floor level. | Decision Date: 28/11/08 Decision: Approved | Agent: E.M. Pick Planning Tel: 0208 209 0752 Officer: Michael Garvey | Applicant: Ridley properties Ltd Tel: |
| App No: 2008/2524 Registered: 10/14/2008 Address: 67A Graham Road London E8 1PB | Front Garden Sycamore - Reduce crown to previous point. Thin Crown by 20% | Decision Date: 12/11/08 Decision: Approved | Agent: Tel: Officer: Nick Jacobs | Applicant: Ashmore Tel: 020 7359 3600 |
| App No: 2008/2545 Registered: 10/27/2008 Address: Unit 16B Kingsland Centre Dalston London E8 2LX | Change of use from retail shop (A1) to financial and professional services (A2) for a period of 3 years. | Decision Date: 22/12/08 Decision: Approved | Agent: CB Richard Ellis Tel: 71822759 Officer: Colin Leadbeatter | Applicant: CB Richard Ellis Tel: |
| App No: 2008/2591 Registered: 11/04/2008 Address: 36-44 Stoke Newington Road, London N16 7XJ | Variation of condition 2 of planning permission ref: 2005/2408 to allow extension to opening and closing hours from 18.00 hours to 02.00 hours to 20.00 hours to 04.00 hours on Thursdays, Fridays and Saturdays. | Decision Date: 09/12/08 Decision: Approved | Agent: Bashkal & Associates Tel: 020 8884 1169 Officer: Michael Garvey | Applicant: 0Mr Memet Moroglu Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details****App No:** 2008/2633

Rear garden: 2 X Sycamore - Crown reduction by 20%.

**Decision
Date:** 27/11/08**Agent:** J D Hughes & Sons**Applicant:** J D Hughes & Sons**Registered:** 10/24/2008**Tel:** 01708 688365**Tel:****Address:** 47A Cecilia Road,
London E8**Decision:** Approved**Officer:** Nick Jacobs**App No:** 2008/2725

Approval of details pursuant to condition 3(provision of facilities for disposal of litter and refuse) attached to approval reference 2007/0191) dated 18th April 2007.

**Decision
Date:** 16/01/09**Agent:** -**Applicant:** Mr Oliver Weindling**Registered:** 11/28/2008**Tel:****Tel:****Address:** 11 Gillett Street London
N16 8JH**Decision:** Approved**Officer:** Ly Mach**App No:** 2008/2728

Rear Garden

**Decision
Date:** 18/11/08**Agent:** Mick Parking**Applicant:** Charlie Broomhall**Registered:** 11/06/2008

Ash - Crown reduction by 30%

Tel: 0208 365 4680**Tel:** 0207 249 2795**Address:** 8 Colvestone Crescent,
London E8 2LH**Decision:** Approved**Officer:** Nick Jacobs**App No:** 2008/2749

Approval of details pursuant to condition 2(management plan) attached to approval reference 2007/0191) dated 18th April 2007.

**Decision
Date:** 31/12/08**Agent:** -**Applicant:** Mr Oliver Weindling**Registered:** 11/28/2008**Tel:****Tel:****Address:** 11 Gillett Street London
N16 8JH**Decision:** Approved**Officer:** Bernard Haasbroek

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|---|---|
| App No: 2008/1704 Registered: 07/09/2008 Address: 199 - 205 Richmond Road London E8 3NJ | Submission of details for the discharge of condition 3 of appeal decision APP/U5360/A/06/1199457 Refuse strategy document. | Decision Date: 04/11/08 Decision: Approved | Agent: Hamiltons Architects Ltd Tel: 0207 549 1900 Officer: John Kaimakamis | Applicant: Hamiltons Architects Ltd Tel: |
| App No: 2008/2172 Registered: 09/29/2008 Address: 4 SIGDON ROAD LONDON E8 1AP | Erection of a two storey extension at rear ground and first floor levels, erection of two dormer window extension to the rear roof slope, and installation of skylight to the front roof slope. | Decision Date: 17/11/08 Decision: Approved | Agent: Architecture Design & Construction Tel: 0207 392 8822 Officer: Yousef Bahadur | Applicant: Mr P Ensebu & Vames Tel: |
| App No: 2008/2212 Registered: 09/13/2008 Address: A & P Motors 9a Anton Street London E8 2AD | Existing use of the property as a car repair workshop | Decision Date: 22/10/08 Decision: Refused | Agent: Mr Albert Mouldsdale. Tel: Officer: Yousef Bahadur | Applicant: Mr Albert Mouldsdale Tel: |
| App No: 2008/2355 Registered: 10/02/2008 Address: Flat C, 104 Amhurst Road London E8 2AG | Existing use of the property as a self-contained flat. | Decision Date: 05/11/08 Decision: Approved | Agent: G H Gelberg & Co Tel: 0207 226 0570 Officer: Evie Learman | Applicant: Mr Sean Campbell Tel: 0208 806 3007 |
| App No: 2008/2432 Registered: 10/20/2008 Address: 46 Eleanor Road London E8 1DN | Erection of a two-storey side extension above the existing garage. | Decision Date: 09/12/08 Decision: Approved | Agent: Mr Kev Khev Tel: Officer: Evie Learman | Applicant: Mr Saleem Pirbhai Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

| | | | | |
|---|--|--------------------------------|--|--|
| App No: 2008/2505 | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 27/11/08 | Agent: Piper Double Glazing Limited | Applicant: Hackney Housing Regeneration |
| Registered: 10/13/2008 | | | Tel: 01843 850500 ext 27 | Tel: 020 8356 5000 |
| Address: 18-40 Sigdon Road London E8 1AP | | Decision: Approved | Officer: Yousef Bahadur | |

| | | | | |
|--|------------------------------------|--------------------------------|------------------------------------|--|
| App No: 2008/2507 | Front Garden | Decision Date: 12/11/08 | Agent: Becker Tree Services | Applicant: Newton Housing Trust |
| Registered: 10/14/2008 | Sycamore - Crown Reduction by 30%. | | Tel: 020 8508 3832 | Tel: 0207 613 8038 |
| Address: 5-7 Madinah Road, London E8 1PG | | Decision: Approved | Officer: Nick Jacobs | |

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|--|--|--------------------------------|--|---|
| App No: 2008/2529 | Erection of a basement and part ground floor rear extension. | Decision Date: 02/12/08 | Agent: Tectonics Architects Ltd | Applicant: gaia, richard alessi,bradbury |
| Registered: 10/20/2008 | | | Tel: 20 72491934 | Tel: |
| Address: 110 a Greenwood Road LONDON E8 1NE | | Decision: Approved | Officer: Tyler Sharratt | |

| | | | | |
|--|--|--------------------------------|--|---|
| App No: 2008/2542 | Submission of details pursuant to condition 6 (landscaping) of planning permission 2007/2564 dated 08/05/2008. | Decision Date: 23/10/08 | Agent: Matthew Lloyd Architects | Applicant: Matthew Lloyd Architects. |
| Registered: 10/20/2008 | | | Tel: | Tel: 0207 613 1934 |
| Address: London Fields Primary School Westgate Street London E8 3RL | | Decision: Approved | Officer: Rokos Frangos | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|--|---|
| App No: 2008/2609 Registered: 11/21/2008 Address: 305 Mare Street, LONDON E8 1EJ | Reinstatement of timber framed sash windows on the front façade at first and second floor levels and replacement of existing roof lights at the rear with conservation-style roof lights. | Decision Date: 02/01/09 Decision: Approved | Agent: Milan Babic Architects Tel: 31170120 Officer: Yousef Bahadur | Applicant: Paymil Ltd Tel: 85422211 |
| App No: 2008/2632 Registered: 11/28/2008 Address: 10 Andre Street London E8 2AA | Demolition of existing building and erection of part 4, part 5 storey building comprising 425sqm (B1) office space and 8 flats (3x1 bed, 2x2 bed, 2x3 bed and 1x4 bed with associated park and terraces. | Decision Date: 02/01/09 Decision: Refused | Agent: Five Circles Development Tel: 0208 980 8190 Officer: Michael Garvey | Applicant: Five Circles Development Tel: |
| App No: 2008/2651 Registered: 11/21/2008 Address: 303 Mare Street, LONDON E8 1EJ | Retention of a new shopfront | Decision Date: 06/01/09 Decision: Refused | Agent: Archipek Ltd Tel: Officer: Yousef Bahadur | Applicant: Mr Ali Uzun Tel: |
| App No: 2008/2653 Registered: 11/28/2008 Address: 331 Mare Street / 239-257 Graham Road London E8 | Change of use of ground floor shop unit A1 use) to A2 use (Financial and Professional Services). | Decision Date: 17/12/08 Decision: Refused | Agent: CMA Planning Tel: 0207 749B 7686 Officer: David Thompson | Applicant: Stirling Ackroyd Tel: |
| App No: 2008/2664 Registered: 10/28/2008 Address: 173A Richmond Road, London E8 3NJ | Front Garden T1 - Gleditsia - 30% Crown reduction. T2 - Birch - removal of two lower branches. | Decision Date: 03/12/08 Decision: Approved | Agent: Tree Matters Ltd Tel: 0208 444 9461 Officer: Nick Jacobs | Applicant: Mr Stephen Madge Tel: 0207 241 5340 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|--|--|
| App No: 2008/2674 Registered: 11/05/2008 Address: Mossbourne Community Academy 100 Downs Park Road London E5 8JY | Submission of details pursuant to condition 15 (dust pollution minimisation scheme) of planning permission ref. 2008/1652. | Decision Date: 16/01/09 Decision: Approved | Agent: Studio E Architects Ltd. Tel: 0207 385 7126 Officer: Rokos Frangos | Applicant: Studio E Architects Ltd Tel: |
| App No: 2008/2675 Registered: 10/29/2008 Address: 135 Graham Road, London E8 1PD | Front Garden Tree of Heaven - Crown thin by 30%. Crown lift to 3m over road. | Decision Date: 05/12/08 Decision: Approved | Agent: Burnwell Trees / Claire Malkinson Tel: Officer: Nick Jacobs | Applicant: Claire Malkinson Tel: |
| App No: 2008/2695 Registered: 11/19/2008 Address: 303 Mare Street, LONDON E8 1EJ | Retention of internally illuminated fascia sign . | Decision Date: 06/01/09 Decision: Refused | Agent: Archipek Ltd Tel: Officer: Yousef Bahadur | Applicant: Mr Ali Uzun Tel: |
| App No: 2008/2710 Registered: 12/16/2008 Address: 135 Richmond Road, LONDON E8 3NJ | Erection of a single storey rear extension at lower ground floor level; alterations to front and rear façade to include new and replacement windows/doors; curb lowered to provide crossover with new wall, gate and hardstanding; refurbishment of front and rear gardens; internal alterations; replacement of main roof to match existing; general repair. | Decision Date: 21/01/09 Decision: Approved | Agent: Gresford Architects Tel: 7249 1855 Officer: Tyler Sharratt | Applicant: Ms Antonia Hardy Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|--|---|
| App No: 2008/2734 Registered: 11/21/2008 Address: 230 Graham Road, LONDON E8 1BP | Installation of a new shopfront with new entrance to upper floors and erection of a single storey ground floor rear extension. | Decision Date: 05/01/09 Decision: Approved | Agent: Hartleys Projects LTD Tel: 73549268 Officer: Evie Learman | Applicant: Hartleys Projects LTD Tel: |
| App No: 2008/2762 Registered: 12/08/2008 Address: 135 Richmond Road, LONDON E8 3NJ | Erection of a single storey rear extension at lower ground floor level; alterations to front and rear façade to include new and replacement windows/doors; curb lowered to provide crossover with new wall, gate and hardstanding; refurbishment of front and rear gardens; internal alterations; replacement of main roof to match existing; general repair. | Decision Date: 21/01/09 Decision: Approved | Agent: Gresford Architects Tel: 7249 1855 Officer: Tyler Sharratt | Applicant: Ms Antonia Hardy Tel: |
| App No: 2008/2768 Registered: 12/09/2008 Address: 28 Amhurst Road London E8 1JN | First floor rear extension and mansard roof extension and conversion of duplex maisonette to provide 3 x 1 bedroom self contained flats. | Decision Date: 29/12/08 Decision: Approved | Agent: GLA Architecture & Design Ltd Tel: 0208 986 0202 Officer: Michael Garvey | Applicant: Mr Jamil Saeed Tel: |
| App No: 2008/2807 Registered: 12/04/2008 Address: 38 Amhurst Road, LONDON E8 1JN | Alterations including the raising the height of the ground floor rear extension; erection of a first floor rear extension; erection of an additional storey in connection with the creation of a 1-bed self-contained flat; raising of the existing extract duct. | Decision Date: 23/01/09 Decision: Approved | Agent: Blitzold & Associates Tel: 3668500 Officer: Megan Fletcher | Applicant: Mr Turgay Altun Tel: |
| App No: 2008/2846 Registered: 11/27/2008 Address: 28 Navarino Road, London E8 | Rear garden: 4 x Sycamore on side boundary - Fell | Decision Date: 24/12/08 Decision: Approved | Agent: Brook Tree Care Services Tel: Officer: Nick Jacobs | Applicant: Brook Tree Care Services Tel: 0207 089 6220 |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details****App No:** 2008/2847

Front garden:

Decision**Agent:** Oliver Kan Tree
Services**Applicant:** Oliver Kan Tree
Services**Registered:** 11/27/2008

Lime - reduce by 25%

Date: 29/12/08**Tel:** 0208 449 2150**Tel:****Address:** 54 Greenwood Road,
London E8 1NT**Decision:** Approved**Officer:** Nick Jacobs**App No:** 2009/0072Retention of mansard roof and use as a self contained
flat.**Decision****Agent:** Humphreys & Co**Applicant:** Mr Prashant Patel**Registered:** 01/15/2009**Date:** 16/01/09**Tel:** 01179 292 662**Tel:****Address:** 382 Mare Street, London
E8 1HP**Decision:** Approved**Officer:** Tyler SharrattPage
490
HACKCK**App No:** 2008/2205Raising the roof level to the ground floor extension
together with the provision of 2 No roof lights.**Decision****Agent:** GLA Architecture and
Design Ltd**Applicant:** Mr Kyriakos
Solomon**Registered:** 09/13/2008**Date:** 04/11/08**Tel:****Tel:****Address:** 36 Amhurst Road London
E8 1JN**Decision:** Approved**Officer:** Yousef Bahadur**App No:** 2008/2483Change of use from retail (A1) to financial and
professional services (A2). Opening hours 09.00 - 17.00
hours Monday to Friday and 09.00 - 12 noon Saturday.**Decision****Agent:** Richard Paper Planning
Ltd**Applicant:** Halifax Plc**Registered:** 12/17/2008**Date:** 14/01/09**Tel:** 0113 275 4555**Tel:****Address:** 394-396 MARE STREET
LONDON
E8**Decision:** Refused**Officer:** Michael Garvey

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| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|--|--|
| App No: 2008/1228 Registered: 09/17/2008 Address: 151 Rendlesham Road Hackney London E5 8PA | Proposed replacement of existing timber windows and doors with new UPVC windows and doors. | Decision Date: 28/10/08 Decision: Approved | Agent: Baily Garner LLP Tel: 020 8294 1000 Officer: Tyler Sharratt | Applicant: Peabody Trust Tel: 020 7021 4000 |
| App No: 2008/1767 Registered: 10/17/2008 Address: 17 Powell Road, London E5 8DJ | Retention of front porch. | Decision Date: 09/12/08 Decision: Refused | Agent: Mr Abus Miah Tel: 0208 986 3787 Officer: Yousef Bahadur | Applicant: Mr Abus Miah Tel: |
| App No: 2008/1903 Registered: 08/13/2008 Address: 100 Reighton Road London E5 8SG | Conversion of single dwelling into 3 self contained flats, comprising 2 x 1 bed flats and 1 x 3 bedroom flat, together with erection of single storey rear extension and excavation of front basement to form front lightwell. | Decision Date: 01/10/08 Decision: Approved | Agent: Merritt Design Partnership Tel: 020 8508 9862 Officer: Michael Garvey | Applicant: Property One Tel: |
| App No: 2008/1942 Registered: 09/20/2008 Address: 24 Stoke Newington Common London N16 7ER | Conversion of single dwelling house to create four self-contained flats comprising 1 x 3 bed flat, 1 x 2 bed flats and 2 x 1 bed flat, together with the erection of rear dormer roof extensions at second and third floor levels; installation of roof lights to front and rear and new door to side elevation, and excavation of basement to create front and rear lightwells with doors and bay windows. | Decision Date: 28/10/08 Decision: Approved | Agent: Apcar Smith Planning Tel: 0208 387 1387 Officer: Noel Kelly | Applicant: Kaylon Ltd Tel: |
| App No: 2008/2032 Registered: 10/15/2008 Address: Baden Powell School Ferron Road London E5 8DN | Erection of a single storey portakabin building (56.5sqm floorspace) with access ramps and hand rails . | Decision Date: 03/12/08 Decision: Approved | Agent: Portakabin Ltd Total Solutions Tel: 01278 425652 Officer: Michael Garvey | Applicant: Julie Savage Tel: 020 8985 6176 |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|--------------------------------------|--|---------------------------|---|--|
| App No: | 2008/2139 | Retention of front lightwell and elevational alterations. | Decision Date: | Agent: DM Associates | Applicant: Mr Issac Iweha |
| Registered: | 09/29/2008 | | | Tel: | Tel: |
| Address: | 195 Brooke Road London E5 8AB | | Decision: Refused | Officer: Tyler Sharratt | |
| App No: | 2008/2158 | Details submitted pursuant to condition 3 (dustbin enclosure) of planning permission 2006/2906 dated 6 December 2006. | Decision Date: | Agent: | Applicant: DIP Systems (UK) LTD |
| Registered: | 09/25/2008 | | | Tel: | Tel: 01322 552 170 |
| Address: | 33 Narford Road London E5 8RD | | Decision: Approved | Officer: Evie Learman | |
| App No: | 2008/2162 | Internal configuration to provide two additional bed-sits at ground floor. | Decision Date: | Agent: Forrester_architecture_d esign | Applicant: Mr Mustafa Demirel |
| Registered: | 09/16/2008 | | | Tel: 020 7428 9813 | Tel: |
| Address: | 96 Rectory Road London N16 7SD | | Decision: Approved | Officer: Bernard Haasbroek | |
| App No: | 2008/2165 | Details submitted pursuant to condition 1 (dustbin enclosure) of planning permission 2007/2588 dated 14 December 2007. | Decision Date: | Agent: Mr Lakhbir Heer | Applicant: Mr Lachbir |
| Registered: | 10/01/2008 | | | Tel: 01322552170 | Tel: |
| Address: | 17 Narford Road London E5 8RJ | | Decision: Approved | Officer: Noel Kelly | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|---|--|
| App No: 2008/2167 Registered: 10/06/2008 Address: 96 Rectory Road London N16 7SD | Alterations including the creation of a new studio flat on the lower ground floor. | Decision Date: 21/11/08 Decision: Refused | Agent: Forrester_Architecture_Design Tel: 020 7428 9813 Officer: Bernard Haasbroek | Applicant: Mr Mustafa Demirel Tel: |
| App No: 2008/2278 Registered: 10/17/2008 Address: 51 Norcott Road London N16 7EJ | Approval of details pursuant to condition 1 (dustbin and recycling enclosures) and condition 3 (amended drawing showing second floor, rear roof terrace deleted) attached to approval reference 2008/0806 dated 6th August 2008 | Decision Date: 30/10/08 Decision: Approved | Agent: Mr Ian Bolt. Tel: Officer: Noel Kelly | Applicant: Mr Ian Bolt Tel: |
| App No: 2008/2374 Registered: 11/27/2008 Address: 246 Evering Road London E5 8AJ | Erection of two houses comprising one, two storey - two bedroom house and one, three storey three - bedroom house. | Decision Date: 22/12/08 Decision: Approved | Agent: Carolyn Squire Architect Tel: 0207 254 0624 Officer: Bernard Haasbroek | Applicant: Mr N Choudhury Tel: |
| App No: 2008/2492 Registered: 12/04/2008 Address: 180 Brooke Road London E5 8AP | Retention of works: Conversion of the property into 3 self-contained flats (comprising 1 x 4 bed flat, 1 x 2 bed flat and 1 x 1 bed flat) together with rear roof dormer extension, rear basement and ground floor extensions and front and rear lightwells and front roof lights | Decision Date: 14/01/09 Decision: Refused | Agent: Blitzgold & Associates Tel: 3668500 Officer: Caroline Ozor | Applicant: Mr E Wijer Tel: 73380595 |
| App No: 2008/2587 Registered: 11/21/2008 Address: 29 Muir Road, London E5 8JX | Installation of new shop front with roller shutters. | Decision Date: 29/01/09 Decision: Approved | Agent: Mrs Patel Tel: 0786354421 Officer: Yousef Bahadur | Applicant: Mrs Patel Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--------------------|--|--|------------------|----------|-----------------|----------------|-------------------|------------------------|
| App No: | 2008/2662 | Retention of change of use of light industrial building (B1 use) to educational and training centre (D1 use) with ancillary office and community activities. | Decision | | Agent: | | Applicant: | Agape Christian Centre |
| Registered: | 12/12/2008 | | Date: | 19/01/09 | Tel: | | Tel: | 020 8533 8301 |
| Address: | Ground Floor 22-24 Powell Road London E5 8DJ | | Decision: | Refused | Officer: | Michael Garvey | | |

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|--------------------|-----------------------------------|--|------------------|----------|-----------------|--------------------------|-------------------|-------------------|
| App No: | 2008/2774 | Retention of Fume extract ducting at rear of property with external plywood visual screen of a colour to match existing brickwork. | Decision | | Agent: | Atelier U W A Architects | Applicant: | Mr Farook Alibhai |
| Registered: | 12/09/2008 | | Date: | 15/01/09 | Tel: | 0207 419 5990 | Tel: | |
| Address: | 52 Evering Road London N16 7SR | | Decision: | Refused | Officer: | Noel Kelly | | |

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|--------------------|--|---|------------------|----------|-----------------|-------------------------|-------------------|------------------------------|
| App No: | 2008/2829 | Replacement of existing windows with new UPVC windows to the front (north) elevation. | Decision | | Agent: | Sovereign Group Limited | Applicant: | Hackney Housing Regeneration |
| Registered: | 11/27/2008 | | Date: | 07/01/09 | Tel: | 01282 440 423 | Tel: | |
| Address: | 1-25 Hayward House Brooke Road, Hunsdon Estate Hackney Downs, E5 8AU | | Decision: | Approved | Officer: | Yousef Bahadur | | |

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|--------------------|--|--|------------------|----------|-----------------|-------------------------|-------------------|------------------------------|
| App No: | 2008/2830 | Replacement of existing windows and doors with new UPVC windows and doors. | Decision | | Agent: | Sovereign Group Limited | Applicant: | Hackney Housing Regeneration |
| Registered: | 11/27/2008 | | Date: | 07/01/09 | Tel: | | Tel: | |
| Address: | 1-80 Gooch House, Powell Road, London E5 8DG | | Decision: | Approved | Officer: | Yousef Bahadur | | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details****App No:** 2008/2831

Replacement of existing windows with new UPVC windows to the front (west) elevation and the flat 1 (on the gable/north elevation and rear/east elevation at ground floor level).

**Decision
Date:** 08/01/09**Agent:** Sovereign Group Limited**Applicant:** Hackney Housing Regeneration**Registered:** 11/27/2008**Decision:** Approved**Tel:****Tel:****Address:** 1-35 Hunsdon House,
Brooke Road, Hunsdon
Estate
Hackney Downs
E5 8AT**Officer:** Yousef Bahadur**App No:** 2008/2834

Replacement of existing windows with new UPVC windows to the front (west) elevation.

**Decision
Date:** 08/01/09**Agent:** Sovereign Group Limited**Applicant:** Hackney Housing Regeneration**Registered:** 11/27/2008**Decision:** Approved**Tel:****Tel:****Address:** 1-28 Carey House,
Brooke Road, Hunsdon
Estate
Hackney Downs
E5 8AS**Officer:** Yousef Bahadur**App No:** 2008/2835

Replacement of existing windows with new UPVC windows to the front (east) elevation.

**Decision
Date:** 07/01/09**Agent:** Sovereign Group Limited**Applicant:** Hackney Housing Regeneration**Registered:** 11/27/2008**Decision:** Approved**Tel:****Tel:****Address:** 1-35 Fulke House, Brooke
Road, Hunsdon Estate
Hackney Downs
E5 8AX**Officer:** Yousef Bahadur**HG****App No:** 2007/1631

Approval of details pursuant to conditions 2 (materials), 3 (full particulars of windows, doors, glazing and balconies) & 7 (dustbin enclosures) attached to planning permission ref: 2004/1745 dated 21/4/05.

**Decision
Date:** 16/12/08**Agent:** Leach Rhodes Walker**Applicant:** Leach Rhodes Walker**Registered:** 09/07/2007**Decision:** Approved**Tel:****Tel:****Address:** 132 Kingsland Road,
London E2**Officer:** Philip Ridley

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|--|---|
| App No: 2007/2114 Registered: 10/12/2007 Address: 89A Rivington Street London EC2A 3AY | Change of use and refurbishment of light industrial unit (Class B1) to furniture/art showroom and shop (Class A1) with ancillary gallery. | Decision Date: 07/11/08 Decision: Approved | Agent: Mr Yroam Eshkol-Rokach Tel: Officer: Belinda Riley | Applicant: Mr Yroam Eshkol-Rokach Tel: |
| App No: 2007/2903 Registered: 11/22/2007 Address: Old Town Hall 380 Old Street London EC1V 9LT | Installation of an Halo illuminated 2.2m high totem sign and an internally illuminated single-sided board sign. | Decision Date: 23/10/08 Decision: Approved | Agent: Chris Brown Crammond Browne Architects Tel: 0208 444 9380 Officer: Dean Wooding | Applicant: Marc Bringmann - Monsieur M Ltd Tel: |
| App No: 2008/0241 Registered: 02/19/2008 Address: 39 Coronet Street London N1 6HD | Change of use from office use (class B1) to offices with ancillary events/function room/ staff and training space/ use class Sui Generis. Proposed hours of operation 09:00 - 23:00 hours daily. | Decision Date: 17/10/08 Decision: Approved | Agent: MZA Associates Ltd Tel: 0870 321 1790 Officer: Colin Leadbeatter | Applicant: Sh! Tel: |
| App No: 2008/0429 Registered: 03/07/2008 Address: Padangle House 270-276 Kingsland Road London E8 4DG | Relocation of existing antennae including the removal of 4 antennae with support poles from south elevation and installation of two antennae fixed to the east wall of the lift room and ancillary work. | Decision Date: 21/11/08 Decision: Approved | Agent: Tony Thorpe Associates Tel: 0118 942 1855 Officer: Yousef Bahadur | Applicant: Vodafone Ltd Tel: 01635 33251 |
| App No: 2008/0635 Registered: 05/29/2008 Address: Rear of 124 Hoxton Street London N1 6SH | Demolition of existing single storey building and erection of replacement two storey building providing 1 x 1 and 1 x 2 bed flats. | Decision Date: 05/12/08 Decision: Approved | Agent: Enki Architecturl Design Tel: 07915 094961 Officer: Michael Garvey | Applicant: Mr Ibrahim Bugday Tel: 07866 574812 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|--|--|
| App No: 2008/0691 Registered: 09/12/2008 Address: 50 Lee Street London E8 4DY | Submission of details pursuant to condition 3 (external, materials including glazing), condition 4 (facing brick), condition 5 (materials at building, boundary, walls & ground surfaces) and condition 6 (ground surface treatment) of planning permission ref: 2005/2656. | Decision Date: 12/01/09 Decision: Refused | Agent: BPM Architects Tel: 0207 487 4432 Officer: Adam Flynn | Applicant: BPM Architects. Tel: |
| App No: 2008/0731 Registered: 04/15/2008 Address: 50 Lee Street London E8 | Submission of details pursuant to condition 13 (footpath treatment) of planning permission ref: 2005/2656. | Decision Date: 30/10/08 Decision: Approved | Agent: BPM Architects Tel: 0207 487 4432 Officer: Erich Wessels | Applicant: BPM Architects Tel: |
| App No: 2008/0918 Registered: 05/14/2008 Address: 73 Rivington Street London EC2A 3AY | Erection of four storey building to provide flexible office (Class B1), Retail (A1) or (A2), (Financial + Professional Services) at basement & ground floor, B1 use at first floor level and, 2 x 1 bed residential units at second and third floors. | Decision Date: 13/11/08 Decision: Approved | Agent: Stephen Taylor Architects Tel: 0207 729 1672 Officer: Michael Garvey | Applicant: Mix Investments Ltd Tel: |
| App No: 2008/0946 Registered: 04/23/2008 Address: 57 - 63 & 67 - 71 Kingsland Road London E2 8AG | Conservation area consent for demolition of buildings. | Decision Date: 08/10/08 Decision: Approved | Agent: CgMs Consulting Mr Alum Evans Tel: 0207 583 6767 Officer: Paul Roberts | Applicant: CgMs Consulting Mr Alum Evans Tel: |
| App No: 2008/1045 Registered: 05/15/2008 Address: 74 Kingsland Road London E8 8DP | Change of use of basement and part of the ground floor from offices (use class B1) to Art Gallery (use class D1). | Decision Date: 11/12/08 Decision: Approved | Agent: CgMs Ltd Tel: 020 7583 6767 Officer: Colin Leadbeatter | Applicant: . Tel: |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|--|--|-----------------------|--------------------------------|--------------------------|
| App No: | 2008/1051 | Change of use of vacant retail unit (class A1 to class A2) financial and professional services. Opening hours 08:00-20:00 Monday to Saturday | Decision Date: | Agent: | Applicant: |
| Registered: | 04/28/2008 | | 02/12/08 | | Mr Michael Newell |
| Address: | 43 Rivington Street London EC2A 3QB | | Decision: | Approved | Tel: |
| | | | | Officer: | Colin Leadbeatter |
| App No: | 2008/1274 | Submission of details pursuant to condition 4 (archaeology) and condition 5 (Historic Recording) of planning approval 2007/1397 dated 18/09/2007 | Decision Date: | Agent: | Applicant: |
| Registered: | 06/04/2008 | | 11/11/08 | | DP9 |
| Address: | Land Fronting Worship Street Norton Folgate London EC2A 3B | | Decision: | Approved | Tel: |
| | | | | Officer: | Andrew Dillon |
| App No: | 2008/1350 | Submission of details pursuant to condition 3a (details of balconies) and 3b (details of entrance lighting) of planning permission ref. 2004/0376. | Decision Date: | Agent: | Applicant: |
| Registered: | 06/06/2008 | | 16/01/09 | | JDW Architects |
| Address: | 151 Goldsmith Row London E2 8QR | | Decision: | Approved | Tel: |
| | | | | Officer: | Rokos Frangos |
| App No: | 2008/1666 | Erection of new fourth storey , a three storey rear extension and roof terrace to provide 1x1 bed and 1x2 bed units. | Decision Date: | Agent: | Applicant: |
| Registered: | 09/20/2008 | | 17/11/08 | | Forester Inc |
| Address: | 105 Great Eastern Street London EC2A 3JD | | Decision: | Refused | Tel: |
| | | | | Officer: | Colin Leadbeatter |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|--|--|
| App No: 2008/1676 Registered: 07/09/2008 Address: 260-268 Kingsland Road London E8 4DG | Submission of details pursuant to condition 3 (detailed elevations, courtyard, doors, windows and entrance ramp drawings) of appeal decisions APP/U5360/A/07/2052385 and APP/U5360/E/07/2052390. | Decision Date: 16/01/09 Decision: Approved | Agent: Thinking Space Limited Tel: 020 7378 0146 Officer: Rokos Frangos | Applicant: Thinking Space Limited Tel: 020 7378 0146 |
| App No: 2008/1689 Registered: 08/08/2008 Address: 110 Clifton Street London EC2S 4HT | Change of use from vacant diary distribution (class B8) to flexible B1/B8 use together with the installation of new fenestration, new entrance/exits doors and glazed windows to modules on ground floor opening hours 8am-6pm Monday to Friday. | Decision Date: 01/10/08 Decision: Approved | Agent: Mr Terry Rensch Tel: 0044 0203 178 4421 Officer: Colin Leadbeatter | Applicant: Stamfordham Road Ltd Tel: |
| App No: 2008/1703 Registered: 08/08/2008 Address: 57 Scrutton Street London EC2A 4PF | Removal of existing AC chiller and replacement with four condenser units on the flat roof | Decision Date: 01/10/08 Decision: Approved | Agent: apatite4 Ltd Tel: 020 7025 5605 Officer: Tyler Sharratt | Applicant: Buongiorno Tel: |
| App No: 2008/1728 Registered: 10/20/2008 Address: 103-106 Shoreditch High Street London E1 6JN | Submission of details pursuant to condition 14 (rainwater harvesting) of planning permission ref: 2007/0600 dated 07/08/2008 | Decision Date: 30/01/09 Decision: Approved | Agent: Mountford Pigott Tel: 020 8942 8942 Officer: Adam Flynn | Applicant: Architecture Masterplanning Tel: 020 8942 8942 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|--|---|
| App No: 2008/1735 Registered: 08/15/2008 Address: 8-16 Earl Street London EC2A | Alteration to street facade of 8 - 16 Earl Street involving installation of steel railings. | Decision Date: 07/10/08 Decision: Approved | Agent: Mr Gibbs Tel: 02070041700 Officer: Colin Leadbeatter | Applicant: Sun Street Properties Ltd Tel: |
| App No: 2008/1754 Registered: 10/20/2008 Address: (Units 5&6) 36-42 New Inn Yard London EC2A 3EY | Erection of new fourth floor extension to provide additional workspaces to existing live/work unit (No.6) and residential unit (No. 5). | Decision Date: 08/12/08 Decision: Approved | Agent: Group-O arhitecture Tel: Officer: Colin Leadbeatter | Applicant: Ms Hikaru Kitai Tel: 2077391547 |
| App No: 2008/1757 Registered: 10/27/2008 Address: 81 Great Eastern Street London EC2A 3HP | Change of use of plant room on 6th floor to form additional 3 No. Double bedrooms and installation of new windows. | Decision Date: 12/12/08 Decision: Approved | Agent: Ms Myrtille Ferte Tel: 0207 613 5727 Officer: Colin Leadbeatter | Applicant: Mr Beecham Tel: |
| App No: 2008/1758 Registered: 07/10/2008 Address: 260-268 Kingsland Road London E8 4DG | Submission of details pursuant to condition 4 (hard and soft landscaping) of appeal decisions APP/U5360/A/07/2052385 and APP/U5360/E/07/2052390. | Decision Date: 16/01/09 Decision: Approved | Agent: Thinking Space Limited Tel: 020 7378 0146 Officer: Rokos Frangos | Applicant: Thinking Space Limited Tel: 020 7378 0146 |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details****App No:** 2008/1760

Submission of details pursuant to condition 5 (refuse storage) of appeal decisions APP/U5360/A/07/2052385 and APP/U5360/E/07/2052390.

**Decision
Date:** 24/10/08**Agent:** Thinking Space Limited**Applicant:** Thinking Space Limited**Registered:** 08/15/2008**Decision:** Approved**Tel:****Tel:** 020 7378 0146**Address:**
260-268 Kingsland Road
London
E8 4DG**Officer:** Rokos Frangos**App No:** 2008/1785

Installation of awnings and shutters to existing shop front

**Decision
Date:** 30/10/08**Agent:** Longdan Ltd**Applicant:** Longdan Ltd**Registered:** 09/20/2008**Decision:** Refused**Tel:****Tel:****Address:**
25 Hackney Road,
London E2 7NX**Officer:** Evie Learman**App No:** 2008/1787

Installation of an internally illuminated fascia and projecting box sign.

**Decision
Date:** 30/10/08**Agent:** Longdan Ltd**Applicant:** Longdan Ltd**Registered:** 09/22/2008**Decision:** Refused**Tel:****Tel:****Address:**
25 Hackney Road,
London E2 7NX**Officer:** Evie Learman**App No:** 2008/1853

Retention of 3 roller shutters to the front elevation.

**Decision
Date:** 27/10/08**Agent:** Mr Glen Lake**Applicant:** Ms Madalena Jesus**Registered:** 09/17/2008**Decision:** Refused**Tel:** 0208 520 5939**Tel:** 0207 729 7186**Address:**
3 Kingsland Road,
Shoreditch London E2
8AA**Officer:** Tyler Sharratt

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|--|---|
| App No: 2008/1870 Registered: 11/21/2008 Address: Unit 5, 83 - 85 Kingsland Road London E2 8AG | Alterations including internal configuration and insertion of rear windows in the elevation facing the passage way to the south. | Decision Date: 05/01/09 Decision: Approved | Agent: Mr Michel Mossessian Tel: 02077496862 Officer: Graham Callam | Applicant: Mr Michel Mossessian Tel: 02077496862 |
| App No: 2008/1930 Registered: 08/07/2008 Address: 242-248 Kingsland Road and 50 Acton Mews London E8 4DG | Demolition of all existing buildings to enable construction of a mixed-use development on the site in accordance with planning application ref. 2007/2208, comprising a part six-, part seven-storey building containing 2256 square metres of office space and fifty-eight residential units. | Decision Date: 30/10/08 Decision: UNCON | Agent: CgMs Limited Tel: 020 7832 1466 Officer: Rokos Frangos | Applicant: Kingsland Road LLP/Islington and Tel: |
| App No: 2008/2003 Registered: 09/19/2008 Address: 63-65 Rivington Street Shoreditch London EC2A | Erection of an external extract ventilation duct to the rear. | Decision Date: 21/10/08 Decision: Approved | Agent: DTWO Design Ltd Tel: Officer: Tyler Sharratt | Applicant: Mr Richard Wynne Tel: |
| App No: 2008/2012 Registered: 08/14/2008 Address: 151 Goldsmiths Row London E2 8QR | Submission of details pursuant to condition 7 (landscaping) and 3 (c - boundary treatments) of planning permission reference 2004/0376. | Decision Date: 23/10/08 Decision: Approved | Agent: JDW Architects Tel: 01873 851 125 Officer: Rokos Frangos | Applicant: JDW Architects Tel: 01873 851 125 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|--|---|
| App No: 2008/2022 Registered: 09/29/2008 Address: 35 Kingsland Road London E2 8AA | Installation of an air handling unit on the flat roof of the building. | Decision Date: 12/11/08 Decision: Approved | Agent: London Metropolitan University Tel: 020 7133 3306 Officer: Graham Callam | Applicant: London Metropolitan University Tel: |
| App No: 2008/2033 Registered: 09/13/2008 Address: 397-400 GEFFRYE STREET LONDON E2 8JA | Change of use of Archways to A1, A2, A3 or A4 uses. | Decision Date: 23/10/08 Decision: Refused | Agent: Ms Beedle Tel: 0207 826 4815 Officer: Colin Leadbeatter | Applicant: Ms Beedle Tel: |
| App No: 2008/2050 Registered: 08/21/2008 Address: Arches(477-478) 36 Batemans Row London EC2A 3P | Temporary change of use from B8 to Community use (class D1) until 31/10/2011. | Decision Date: 06/10/08 Decision: Approved | Agent: CMA Planning Tel: 0207 749 7686 Officer: Colin Leadbeatter | Applicant: Nike Uk Ltd Tel: 0207 749 7686 |
| App No: 2008/2062 Registered: 09/02/2008 Address: Unit 3 7 Long Street London E2 8HN | Existing use of the unit as a self-contained flat | Decision Date: 02/10/08 Decision: Approved | Agent: DP9 Tel: 020 7004 1700 Officer: Tyler Sharratt | Applicant: Middlewater Trading & Investment Ltd Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details****App No:** 2008/2064

Existing use of the unit as a self-contained flat

**Decision
Date:** 02/10/08**Agent:** DP9**Applicant:** Middlewater Trading
& Investment Ltd**Registered:** 09/02/2008**Tel:** 020 7004 1700**Tel:****Address:** Unit 6a
7 Long Street
London
E2 8HN**Decision:** Approved**Officer:** Tyler Sharratt**App No:** 2008/2066

Existing use of the unit as a self-contained flat

**Decision
Date:** 02/10/08**Agent:** DP9**Applicant:** Middlewater Trading
& Investment Ltd**Registered:** 09/02/2008**Tel:** 0207 004 1700**Tel:****Address:** Unit 3, 5 Long Street,
Hackney,
London
E2 8HN**Decision:** Approved**Officer:** Tyler Sharratt**App No:** 2008/2067

Existing use of the unit as a self-contained flat

**Decision
Date:** 02/10/08**Agent:** DP9**Applicant:** Middlewater Trading
& Investment Ltd**Registered:** 09/02/2008**Tel:** 0207 004 1721**Tel:** 0207 004 1721**Address:** Unit 7
9 Long Street
London
E2 8HN**Decision:** Approved**Officer:** Tyler Sharratt**App No:** 2008/2068

Existing use of the unit as a self-contained flat

**Decision
Date:** 02/10/08**Agent:** DP9**Applicant:** Middlewater Trading
& Investment Ltd**Registered:** 09/02/2008**Tel:** 0207 004 1721**Tel:** 0207 004 1721**Address:** Unit 3
3 Long Street
London
E2 8HN**Decision:** Approved**Officer:** Tyler Sharratt

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details****App No:** 2008/2069

Existing use of the unit as a self-contained flat

**Decision
Date:** 02/10/08**Agent:** DP9**Applicant:** Middlewater Trading
& Investment Ltd**Registered:** 09/02/2008**Tel:** 0207 004 1721**Tel:** 0207 004 1721**Address:** Unit 8A
9 Long Street
London
E2 8HN**Decision:** Approved**Officer:** Tyler Sharratt**App No:** 2008/2070

Existing use of the unit as a self-contained flat

**Decision
Date:** 02/10/08**Agent:** DP9**Applicant:** Middlewater Trading
& Investment Ltd**Registered:** 09/02/2008**Tel:** 0207 004 1700**Tel:****Address:** Unit 6
5 Long Street,
Hackney,
London E2 8HN**Decision:** Approved**Officer:** Tyler Sharratt**App No:** 2008/2071

Existing use of the unit as a self-contained flat.

**Decision
Date:** 02/10/08**Agent:** DP9**Applicant:** Middlewater Trading
& Investment Ltd**Registered:** 09/02/2008**Tel:** 0207 004 1700**Tel:****Address:** Unit 8, 5 Long Street
London E2 8HN**Decision:** Approved**Officer:** Tyler Sharratt**App No:** 2008/2072

Existing use of the unit as a self-contained flat

**Decision
Date:** 02/10/08**Agent:** DP9**Applicant:** Middlewater Trading
& Investment Ltd**Registered:** 09/02/2008**Tel:** 0207 004 1721**Tel:** 0207 004 1721**Address:** Unit 6a
5 Long Street
London
E2 8HN**Decision:** Approved**Officer:** Tyler Sharratt

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--|---|--------------------------------|--------------------------------|--|
| App No: 2008/2074 | Existing use of the unit as a self-contained flat | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/02/2008 | | Decision: Approved | Tel: 0207 004 1700 | Tel: |
| Address: Unit 5, 5 Long Street London E2 8HN | | | Officer: Tyler Sharratt | |

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| App No: 2008/2075 | Existing use of the unit as a self-contained flat. | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/02/2008 | | Decision: Approved | Tel: 0207 004 1721 | Tel: 0207 004 1721 |
| Address: Unit 4 9 Long Street London E2 8HN | | | Officer: Tyler Sharratt | |

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|--|---|--------------------------------|--------------------------------|--|
| App No: 2008/2076 | Existing use of the unit as a self-contained flat | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/02/2008 | | Decision: Approved | Tel: 0207 004 1721 | Tel: 0207 004 1721 |
| Address: Unit 4A 7 Long Street London E2 8HN | | | Officer: Tyler Sharratt | |

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| App No: 2008/2077 | Existing use of the unit as a self-contained flat. | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/02/2008 | | Decision: Approved | Tel: 0207 004 1721 | Tel: 0207 004 1721 |
| Address: Unit 5A 5 Long Street London E2 8HN | | | Officer: Tyler Sharratt | |

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|--|--|--------------------------------|--------------------------------|--|
| App No: 2008/2078 | Existing use of the unit as a self-contained flat. | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/02/2008 | | Decision: Approved | Tel: 0207 004 1700 | Tel: |
| Address: Unit 4 5 Long Street London E2 8HN | | | Officer: Tyler Sharratt | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--|--|--------------------------------|--------------------------------|--|
| App No: 2008/2080 | Existing use of the unit as a self-contained flat. | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/01/2008 | | | Tel: 0207 004 1700 | Tel: |
| Address: Unit 4A, 1 Long Street, London E2 8HN | | Decision: Approved | Officer: Tyler Sharratt | |

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|---|--|--------------------------------|--------------------------------|--|
| App No: 2008/2081 | Existing use of the unit as a self-contained flat. | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/01/2008 | | | Tel: 0207 004 1721 | Tel: 0207 004 1721 |
| Address: Unit 5 1 Long Street London E2 8HN | | Decision: Approved | Officer: Tyler Sharratt | |

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|--|--|--------------------------------|--------------------------------|--|
| App No: 2008/2082 | Existing use of the unit as a self-contained flat. | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/01/2008 | | | Tel: 0207 004 1700 | Tel: |
| Address: Unit 5A 1 Long Street, Hackney, London E2 8HN | | Decision: Approved | Officer: Tyler Sharratt | |

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|---|--|--------------------------------|--------------------------------|--|
| App No: 2008/2083 | Existing use of the unit as a self-contained flat. | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/01/2008 | | | Tel: 0207 004 1721 | Tel: 0207 004 1721 |
| Address: Unit 6 1 Long Street London E2 8HN | | Decision: Approved | Officer: Tyler Sharratt | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details****App No:** 2008/2084

Existing use of the unit as a self-contained flat

**Decision
Date:** 02/10/08**Agent:** DP9**Applicant:** Middlewater Trading
& Investment Ltd**Registered:** 09/02/2008**Tel:** 0207 004 1721**Tel:** 0207 004 1721**Address:** Unit 8
3 Long Street
London
E2 8HN**Decision:** Approved**Officer:** Tyler Sharratt**App No:** 2008/2086

Existing use of the unit as a self-contained flat.

**Decision
Date:** 02/10/08**Agent:** DP9**Applicant:** Middlewater Trading
& Investment Ltd**Registered:** 09/01/2008**Tel:** 0207 004 1700**Tel:****Address:** Unit 7, 1 Long Street,
Hackney, London E2
8HN**Decision:** Approved**Officer:** Tyler Sharratt**App No:** 2008/2087

Existing use of the unit as a self-contained flat

**Decision
Date:** 02/10/08**Agent:** DP9**Applicant:** Middlewater Trading
& Investment Ltd**Registered:** 09/02/2008**Tel:** 0207 004 1721**Tel:** 0207 004 1721**Address:** Unit 4
3 Long Street
London
E2 8HN**Decision:** Approved**Officer:** Tyler Sharratt**App No:** 2008/2088

Existing use of the unit as a self-contained flat

**Decision
Date:** 02/10/08**Agent:** DP9**Applicant:** Middlewater Trading
& Investment Ltd**Registered:** 09/02/2008**Tel:** 0207 004 1721**Tel:** 0207 004 1721**Address:** Unit 2
3 Long Street
London E2 8HN**Decision:** Approved**Officer:** Tyler Sharratt**App No:** 2008/2089

Existing use of the unit as a self-contained flat.

**Decision
Date:** 02/10/08**Agent:** DP9**Applicant:** Middlewater Trading
& Investment Ltd**Registered:** 09/01/2008**Tel:** 0207 004 1700**Tel:****Address:** Unit 6A, 1 Long Street,
Hackney, London E2
8HN**Decision:** Approved**Officer:** Tyler Sharratt

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|---|---|--------------------------------|--------------------------------|--|
| App No: 2008/2090 | Existing use of the unit as a self-contained flat | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/02/2008 | | Decision: Approved | Tel: 0207 004 1721 | Tel: 0207 004 1721 |
| Address: Unit 6 3 Long Street London E2 8HN | | | Officer: Tyler Sharratt | |

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|---|--|--------------------------------|--------------------------------|--|
| App No: 2008/2091 | Existing use of the unit as a self-contained flat. | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/01/2008 | | Decision: Approved | Tel: 0207 004 1721 | Tel: 0207 004 1721 |
| Address: (Unit 8) 1 Long Street London E2 8HN | | | Officer: Tyler Sharratt | |

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|---|---|--------------------------------|--------------------------------|--|
| App No: 2008/2092 | Existing use of the unit as a self-contained flat | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/02/2008 | | Decision: Approved | Tel: 0207 004 1721 | Tel: 0207 004 1721 |
| Address: (Unit 7) 3 Long Street London E2 8HN | | | Officer: Tyler Sharratt | |

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|---|--|--------------------------------|--------------------------------|--|
| App No: 2008/2093 | Existing use of the unit as a self-contained flat. | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/01/2008 | | Decision: Approved | Tel: 0207 004 1721 | Tel: 0207 004 1721 |
| Address: Unit 8 7 Long Street London E2 8HN | | | Officer: Tyler Sharratt | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--|---|--------------------------------|--------------------------------|--|
| App No: 2008/2094 | Existing use of the unit as a self-contained flat | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/02/2008 | | Decision: Approved | Tel: 0207 004 1721 | Tel: 0207 004 1721 |
| Address: (Unit 5) 3 Long Street London E2 8HN | | | Officer: Tyler Sharratt | |

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|--|---|--------------------------------|--------------------------------|--|
| App No: 2008/2095 | Existing use of the unit as a self-contained flat | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/02/2008 | | Decision: Approved | Tel: 0207 004 1721 | Tel: 0207 004 1721 |
| Address: Unit 1 3 Long Street London E2 8HN | | | Officer: Tyler Sharratt | |

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|--|--|--------------------------------|--------------------------------|--|
| App No: 2008/2096 | Existing use of the unit as a self-contained flat. | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/02/2008 | | Decision: Approved | Tel: 0207 004 1721 | Tel: 0207 004 1721 |
| Address: Unit 5A 3 Long Street London E2 8HN | | | Officer: Tyler Sharratt | |

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|---|---|--------------------------------|--------------------------------|--|
| App No: 2008/2097 | Existing use of the property as a self-contained flat | Decision Date: 02/10/08 | Agent: DP9 | Applicant: Middlewater Trading & Investment Ltd |
| Registered: 09/01/2008 | | Decision: Approved | Tel: 0207 004 1721 | Tel: 0207 004 1721 |
| Address: Unit 4 7 Long Street London E2 8HN | | | Officer: Tyler Sharratt | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

App No: 2008/2098
Registered: 09/01/2008
Address: Unit 6
 7 Long Street
 London
 E2 8HN

Existing use of the unit as a self-contained flat.

**Decision
Date:** 02/10/08

Decision: Approved

Agent: DP9
Tel: 0207 004 1721
Officer: Tyler Sharratt

Applicant: Middlewater Trading
& Investment Ltd
Tel: 0207 004 1721

App No: 2008/2099
Registered: 09/01/2008
Address: Unit 7
 7 Long Street
 London
 E2 8HN

Existing use of the property as a self-contained flat

**Decision
Date:** 02/10/08

Decision: Approved

Agent: DP9
Tel: 0207 004 1721
Officer: Tyler Sharratt

Applicant: Middlewater Trading
& Investment Ltd
Tel: 0207 004 1721

App No: 2008/2100
Registered: 09/01/2008
Address: Unit 6A, 9 Long Street,
 Hackney, London E2
 8HN

Existing use of the property as a self-contained flat

**Decision
Date:** 02/10/08

Decision: Approved

Agent: DP9
Tel: 0207 004 1700
Officer: Tyler Sharratt

Applicant: Middlewater Trading
& Investment Ltd
Tel:

App No: 2008/2126
Registered: 09/08/2008
Address: 16-20 Dereham Place
 London EC2A 3HJ

Discharge of condition 4(materials) attached to
 planning application 2005/1727.

**Decision
Date:** 14/11/08

Decision: Approved

Agent: CGHP ARCHITECTS
 LTD
Tel: 020 7684 1911
Officer: Colin Leadbeatter

Applicant: CGHP
 ARCHITECTS LTD
Tel: 020 7684 1911

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|---|--|-----------------------|--------------------------------|---|
| App No: | 2008/2146 | Details submitted pursuant to condition 3 (external surfaces) of planning permission 2008/0224 dated 20 May 2008. | Decision Date: | 22/10/08 | Agent: Christopher Street Properties Ltd |
| Registered: | 09/25/2008 | | Decision: | Approved | Tel: |
| Address: | 19 CHRISTOPHER STREET LONDON EC2A 2BS | | Officer: | Evie Learman | Applicant: Christopher Street Properties Ltd |
| Registered: | 09/25/2008 | | | Tel: | |
| App No: | 2008/2156 | Change of use from shop (class A1) to Nail Salon (sui generis) together with alterations to shopfront, including new window to door. Opening hours 10.00 to 22.00 hours Monday to Saturday and 10.00 to 18.00 hours on Sunday. | Decision Date: | 23/12/08 | Agent: |
| Registered: | 11/03/2008 | | Decision: | Approved | Tel: |
| Address: | 128 Kingsland Road London E2 8DP | | Officer: | Noel Kelly | Applicant: Ms Hue Le |
| Registered: | 11/03/2008 | | | Tel: | |
| App No: | 2008/2178 | Discharge of condition 3 "Details to be approved windows and doors, ballustrades and roof details attached to planning application 2007/1616 | Decision Date: | 09/12/08 | Agent: |
| Registered: | 10/24/2008 | | Decision: | Approved | Tel: |
| Address: | 25 Christopher Street London EC4A 2BS | | Officer: | Colin Leadbeatter | Applicant: Smok Architecture and Design |
| Registered: | 10/24/2008 | | | Tel: | |
| App No: | 2008/2218 | Variation of condition 3(hours of opening to allow opening between 09:00-00:00 Sunday - Thursday and 09:00-00:30 on Friday and Saturday. | Decision Date: | 16/10/08 | Agent: Michael Sierens Associates |
| Registered: | 09/08/2008 | | Decision: | Refused | Tel: 020 8520 2008 |
| Address: | 152-154 Curtain Road London EC2A 3AR | | Officer: | Noel Kelly | Applicant: Saf Catering Ltd |
| Registered: | 09/08/2008 | | | Tel: | |
| App No: | 2008/2227 | Discharge of conditions 4(samples) of materials and 6(additional bricks, pillars attached to front elevation application No. 2006/2174 dated 23/08/2006. | Decision Date: | 11/12/08 | Agent: Mr Yusuf Ismail |
| Registered: | 09/09/2008 | | Decision: | Approved | Tel: 0207 586 0319 |
| Address: | 110-112 Curtain Road London EC2 3AH | | Officer: | Colin Leadbeatter | Applicant: Mr Donohue |
| Registered: | 09/09/2008 | | | Tel: | |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> | |
|----------------------------|--|--|-----------------------|--------------------------------|-------------------------------|------------------------------------|
| App No: | 2008/2245 | Erection of additional two internal storey plus mezzanine, internal partitions, new external door and windows and repairs to existing building pursuant to creation 204 additional sqm of B1, D1 and D2 space and 1 x 4 bed residential unit. | Decision Date: | 12/01/09 | Agent: Mr Desai | Applicant: Ms Orr |
| Registered: | 10/10/2008 | | Decision: | Approved | Tel: 0207 278 9333 | Tel: |
| Address: | St Augustines (291 Gallery) 291 Hackney Road London E2 8NA | | Officer: | Bernard Haasbroek | | |
| App No: | 2008/2250 | Alterations to Grade II Listed Building including construction of two additional internal floors plus mezzanine, internal partitions and new timber door, leaded windows and other external and internal alterations to create 1 x 4 bed flat and an enlarged flexible B1, D1 and D2 space | Decision Date: | 13/01/09 | Agent: Mr Desai | Applicant: Ms Orr |
| Registered: | 10/10/2008 | | Decision: | Approved | Tel: 0207 278 9333 | Tel: |
| Address: | St Augustines (291 Gallery) 291 Hackney Road London E2 8NA | | Officer: | Bernard Haasbroek | | |
| App No: | 2008/2255 | Installation of 2 x 'halo' illuminated fascia signs and 1 x externally illuminated projecting sign. | Decision Date: | 29/10/08 | Agent: Technical Signs | Applicant: Mr Alan Jeffreys |
| Registered: | 09/20/2008 | | Decision: | Approved | Tel: (0)1923 811987 | Tel: |
| Address: | 49-51 Curtain Road, LONDON EC2A 3PT | | Officer: | Tyler Sharratt | | |
| App No: | 2008/2280 | Existing use of the building as offices (Class B1 use). | Decision Date: | 30/10/08 | Agent: HDG Ltd | Applicant: Adjoin Ltd |
| Registered: | 09/20/2008 | | Decision: | Approved | Tel: 0207 456 8184 | Tel: |
| Address: | 23 Curtain Road London EC2A 3NA | | Officer: | Yousef Bahadur | | |
| App No: | 2008/2298 | Erection of new mansard roof extension conversion of existing mezzanine to create additional one bed flat (3 x 1, 1 x 2 in total) new shop front to 155 Hackney Road and new timber framed sliding sash windows to all elevations. | Decision Date: | 31/10/08 | Agent: Mr Lakani Ross | Applicant: Mr Mehmet |
| Registered: | 09/20/2008 | | Decision: | Approved | Tel: 07946 875 537 | Tel: |
| Address: | 155 - 159 Hackney Road London E2 8JL | | Officer: | Bernard Haasbroek | | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--------------------|--|---|------------------|------------------------------------|--|-----------------|----------------|
| App No: | 2008/2318 | Discharge of condition 3(materials) attached to planning application 2007/2386. | Decision | Agent: Hut Architecture Ltd | Applicant: Hut Architecture Ltd | | |
| Registered: | 10/23/2008 | | Date: | | 21/11/08 | Tel: | |
| Address: | 85 Great Eastern Street London EC2A 3HY | | Decision: | | Approved | Officer: | Michael Garvey |

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|--------------------|------------------------------------|--|------------------|------------------------------------|--------------------------------|-----------------|-------------------|
| App No: | 2008/2330 | Erection of new 4th storey roof extension with roof terrace and refurbishment of third floor to provide 1x2 bed flat in place of existing 2x1 bed flats. | Decision | Agent: Amin Taha Architects | Applicant: Mr Amin Taha | | |
| Registered: | 10/27/2008 | | Date: | | 09/12/08 | Tel: | |
| Address: | 18 Phipp Street London EC2A 4NU | | Decision: | | Approved | Officer: | Colin Leadbeatter |

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|--------------------|--------------------------------------|--|------------------|------------------------------|-------------------------------|-----------------|----------------|
| App No: | 2008/2342 | Erection of a roof extension and conversion to create a new 2 bedroom self - contained flat. | Decision | Agent: Malcolm D'Crus | Applicant: Mr K Salimi | | |
| Registered: | 09/23/2008 | | Date: | | 04/11/08 | Tel: | |
| Address: | 61A Hackney Road London E2 7NX | | Decision: | | Refused | Officer: | Tyler Sharratt |

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|--------------------|-----------------------------------|--|------------------|--------------------------|------------------------------|-----------------|------------|
| App No: | 2008/2354 | Discharge of condition 6(refuse and recycling) attached to planning application 2008/0265. | Decision | Agent: A C Holdom | Applicant: A C Holdom | | |
| Registered: | 09/26/2008 | | Date: | | 10/11/08 | Tel: | |
| Address: | 3-5 Dunston Road London E8 4EH | | Decision: | | Approved | Officer: | Noel Kelly |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--|--|--------------------------------|---------------------------------------|---------------------------------------|
| App No: 2008/2367 | Erection of a 4 storey extension in existing rear lightwell to provide toilet facilities at ground, first, second and third floor levels, installation of new stair/disabled lift enclosure, escape stairs and alterations to the elevations, including new entrance door, curtain walling, double glazed windows, raised parapet wall around the perimeter of the roof and installation of new plant equipment on roof. | Decision Date: 10/12/08 | Agent: Tom Giannini Architects | Applicant: Laurel Brook II Ltd |
| Registered: 10/27/2008 | | Decision: Approved | Tel: 020 7638 1226 | Tel: 020 7422 6600 |
| Address: 60 Worship Street London EC2A 2HD | | | Officer: Colin Leadbeatter | |

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|--|---|--------------------------------|--|------------------------------------|
| App No: 2008/2441 | Retention of photographic studio (B1), together with the erection of a single storey annexe side extension and external alterations including the installation of new glazing panels and doors to arches. | Decision Date: 24/11/08 | Agent: Ideal Planning Permissions | Applicant: Mr Simon Farrant |
| Registered: 10/20/2008 | | Decision: Approved | Tel: 7127 4892 | Tel: |
| Address: Arches 363-365 Kingsland Viaduct Hows Street London E2 8EE | | | Officer: Michael Garvey | |

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|--|--|--------------------------------|---------------------------|-----------------------------|
| App No: 2008/2466 | Existing use of the Unit as a self - contained flat. | Decision Date: 13/11/08 | Agent: Ms Emmett | Applicant: Ms Emmett |
| Registered: 10/02/2008 | | Decision: Approved | Tel: 07818695315 | Tel: |
| Address: Flat 4 Hoxton Point 6 Rufus Street London N1 6PE | | | Officer: Jim Hwang | |

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|---|---|--------------------------------|-----------------------------|---|
| App No: 2008/2476 | Court Yard Sycamore - crown reduction by 30% | Decision Date: 11/11/08 | Agent: | Applicant: City Suburban Tree Surgeons |
| Registered: 10/08/2008 | | Decision: Approved | Tel: | Tel: |
| Address: 74 Rivington Street London EC2A 3AY | | | Officer: Nick Jacobs | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|--|---|
| App No: 2008/2537 Registered: 12/09/2008 Address: 370 Old Street - London - EC1V 9LT | Change of use of the ground floor from B1 (office) to D1 (dentist practise), together with the provision of portable access ramp to entrance. Opening hours 09:00 - 18:00 hours Monday to Saturday. | Decision Date: 15/01/09 Decision: Approved | Agent: Plainview Planning Ltd Tel: 01403 793773 Officer: Colin Leadbeatter | Applicant: Mr Alejandro Seijas-Requena Tel: |
| App No: 2008/2549 Registered: 10/16/2008 Address: The Stables - 138 Kingsland Road London - E2 8DY | Internal refurbishment work, including new walls, part removal of existing mezzanine, new floor finishes and decorations. New disabled platform within existing roof lantern, external works, including new facade glazing, two entrance doors, spending pen, external number sign and dropped kerb for two disabled parking bays, filling in 3 existing roof lights facing the residential unit. | Decision Date: 04/12/08 Decision: Approved | Agent: Artillery Tel: 020 7283 2299 Officer: Colin Leadbeatter | Applicant: Ms Judith Kilvington Tel: 020 7697 7928 |
| App No: 2008/2555 Registered: 10/16/2008 Address: The Stables - 138 Kingsland Road London E2 8DY | External alterations including installation of new disabled platform lift, new plant room within existing roof lantern, facade glazing, two entrance doors, spending pen, external number sign and construction of dropped kerb for two disabled parking bays and filling in 3 existing roof lights facing the residential unit. | Decision Date: 04/12/08 Decision: Approved | Agent: Artillery Tel: 020 7283 2299 Officer: Colin Leadbeatter | Applicant: Miss Judith Kilvington Tel: 020 7697 7928 |
| App No: 2008/2578 Registered: 12/05/2008 Address: 83 Kingsland Road London E2 8NG | Erection of a new second floor mansard roof extension and internal alterations of the first floor to create 2 x 1 bedroom flats together with external alterations including the installation of new shopfront and new front windows at first floor level. | Decision Date: 02/01/09 Decision: Approved | Agent: Neo Architect Chartered Architects Tel: 0208 950 9715 Officer: Colin Leadbeatter | Applicant: Mr Greg Gregoriou Tel: |
| App No: 2008/2582 Registered: 10/22/2008 Address: 49 Hoxton Square, London N1 6PB | Alterations to the roof at second floor level to create a roof terrace. | Decision Date: 08/12/08 Decision: Refused | Agent: Tasou Associates Tel: 0207 713 7070 Officer: Tyler Sharratt | Applicant: Comax Tomkins Developments Ltd Tel: 0208 559 3533 |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> | |
|----------------------------|--|---|------------------|---------------------------------|--|-------------|
| App No: | 2008/2608 | Change of use of basement floor from B1(office) to D2 (gymnasium) with hours of operation from 07:00 to 22:00 Mondays to Fridays and 08:00 to 17:00 Saturdays, Sundays and Public holidays. | Decision | Agent: Archipek Ltd | Applicant: Mr Savvas Hadji KYRIACOU | |
| Registered: | 12/04/2008 | | Date: | 05/01/09 | Tel: | Tel: |
| Address: | 44 Paul Street London EC2A 4LB | | Decision: | Approved | Officer: Ly Mach | |
| App No: | 2008/2612 | Alterations to ground floor front elevation fronting Hoxton Street and rear elevation including new frosted windows and new door opening. | Decision | Agent: Miss Walton | Applicant: Mr Mitchell | |
| Registered: | 11/03/2008 | | Date: | 29/12/08 | Tel: | Tel: |
| Address: | Hackney Community College Shoreditch Campus Falkirk Street London N1 6HQ | | Decision: | Approved | Officer: Yousef Bahadur | |
| App No: | 2008/2639 | Approval of details pursuant to condition 5 (external materials, access security for flats and balconies/ roof terraces) attached to approval reference 2008/0265. | Decision | Agent: A C Holdom | Applicant: A C Holdom | |
| Registered: | 11/27/2008 | | Date: | 12/12/08 | Tel: | Tel: |
| Address: | 3-5 Dunston Road, London E8 | | Decision: | Approved | Officer: Noel Kelly | |
| App No: | 2008/2660 | Installation of an externally illuminated hanging sign and two internally illuminated menu signs. | Decision | Agent: Miss Emily Walton | Applicant: Mr Michael Mitchell | |
| Registered: | 11/03/2008 | | Date: | 24/12/08 | Tel: | Tel: |
| Address: | Hackney Community College Shoreditch Campus Falkirk Street London N1 6HQ | | Decision: | Approved | Officer: Yousef Bahadur | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|--|--|
| App No: 2008/2690 Registered: 11/28/2008 Address: 77 Hackney Road London E2 8ET | Demolition of 3 storey building and redevelopment to provide a 5 storey building with basement comprising a retail shop (A1 use) on the Ground/Lower Ground Floor, A1 x 1 bedroom flat on the first floor , a 1 bedroom flat on the 2nd floor, a 2 x bedroom duplex flat on the 1st and 2nd floors, a 3 x bedroom flat with terrace on the 3rd floor and a 3 x bedroom flat on the 4th floor along with a communal roof garden, 6 cycle spaces & waste/refuse bin storage. | Decision Date: 22/12/08 Decision: Refused | Agent: Gregori Chiarotti Architects Tel: 0207 169 0522 Officer: Colin Leadbeatter | Applicant: Stacy Pioli Tel: |
| App No: 2008/2699 Registered: 12/04/2008 Address: Corinthian House 6-8 Great Eastern Street London EC2A 3NT | Details submitted pursuant to condition 5 (details of lift platform and proposed entrance door and window) of Listed Building Consent (ref. 2008/1230) dated 29th September 2008. | Decision Date: 07/01/09 Decision: Approved | Agent: Artillery Architecture Interior Tel: 0207 283 2299 Officer: Tyler Sharratt | Applicant: Artillery Architecture Interior Tel: |
| App No: 2008/2704 Registered: 12/05/2008 Address: 87 Kingsland Road London E2 8AG | Change of use of offices premises (B1 use) to mini-cab office (Sue Generis) | Decision Date: 22/12/08 Decision: Refused | Agent: SSC Project Management Ltd Tel: 0208 516 396 Officer: Noel Kelly | Applicant: Mr M U Ahmed Tel: |
| App No: 2008/2723 Registered: 11/06/2008 Address: 409 Kings Wharf 301 Kingsland Road London E8 4DS | Existing use of the unit as a self-contained flat. | Decision Date: 24/12/08 Decision: Approved | Agent: Mercury Planning Tel: 02072370091 Officer: Graham Callam | Applicant: Robert Mclean Tel: 020 7226 1313 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|---|--|
| App No: 2008/2727 Registered: 11/28/2008 Address: 80 Kingsland Road London E2 8DP | Change of use of B1 (Business use class) to shop (A1 use class). | Decision Date: 23/12/08 Decision: Refused | Agent: Nathaniel Lichfield And Partners Tel: Officer: Michael Garvey | Applicant: Tesco Stores Ltd Tel: |
| App No: 2008/2737 Registered: 11/11/2008 Address: Outside 21 Shoreditch High Street - London - E1 6PG | Prior approval application for installation of one 8m stand alone column antenna and associated equipment on the foot path outside 21 Shoreditch High Street. | Decision Date: 24/12/08 Decision: Refused | Agent: PHA Communication Ltd. Tel: 01582833256 Officer: Yousef Bahadur | Applicant: Orange Pcs Limited Tel: |
| App No: 2008/2786 Registered: 11/19/2008 Address: 207 Anlaby House, 37 Boundary Street, London E2 7JQ | Existing use of the unit as a self-contained flat. | Decision Date: 02/01/09 Decision: Approved | Agent: Herbert Reeves & Co Tel: 0207 731 6660 Officer: Graham Callam | Applicant: Mr Paul Summers Tel: 0207 731 6660 |
| App No: 2008/2818 Registered: 11/24/2008 Address: The Geffrye Museum Kingsland Road London E2 8EA | Alterations comprising refurbishment of toilets and attendant's mess room in north range, and refurbishment of toilets in reception block and main extension block. | Decision Date: 07/01/09 Decision: Approved | Agent: Hok International Ltd Tel: 020 7636 2006 Officer: Yousef Bahadur | Applicant: Mr David Dewing Tel: 020 7739 9893 |
| App No: 2008/2842 Registered: 12/10/2008 Address: 29 Charlotte Road - London - EC2A 3RB | Change of use of the ground floor from B1 (office) to A1 (retail) shop, together with alteration to shop front including installation of new door. | Decision Date: 16/01/09 Decision: Refused | Agent: Roszynski Smith Tel: 020 8670 4041 Officer: Colin Leadbeatter | Applicant: Mr Simon Goodman Tel: 02077209977 |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|---------------------------------------|---|---------------------------|--|--|
| App No: | 2008/2858 | Variation of condition 4 (use of basement floor for office purposes) attached to planning permission reference 2003/2238 for mixed use commercial and residential development to use of basement floor for office and photographic studio purposes. | Decision Date: | Agent: Barnfield Commercial Ltd | Applicant: Mr Daniel Welldon |
| Registered: | 12/17/2008 | | | Tel: 01392 490021 | Tel: 0107 0330383 |
| Address: | 278 Kingsland Road London E8 4DG | | Decision: Approved | Officer: Caroline Ozor | |
| App No: | 2008/2876 | Change of use of part of existing floor space on ground and mezzanine floors of building from B1 (Business use) to D1 (Non Residential Institutions). | Decision Date: | Agent: CgMs Limited | Applicant: City and Hackney Teaching PCT |
| Registered: | 12/12/2008 | | | Tel: 020 7832 1466 | Tel: |
| Address: | 238 Kingsland Road London E2 8AX | | Decision: Refused | Officer: David Thompson | |
| App No: | 2008/2996 | Discharge of Condition 1 (Details to be approved) pursuant to planning permission ref: 2008/2022 dated 12/11/2008. | Decision Date: | Agent: London Metropolitan University | Applicant: London Metropolitan University |
| Registered: | 12/15/2008 | | | Tel: 020 7133 3306 | Tel: |
| Address: | 35 Kingsland Road London E2 8AA | | Decision: Refused | Officer: Graham Callam | |
| App No: | 2008/3044 | Approval of details pursuant to Condition 2(external materials) of planning permission ref: 2004/0376. | Decision Date: | Agent: JDW Architects | Applicant: JDW Architects |
| Registered: | 12/15/2008 | | | Tel: 01873 851 125 | Tel: |
| Address: | 151 Goldsmith Row London E2 8QR | | Decision: Approved | Officer: Michael Garvey | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--|--|--------------------------------|--------------------------------|------------------------------------|
| App No: 2009/0023 | Existing use of Units 1-3 and 5-8 as self-contained residential flats. | Decision Date: 30/01/09 | Agent: Mr Ibrahim Durak | Applicant: Mr Ibrahim Durak |
| Registered: 01/12/2009 | | | Tel: | Tel: |
| Address: Units 1-3 & units 5-8 Hammal House 15 Stanway Street London N1 6RQ | | Decision: Approved | Officer: Evie Learman | |

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| App No: 2008/2968 | Adjoining borough observation for extension of existing ground floor rear extension, extension of existing first floor extension and alteration to roof to form gable end. | Decision Date: 22/01/09 | Agent: Haringey Council | Applicant: Haringay Council |
| Registered: 12/09/2008 | | | Tel: 020 8489 0000 | Tel: |
| Address: 127 Craven Park Road London N15 6BP | | Decision: NOB | Officer: Yousef Bahadur | |

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|--|--|--------------------------------|-----------------------------------|--|
| App No: 2007/1876 | Submission of details pursuant to Conditions 4a (design and appearance of railings) of planning application reference 2005/0272 dated 25/07/2006 | Decision Date: 16/01/09 | Agent: THE TOOLEY & FOSTER | Applicant: THE Toley & Foster Partnership |
| Registered: 09/12/2007 | | | Tel: 020 8504 9711 | Tel: |
| Address: 227-227C City Road & 4 Windsor Terrace London EC1V 1JT | | Decision: Approved | Officer: Adam Flynn | |

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|---|--|--------------------------------|--|--|
| App No: 2007/2023 | Submission of details pursuant to condition 22 (Landscape / ecological management plan) of planning permission ref: 2006/1581. | Decision Date: 22/12/08 | Agent: Hawkins Brown Architects | Applicant: Hawkins Brown Architects |
| Registered: 08/23/2007 | | | Tel: 020 7336 8030 | Tel: |
| Address: Wenlock Building, 50-60 Wharf Road, London N1 7SF | | Decision: Approved | Officer: Erich Wessels | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|--|--|
| App No: 2007/2682 Registered: 11/06/2007 Address: 227 - 227C City Road & 4 Windsor Terrace - London - EC1V 1LA | Submission of details pursuant to condition 4c (landscaping of roof terrace) of planning permission ref: 2005/0272 | Decision Date: 16/01/09 Decision: Approved | Agent: The Tooley & Foster Partnership Tel: 020 8504 9711 Officer: Adam Flynn | Applicant: The Tooley & Foster Partnership Tel: |
| App No: 2007/2964 Registered: 01/03/2008 Address: 3 - 11 Wenlock Street - London - N1 7NT | Submission of details pursuant to planning condition 10 (landscape management plan) of planning application reference 2007/0955 dated 20/07/2007 | Decision Date: 01/10/08 Decision: Approved | Agent: Stephen Davy Peter Smith Tel: 0207 739 2020 Officer: Gillian Nicks | Applicant: Stephen Davy Peter Smith Tel: 0207 739 2020 |
| App No: 2007/3039 Registered: 12/10/2007 Address: Penthouse 16 Hoxton Square London N1 6NT | Erection of a single - storey extension to the Penthouse flat. | Decision Date: 16/10/08 Decision: Approved | Agent: IDE-Architecture Tel: Officer: Tyler Sharratt | Applicant: Mr David Gladstone Tel: |
| App No: 2007/3162 Registered: 01/04/2008 Address: 24 Murray Grove London N1 7JY | Submission of details pursuant to condition 4 (details of windows, doors, ground floor elevations and signage, eternity cladding and joinery) of planning permission reference 2007/0988 dated 21st August 2007 | Decision Date: 04/12/08 Decision: Approved | Agent: Waugh Thistleton Limited Tel: 0207 613 5727 Officer: Gillian Nicks | Applicant: Waugh Thistleton Architects Ltd Tel: 0207 613 5727 |
| App No: 2007/3169 Registered: 01/09/2008 Address: 24 Murray Grove London N1 | Submission of details pursuant to condition 8 (details of roof plant enclosures) of planning permission ref: 2007/0988. | Decision Date: 17/12/08 Decision: Approved | Agent: Waugh Thistleton Limited Tel: 0207 613 5727 Officer: Gillian Nicks | Applicant: Waugh Thistleton Architects Ltd Tel: 0207 613 5727 |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--|---|--------------------------|---------------------------|---------------------------------------|-------------------------|
| App No: 2008/1504 | Excavation of basement. Installation new windows and doors and timber cladding and new roof pursuant to change of use of rear storage area to create 2x2 bed units. | Decision | Agent: Lawtonduffy | Applicant: Mr Haleem Kherallah | |
| Registered: 10/01/2008 | | Date: 31/10/08 | | Tel: 1628530611 | Tel: 02077240919 |
| Address: 59&61 Pitfield Street London N1 6BU | | Decision: Refused | | Officer: Colin Leadbeatter | |

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|---|---|---------------------------|------------------------------------|--|-------------|
| App No: 2008/1552 | Discharge of Condition 4(Details of replacement features of Listed Buildings) attached to planning application 2002/2187. | Decision | Agent: Sager Management Ltd | Applicant: Sager Management Ltd | |
| Registered: 06/17/2008 | | Date: 16/12/08 | | Tel: 02077236693 | Tel: |
| Address: 121 Shepherdess Walk London N1 7QA | | Decision: Approved | | Officer: Colin Leadbeatter | |

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|---|--|---------------------------|--|--|-------------|
| App No: 2008/1554 | Discharge of Condition 3(East elevation of garden unit 3 - full details) attached to planning applications 2002/2187 and 2002/2171. | Decision | Agent: Sager Management Limited | Applicant: Sager Management Limited | |
| Registered: 06/17/2008 | | Date: 16/12/08 | | Tel: 020 7723 6693 | Tel: |
| Address: 121 Shepherdess Walk London N1 7QA | | Decision: Approved | | Officer: Colin Leadbeatter | |

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|---|--|---------------------------|---------------------------------|-------------------------------------|-------------------------|
| App No: 2008/1587 | Existing use of the property as a self contained flat. | Decision | Agent: Mr Justin McGuirk | Applicant: Mr Justin McGuirk | |
| Registered: 06/23/2008 | | Date: 31/12/08 | | Tel: 0207 684 1564 | Tel: 07815933051 |
| Address: 216 Union Wharf 23-25 Wenlock Road London N1 7SJ | | Decision: Approved | | Officer: Graham Callam | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|--|---|
| App No: 2008/1789 Registered: 07/18/2008 Address: Wenlock Building 50 - 60 Wharf Road London N1 7SF | Submission of details pursuant to Condition 21 (landscape plan) of planning permission 2006/1581 | Decision Date: 28/11/08 Decision: Approved | Agent: Hawkins Brown Tel: 020 7336 8030 Officer: Adam Flynn | Applicant: Hawkins Brown Tel: 020 7336 8030 |
| App No: 2008/1844 Registered: 07/24/2008 Address: Wenlock Building 50-60 Wharf Road London N1 7SF | Submission of detail pursuant to condition 11 (Car and cycle spaces) of planning permission 2006/1581. | Decision Date: 27/11/08 Decision: Approved | Agent: Hawkins Brown Tel: 020 7336 8030 Officer: Adam Flynn | Applicant: Hawkins Brown. Tel: 020 7336 8030 |
| App No: 2008/1866 Registered: 07/24/2008 Address: Wenlock Building 50-60 Wharf Road London N1 7SF | Submission of details pursuant to condition 27 (Corrected drawings) of planning permission 2006/1581 | Decision Date: 14/10/08 Decision: Approved | Agent: Hawkins Brown Tel: 020 7336 8030 Officer: Adam Flynn | Applicant: Hawkins Brown. Tel: 020 7336 8030 |
| App No: 2008/1868 Registered: 07/25/2008 Address: Wenlock Building 50 - 60 Wharf Road London N1 7SF | Submission of details pursuant to condition 18 (Cyclist shower facilities) of planning permission 2006/1581 | Decision Date: 14/10/08 Decision: Approved | Agent: Hawkins Brown Tel: 020 7336 8030 Officer: Adam Flynn | Applicant: Hawkins Brown. Tel: 020 7336 8030 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|--|--|
| App No: 2008/1878 Registered: 07/25/2008 Address: Eagle House Land bounded by 159-189 City Road Ebenezer Street St Britannia Walk and Westland Place | Section 73 application to vary conditions 2 (details of bay windows and facing materials), 3 (drawings and specifications), 9 (details of roof plant enclosures), 17 (details of hard and soft landscaping) and 18 (details of waste, recycling and dustbin enclosures) of planning permission 2006/0201 | Decision Date: 09/10/08 Decision: Approved | Agent: Hunters Tel: 020 8237 8200 Officer: Adam Flynn | Applicant: McCabe Builders (UK) Ltd Tel: |
| App No: 2008/1913 Registered: 10/30/2008 Address: 49-51 East Road London N1 6AH | Replacement of 4 existing air conditioning units with an air handling unit and 10 condensing units at roof level. | Decision Date: 17/12/08 Decision: Approved | Agent: John Millington Tel: Officer: Evie Learman | Applicant: Andrew Croft Tel: |
| App No: 2008/1987 Registered: 08/19/2008 Address: 227-227C City Road & 4 Windsor Terrace London EC1V 1JT | Submission of details pursuant to condition 3 (Materials) of planning permission ref:2005/0272. | Decision Date: 12/01/09 Decision: Approved | Agent: The Tooley & Foster Partnership Tel: 020 8504 9711 Officer: Adam Flynn | Applicant: The Tooley & Foster Partnership Tel: 020 8504 9711 |
| App No: 2008/1988 Registered: 08/19/2008 Address: 227-227C City Road & 4 Windsor Terrace London EC1V 1JT | Submission of details pursuant to condition 4b (undercroft of balconies) of planning permission ref:2005/0272. | Decision Date: 16/01/09 Decision: Approved | Agent: Tel: Officer: Adam Flynn | Applicant: The Tooley & Foster Partnership Tel: 020 8504 9711 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|--|---|
| App No: 2008/2025 Registered: 08/20/2008 Address: 121 Shepherdess Walk London N1 7QA | Discharge of condition 2(working details of all replacement features) attached to application 2002/2187. | Decision Date: 16/12/08 Decision: Approved | Agent: Tel: Officer: Colin Leadbeatter | Applicant: Sager Management Limited Tel: 020 7723 6693 |
| App No: 2008/2049 Registered: 08/20/2008 Address: 121 Shepherdess Walk London N1 7QA | Discharge of condition 2(materials) attached to planning applications 2002/2171 and 2002/2187. | Decision Date: 16/12/08 Decision: Approved | Agent: Sager Management Limited Tel: 020 7723 6693 Officer: Colin Leadbeatter | Applicant: Sager Management Ltd Tel: 020 7723 6693 |
| App No: 2008/2053 Registered: 09/20/2008 Address: 166-168 Shepherdess Walk London N1 7JL | Submission of details pursuant to condition 6(boundary details) of planning permission ref: 2006/2978. | Decision Date: 10/10/08 Decision: Approved | Agent: Mount Avil Tel: 01727 898000 Officer: Russell Smith | Applicant: Mount Avil Tel: |
| App No: 2008/2174 Registered: 10/08/2008 Address: 85 Shepherdess Walk London N1 7QD | Erection of a roof extension and roof terrace with railing surround. | Decision Date: 18/11/08 Decision: Refused | Agent: Mr Tuff Tel: 0207 255 1564 Officer: Graham Callam | Applicant: Ms Adler Tel: |
| App No: 2008/2182 Registered: 09/29/2008 Address: 121 City Road London EC1V 1JB | Existing use of the flank wall of 121 City Road for the display of an illuminated 48 sheet hoarding. | Decision Date: 24/11/08 Decision: Refused | Agent: Tel: Officer: Tyler Sharratt | Applicant: Clear Channel UK Ltd Tel: 020 7478 2206 |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

App No: 2008/2216
Registered: 09/15/2008
Address: 241 City Road
London
EC1V 1JQ

Retention to two x 6 sheet free-standing internally illuminated single-sided advertisement panels at junction of city Road and Wharf Road.

Decision Date: 03/11/08
Decision: Approved

Agent:
Tel:
Officer: Graham Callam

Applicant: Miss Helen Groth
Tel: 020 7908 4334

App No: 2008/2231
Registered: 09/20/2008
Address: 166-168 SHEPHERDESS
WALK
LONDON

Submission of details pursuant to condition 25 (visibility splays) of planning permission ref: 2006/2978.

Decision Date: 10/10/08
Decision: Approved

Agent: Mount Avil
Tel: 01727 898000
Officer: Russell Smith

Applicant: Mount Avil
Tel:

Page 527

App No: 2008/2232
Registered: 09/20/2008
Address: 166-168 Shepherdess
Walk London N1 7JL

Submission of details pursuant to condition 31(drawings and layout) of planning permission ref: 2005/2375.

Decision Date: 10/10/08
Decision: Approved

Agent: Mount Avil
Tel: 01727 898000
Officer: Russell Smith

Applicant: Mount Avil
Tel:

App No: 2008/2233
Registered: 09/09/2008
Address: Wenlock Building
50-60 Wharf Road
London N1 7SF

Submission of details pursuant to Condition 28 (trees to be retained and removed) of planning permission 2006/1581

Decision Date: 28/11/08
Decision: Approved

Agent: Hawkins Brown
Tel: 02073368030
Officer: Adam Flynn

Applicant: Hawkins Brown.
Tel:

App No: 2008/2234
Registered: 09/09/2008
Address: Wenlock Building
50-60 Wharf Road
London N1 7SF

Submission of details pursuant to Condition 29 a & c (details of brickwork and balconies) of planning permission 2006/1581

Decision Date: 27/11/08
Decision: Approved

Agent: Hawkins Brown
Tel: 02073368030
Officer: Adam Flynn

Applicant: Hawkins Brown.
Tel:

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--------------------|---|--|------------------|------------------------------|---------------------------------|-----------------|------------|
| App No: | 2008/2235 | Submission of details pursuant to Condition 24 (ecological buffer zone) of planning permission 2006/1581 | Decision | Agent: Hawkins Brown. | Applicant: Hawkins Brown | | |
| Registered: | 09/09/2008 | | Date: | | 04/11/08 | Tel: | |
| Address: | Wenlock Building 50-60 Wharf Road London N1 7SF | | Decision: | | Approved | Officer: | Adam Flynn |

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|--------------------|--|--|------------------|--------------------------------|------------------------------------|-----------------|-------------------|
| App No: | 2008/2253 | Conversion of existing top floor two bed flat into two one bed flats, together with the erection of a second floor rear extension over part of the existing roof terrace and formation of two smaller retained roof terraces and alteration to the first floor rear elevation. | Decision | Agent: Mr Michael Clark | Applicant: Mr Michael Clark | | |
| Registered: | 12/08/2008 | | Date: | | 22/01/09 | Tel: | |
| Address: | 101-103 Haberdasher Street London N1 6EH | | Decision: | | Approved | Officer: | Colin Leadbeatter |

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|--------------------|---|---|------------------|----------------------------|----------------------------------|-----------------|---------------|
| App No: | 2008/2266 | Existing use of the premises as a self-contained flat | Decision | Agent: Gill Dempsey | Applicant: Edward Forrest | | |
| Registered: | 10/09/2008 | | Date: | | 12/11/08 | Tel: | |
| Address: | Flat 113 Union Wharf 23-25 Wenlock Road London N1 7SE | | Decision: | | Approved | Officer: | Graham Callam |

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|--------------------|---|--|------------------|------------------------------|----------------------------------|-----------------|---------------|
| App No: | 2008/2306 | Existing use of the unit as a self-contained flat. | Decision | Agent: Jason Solomons | Applicant: Jason Solomons | | |
| Registered: | 10/08/2008 | | Date: | | 21/11/08 | Tel: | |
| Address: | 502 Union Wharf 23-25 Wenlock Road London N1 7SE | | Decision: | | Approved | Officer: | Graham Callam |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|--|---|
| App No: 2008/2409 Registered: 10/02/2008 Address: 164-168 Shepherdess Walk, London N1 7JL | Submission of details pursuant to condition 10 (soundproofing) of planning permission 2005/2375 dated 09/01/06 | Decision Date: 10/10/08 Decision: Approved | Agent: Neale & Norden Limited. Tel: 020 7874 1500 Officer: Adam Flynn | Applicant: Neale & Norden Limited Tel: |
| App No: 2008/2532 Registered: 10/15/2008 Address: 79 Nile Street London N1 7RD | Continued of use of the ground floor of 79 Nile Street from A1(Retail) to A3(Sandwich shop/café), with no cooking to be carried out on the premises at anytime, other than the reheating of pre-cooked food, and with hours of opening between 07:00 and 17:00 hours Monday to Friday. | Decision Date: 01/12/08 Decision: Approved | Agent: Mrs Bowden Tel: 07888833018 Officer: Colin Leadbeatter | Applicant: Mrs Bowden Tel: |
| App No: 2008/2550 Registered: 10/24/2008 Address: 24 Murray Grove London N1 7QN | Submission of details pursuant to Condition 3(detailed drawings/full particulars) of planning permission ref: 2008/1273 dated 14/08/2008. | Decision Date: 22/12/08 Decision: Approved | Agent: Waugh Thistleton Limited Tel: 020 7613 5727 Officer: Gillian Nicks | Applicant: Waugh Thistleton Limited Tel: 0207 613 5727 |
| App No: 2008/2577 Registered: 12/09/2008 Address: Unit B, 2 Micawber Wharf Micawber Street London N1 7TB | Change of Use of Basement Office (B1 use class) to Gym/Studio (D2 use) | Decision Date: 19/01/09 Decision: Approved | Agent: Ms Sophie Pittaway Tel: 0044 7739 694 585 Officer: David Thompson | Applicant: Ms Sophie Pittaway Tel: |
| App No: 2008/2655 Registered: 12/05/2008 Address: 24 Murray Grove London N1 7QN | Submission of details pursuant to condition 4(materials) and 7(roof plant) of planning application reference 2008/1273 dated 14/08/2008. | Decision Date: 15/01/09 Decision: Approved | Agent: Waugh Thistleton Limited Tel: 0207 613 5727 Officer: Gillian Nicks | Applicant: Waugh Thistleton Limited Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|---|---|
| App No: 2008/2666 Registered: 11/06/2008 Address: 121 Shepherdess Walk London N1 7QA | Submission of details pursuant to condition 4(internal partitions) of Listed Building Consent 2002/2187. | Decision Date: 16/12/08 Decision: Approved | Agent: Sager Management Limited Tel: 020 7723 6693 Officer: Colin Leadbeatter | Applicant: Sager House (Harrow on the Hill) Tel: 020 7723 6693 |
| App No: 2008/2683 Registered: 11/05/2008 Address: 227-227C City Road & 4 Windsor Terrace London EC1V 1JT | Submission of details pursuant to condition 15 (roof plant) of planning permission 2005/0272 | Decision Date: 16/01/09 Decision: Approved | Agent: The Tooley & Foster Partnership. Tel: 020 8504 9711 Officer: Adam Flynn | Applicant: The Tooley & Foster Partnership Tel: |
| App No: 2008/2702 Registered: 11/05/2008 Address: 100 East Road London N1 6AA | Submission of details pursuant to condition 3 (materials) of planning permission ref: 2007/0987 | Decision Date: 16/01/09 Decision: Approved | Agent: Feilden Clegg Bradley Studios LLP Tel: Officer: Rokos Frangos | Applicant: Feilden Clegg Bradley Studio LLP Tel: |
| App No: 2008/2708 Registered: 11/10/2008 Address: 95 East Road London N1 6AW | Conversion of existing single dwelling house into 3 self-contained flats (consisting of 1x4 bedroom, 1x2 bedroom and 1x1 bedroom flats) along with associated external alterations and incorporating a roof extension previously approved under planning application reference: 2008/1057. | Decision Date: 23/12/08 Decision: Approved | Agent: Mr David Cohen Tel: 0207 987 2827 Officer: Colin Leadbeatter | Applicant: Mr David Cohen Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

App No: 2008/2937
Registered: 12/16/2008
Address: 35 Corsham Street -
 Lonodn - N1 6DR

Raising of roof ridge to existing office building to provide flat roofed loft extension and use of loft as additional office space along with provision of balcony and roof terrace.

**Decision
Date:** 26/01/09
Decision: Approved

Agent: Planning Potential
Tel: 357 8000
Officer: Colin Leadbeatter

Applicant: Mr Frank Jackson
Tel:

App No: 2008/2947
Registered: 12/11/2008
Address: Wenlock Building
 50-60 Wharf Road
 London
 N1 7SF

Submission of details pursuant to Condition 26 (fencing to canal boundary) of planning permission 2006/1581

**Decision
Date:** 15/12/08
Decision: Approved

Agent: Hawkins Brown
 Architects
Tel: 020 7336 8030
Officer: Adam Flynn

Applicant: Hawkins Brown
 Architects
Tel:

App No: 2008/0648
Registered: 03/25/2008
Address: Land at Hackney Marsh
 Depot
 Homerton Road Hackney
 London E9

Submission of detail pursuant to condition 4 (Tree Planting) of planning permission ref: 2007/1408

**Decision
Date:** 23/10/08
Decision: Approved

Agent: Capita Symonds Ltd.
Tel: 020 7870 9228
Officer: Erich Wessels

Applicant: Capita Symonds Ltd.
Tel:

App No: 2008/0649
Registered: 03/25/2008
Address: Land at Hackney Marsh
 Depot
 Homerton Road Hackney
 London E9

Submission of detail pursuant to condition 6 (Tree Protection Scheme) of planning permission ref: 2007/1408

**Decision
Date:** 29/01/09
Decision: Approved

Agent: Capita Symonds Ltd.
Tel: 020 7870 9228
Officer: Erich Wessels

Applicant: Capita Symonds Ltd.
Tel:

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> | |
|----------------------------|--|---|------------------|--|---------------------------------------|---------------------------|
| App No: | 2008/1316 | Submission of details pursuant to condition 10 (surface water drainage) of planning permission ref. 2007/0963. | Decision | Agent: Capita Symonds Ltd. | Applicant: Capita Symonds Ltd. | |
| Registered: | 06/06/2008 | | Date: | 14/01/09 | Tel: 020 7870 9228 | Tel: 020 7870 9228 |
| Address: | Land at Millfields Depot Millfields Road Clapton London E5 0AR | | Decision: | Approved | Officer: Rokos Frangos | |
| App No: | 2008/1324 | Submission of details pursuant to condition 11 (drainage system) of planning permission ref. 2007/0963. | Decision | Agent: Capita Symonds Ltd. | Applicant: Capita Symonds Ltd. | |
| Registered: | 06/06/2008 | | Date: | 14/01/09 | Tel: 020 7870 9228 | Tel: 020 7870 9228 |
| Address: | Land at Millfields Depot Millfields Road London E5 0AR | | Decision: | Approved | Officer: Rokos Frangos | |
| App No: | 2008/1373 | Internal reconfiguration of existing office building and the erection of a first floor extension including the modification of existing façade to create a new access onto existing playground to the south together with the installation of replacement UPVC windows and the provision of external air conditioning plant, hard and soft landscaping and 20 cycle spaces. | Decision | Agent: Matthew Lloyd Architects LLP | Applicant: Mr Keith Jackson | |
| Registered: | 06/20/2008 | | Date: | 25/11/08 | Tel: 02076131934 | Tel: 01905338600 |
| Address: | 9A Kingsmead Way London E9 5QG | | Decision: | Approved | Officer: Bernard Haasbroek | |
| App No: | 2008/1716 | Submission of details pursuant to Condition 2 (materials) of planning application reference 2004/2185 dated 8th February 2005. | Decision | Agent: MK | Applicant: MK | |
| Registered: | 07/21/2008 | | Date: | 28/10/08 | Tel: 0208 529 0322 | Tel: 0208 529 0322 |
| Address: | KINGSMEAD WAY LONDON | | Decision: | Approved | Officer: Anthony Traub | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|---|---|--------------------------------|--------------------------------|--|
| App No: 2008/1872 | Conversion of Church and residential premises into 4 self-contained flats comprising 1 x 3 bedroom unit and 3 x 2 bedroom units, together with excavations to form extension at lower ground floor level, new pitched roofs over existing single storey projections, rebuilding of part of 171 Rushmore Road and alterations to elevations. | Decision Date: 23/10/08 | Agent: HDA Architecture | Applicant: Mr J WILLIAMS, CLAPTON |
| Registered: 09/19/2008 | | Decision: Approved | Tel: 622226 | Tel: |
| Address: 171 Rushmore Road & 219 Glyn Road London E5 0HA | | | Officer: Michael Garvey | |

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|--|---|--------------------------------|------------------------------|----------------------------------|
| App No: 2008/1960 | Submission of details pursuant to Condition 3 (materials) and Condition 5a (boundary wall) of planning permission reference 2007/0963 (revised details) | Decision Date: 27/11/08 | Agent: Capita Symonds | Applicant: Capita Symonds |
| Registered: 08/05/2008 | | Decision: Approved | Tel: 0208 870 9300 | Tel: 0208 870 9300 |
| Address: Land at Millfields Depot Millfields Road Clapton London E5 0AR | | | Officer: Adam Flynn | |

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|--|--|--------------------------------|-----------------------------------|------------------------------------|
| App No: 2008/1966 | Conversion of a single dwelling house to create two, three bedroom self-contained flats, together with the creation of front basement lightwell, the erection of a mansard roof extension and alterations to the rear and side elevations. | Decision Date: 13/10/08 | Agent: Mr Robert Webster | Applicant: Ms Julie Johnson |
| Registered: 09/03/2008 | | Decision: Approved | Tel: 07761 758552 | Tel: |
| Address: 3 Lockhurst Street London E5 0AP | | | Officer: Bernard Haasbroek | |

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|---|--|--------------------------------|---------------------------------------|--------------------------------------|
| App No: 2008/1981 | Submission of details pursuant to condition 3 of planning permission 2008/0057 to extend temporary period of portacabin and refuelling facility to be extended to 31/5/2009. | Decision Date: 04/11/08 | Agent: Ove Arup & Partners Ltd | Applicant: London Development |
| Registered: 10/10/2008 | | Decision: Approved | Tel: 020 7755 3834 | Tel: 02033 201 2000 |
| Address: Millfields Depot Land at Former CEGB Power Station Site Millfields Road London E5 0AR | | | Officer: Adam Flynn | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--------------------|---------------------------------------|--|-----------------------|----------------|---------------|-----------------|-------------------|------------------|
| App No: | 2008/2135 | Erection of a single storey ground floor side and rear extension and a first floor rear extension. | Decision Date: | 15/10/08 | Agent: | i Architecture! | Applicant: | Mr Craig Higgins |
| Registered: | 08/29/2008 | | Decision: | Approved | Tel: | | Tel: | |
| Address: | 192 Millfields Road, London E5 0AR | | Officer: | Yousef Bahadur | | | | |

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|--------------------|--|---|-----------------------|--------------|---------------|------------------|-------------------|-----------------|
| App No: | 2008/2213 | Installation of an Automatic Teller Machine | Decision Date: | 12/01/09 | Agent: | Mr Neil Thatcher | Applicant: | Post Office Ltd |
| Registered: | 10/20/2008 | | Decision: | Approved | Tel: | +44 1189762513 | Tel: | |
| Address: | 195-197 RUSHMORE ROAD LONDON E5 0HD | | Officer: | Evie Learman | | | | |

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|--------------------|------------------------------------|---|-----------------------|--------------|---------------|-------------------------------|-------------------|------------------|
| App No: | 2008/2256 | Retention of an automated teller machine. | Decision Date: | 28/10/08 | Agent: | Kings Security Systems Ltd | Applicant: | Mr Martin Burton |
| Registered: | 10/01/2008 | | Decision: | Refused | Tel: | 01274 377517 | Tel: | 01274 377518 |
| Address: | 16 Gilpin Road London E5 0HL | | Officer: | Evie Learman | | | | |

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|--------------------|--|--|-----------------------|-------------------|---------------|--|-------------------|------------------------------|
| App No: | 2008/2292 | Approval of details pursuant to condition 3 (external materials) attached to approval reference 2007/3094. | Decision Date: | 14/11/08 | Agent: | | Applicant: | M L Hart Builders Limited |
| Registered: | 10/20/2008 | | Decision: | Approved | Tel: | | Tel: | 020 8505 4030 |
| Address: | Overbury House Pedro Street London E5 0BH | | Officer: | Colin Leadbeatter | | | | |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> | |
|----------------------------|---|--|-----------------------|--------------------------------|--|---------------------------------------|
| App No: | 2008/2327 | Conversion of the public house, erection of a third floor roof extension, demolition of the out buildings retaining the front façade, the erection of a three storey rear extension and excavation to provide front rear and side light wells to create 9 self contained residential units comprising 4 x 1 bed flats. 4 x 2 bed maisonettes and 1 x 2 bed flat, together with external alterations and roof terraces at first, second and third floor levels. | Decision Date: | 28/01/09 | Agent: Quay 2C Architects | Applicant: Aeon Properties |
| Registered: | 10/29/2008 | | Decision: | Approved | Tel: 0207 771 1600 | Tel: |
| Address: | 171 Glyn Road London E5 0JT | | Officer: | Ly Mach | | |
| App No: | 2008/2341 | Installation of an internally illuminated sign to ATM. | Decision Date: | 28/10/08 | Agent: Kings Security Systems Ltd | Applicant: Mr Martin Burton |
| Registered: | 09/25/2008 | | Decision: | Refused | Tel: 01274 377517 | Tel: 01274 377518 |
| Address: | 16 Gilpin Road London E5 0HL | | Officer: | Evie Learman | | |
| App No: | 2008/2424 | Relocation of two air-conditioning units, from the flank wall fronting Roding Road, to the rear elevation with timber insulated covering. | Decision Date: | 30/12/08 | Agent: AJK Drawing Services | Applicant: STS Food Centre Ltd |
| Registered: | 11/06/2008 | | Decision: | Approved | Tel: 0208 527 6000 | Tel: |
| Address: | 193 Homerton High Street, London E9 6BB | | Officer: | Yousef Bahadur | | |
| App No: | 2008/2425 | Retention of internally illuminated fascia signs, non-illuminated advertisement banners fronting Roding Road, and internally-illuminated banner sign adjacent to Homerton High Street. | Decision Date: | 02/01/09 | Agent: AJK Drawing Services | Applicant: STS Food Centre Ltd |
| Registered: | 11/21/2008 | | Decision: | Refused | Tel: 0208 527 6000 | Tel: |
| Address: | 193 Homerton High Street, London E9 6BB | | Officer: | Yousef Bahadur | | |
| App No: | 2008/2631 | Proposed erection of a rear roof extension | Decision Date: | 12/11/08 | Agent: Client Design Services Limited | Applicant: Tara Chain |
| Registered: | 10/24/2008 | | Decision: | Approved | Tel: 020 8550 3320 | Tel: |
| Address: | 63 Roding Road, London E5 0DN | | Officer: | Graham Callam | | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|---|--|--------------------------------|--|--|
| App No: 2008/2646 | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 16/12/08 | Agent: Piper Double Glazing Limited | Applicant: Hackney Housing Regeneration |
| Registered: 10/24/2008 | | | Tel: 01843 850500 ext 27 | Tel: 020 8356 5000 |
| Address: 16-21 Charles Burton Court Ashenden Road London E5 0DU | | Decision: Approved | Officer: Yousef Bahadur | |

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|--|--|--------------------------------|--|--|
| App No: 2008/2661 | Replacement of existing windows and doors to new UPVC windows and doors. | Decision Date: 17/12/08 | Agent: Piper Double Glazing Limited | Applicant: Hackney Housing Regeneration |
| Registered: 10/30/2008 | | | Tel: 01843 850500 ext 27 | Tel: 020 8356 5000 |
| Address: 1-15 Charles Burton Court Ashenden Road London E5 0DU | | Decision: Approved | Officer: Yousef Bahadur | |

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|---|--|--------------------------------|--|--|
| App No: 2008/2668 | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 05/01/09 | Agent: Piper Double Glazing Limited | Applicant: Hackney Housing Regeneration |
| Registered: 11/21/2008 | | | Tel: 01843 850 500 | Tel: 0208 356 5000 |
| Address: 22-36 Charles Burton Court, Ashenden Road, London E5 0DU | | Decision: Approved | Officer: Yousef Bahadur | |

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|---|---|--------------------------------|--|---|
| App No: 2008/2685 | Submission of details pursuant to Condition 4 (modifications to drawings) of planning permission 2004/2185. | Decision Date: 09/12/08 | Agent: Robinson Kenning & Gallagher | Applicant: Sanctuary Housing Association |
| Registered: 12/05/2008 | | | Tel: 0208 684 8125 | Tel: |
| Address: Site Between No 10 And Electric Sub Station Kingsmead Way London E9 5QG | | Decision: Approved | Officer: Adam Flynn | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|---|---|
| App No: 2008/2706 Registered: 11/05/2008 Address: Land at Millfields Depot Millfields Road London - E5 0AR | Submission of details pursuant to condition 6 (relocation of waste transfer station) of planning permission 2007/0963 | Decision Date: 12/11/08 Decision: Approved | Agent: Capita Symonds Ltd. Tel: 020 7870 9228 Officer: Adam Flynn | Applicant: Capita Symonds Ltd Tel: |
| App No: 2008/2744 Registered: 11/12/2008 Address: 9-15 Adley Street, London E5 0DY | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 24/12/08 Decision: Approved | Agent: Piper Double Glazing Ltd Tel: 01843 850500 Officer: Yousef Bahadur | Applicant: Hackney Housing Regeneration Tel: 0208 356 5000 |
| App No: 2008/2753 Registered: 12/18/2008 Address: Site Between No 10 And Electric Sub Station Kingsmead Way - London - E9 5QG | Submission of details pursuant to Condition 6 (wheelchair standards) of planning permission 2004/2185 | Decision Date: 29/01/09 Decision: Approved | Agent: Robinson Kenning & Gallagher Tel: 0208 684 8125 Officer: Adam Flynn | Applicant: Sanctuary Housing Association Tel: |
| App No: 2008/2754 Registered: 11/11/2008 Address: 1-7 Adley Street, London E5 0DY | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 24/12/08 Decision: Approved | Agent: Piper Double Glazing Ltd Tel: 01843 850500 Officer: Yousef Bahadur | Applicant: Hackney Housing Regeneration Tel: 0208 356 5000 |
| App No: 2008/2990 Registered: 12/09/2008 Address: 138 Durrington Road London UK E5 0HS | Proposed erection of a rear roof extension and installation of 3 roof lights in the front roof slope. | Decision Date: 27/01/09 Decision: Approved | Agent: Lisa Shell Architects Ltd Tel: Officer: Graham Callam | Applicant: Mrs Mary Johnson Tel: 02076820970 |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details****LB**

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|--------------------|--|--|------------------|--------------------------------|-------------------|------------------|----------------|
| App No: | 2006/1686 | Submission of details required by conditions 3 (External Materials), 4 (Detailed Drawings) and 8 (Green Roof) of planning permission ref: 2005/2746 for a new children's centre. | Decision | Agent: Levitt Bernstein | Applicant: | Levitt Bernstein | |
| Registered: | 08/03/2006 | | Date: | | 28/11/08 | Tel: | 02072757676 |
| Address: | Millfield Community School Hilsea Street London E5 0SG | | Decision: | | Approved | Officer: | Michael Garvey |

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|--------------------|--|---|------------------|--------------------|-------------------|-----------------|---------------|
| App No: | 2006/3143 | Application for the discharge of condition 5 (Permanent Boundary Treatments), 10 (Construction Noise and Vibration Strategy), 11 (Remediation), 13 (Temporary Site around Carpenters Road), 15 (Soil Validation Methodology), 16 (Environmental Management Plan), 19 (Green Travel Plan), 20 (HGV Numbers), 23 (Flood Risk Addendum), 24 (Surface Water Drainage), 25 (Dewatering), 26 (Pollution of Ground and Surface Water), 27 (Transmission of Water), partial discharge of 29 (Archaeology), 30 (Tunnel Collapse Contingency Plan, 31 (Structure Monitoring Plan), 34 (Spoil Management Plan), Condition 35 (Spoil Heap Security) and 38 (Code of Construction Practice) pursuant to planning permission 2005/2524 granted on the 6th January 2006. | Decision | Agent: Edaw | Applicant: | Edaw | |
| Registered: | 12/13/2006 | | Date: | | 29/01/09 | Tel: | 0207 700 9500 |
| Address: | Land from West Ham Substation to Hackney Substation Millfields Road (Section within London Borough of Hackney Only). London | | Decision: | | Approved | Officer: | Andrew Dillon |

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|--------------------|---|---|------------------|----------------------------|-------------------|-----------------|---------------|
| App No: | 2007/1492 | Details of ground surface treatment (condition 5) and landscaping scheme (condition 7) pursuant to permission ref. 2005/3039. | Decision | Agent: Scott Wilson | Applicant: | Scott Wilson | |
| Registered: | 06/29/2007 | | Date: | | 30/10/08 | Tel: | 0207 798 5000 |
| Address: | Paradise Dock, 142 Lea Bridge Road Site bounded by Otley Terrace, Waterworks Lane and South Millfields Recreation Ground E5 0RB | | Decision: | | Approved | Officer: | Rokos Frangos |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|---|---|---------------------------|---|---|
| App No: | 2007/1797 | Submission of details pursuant to Condition 2 (materials), 3a (details paved areas and publicly accessible route from Leaside House) and 3b (1:20 details showing relationship between entrance platforms/ramps and footpaths including materials and finishes of hard surfaces and railings) of planning application reference 2006/2800 dated 17th April 2007. Relates to residential element only. | Decision Date: | Agent: Waugh Thistleton Architects Ltd | Applicant: Waugh Thistleton Architects Ltd |
| Registered: | 09/13/2007 | | 15/12/08 | Tel: 0207 613 5727 | Tel: 0207 613 5727 |
| Address: | Riverside House Leaside Road London E5 9LU | | Decision: Approved | Officer: Gillian Nicks | |
| App No: | 2007/1891 | Submission of details pursuant to condition 11 (archaeological investigation method statement) of approved planning application 2005/3039 | Decision Date: | Agent: Scott Wilson | Applicant: Scott Wilson |
| Registered: | 08/14/2007 | | 23/10/08 | Tel: 0207 798 5000 | Tel: |
| Address: | Paradise Dock 142 Lea Bridge Road E5 0RB | | Decision: Approved | Officer: Rokos Frangos | |
| App No: | 2007/2924 | Submission of details pursuant to condition 3c (details of lighting) of planning permission ref: 2006/2800. . Relates to housing element only. | Decision Date: | Agent: Waugh Thistleton Limited | Applicant: Waugh Thistleton Limited |
| Registered: | 12/06/2007 | | 09/12/08 | Tel: 0207 613 5727 | Tel: |
| Address: | Riverside House and site bounded by Ziam Trading Estate The River Lee Harvest House and Leaside Road London E5 9LU | | Decision: Approved | Officer: Gillian Nicks | |
| App No: | 2008/1226 | Proposed replacement of existing timber windows and doors with new UPVC windows and doors. | Decision Date: | Agent: Baily Garner LLP | Applicant: Peabody Trust |
| Registered: | 09/20/2008 | | 28/10/08 | Tel: 020 8294 1000 | Tel: 020 7021 4000 |
| Address: | 14 Mount Pleasant Lane Hackney London E5 9DN | | Decision: Approved | Officer: Tyler Sharratt | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|--|--|
| App No: 2008/1570 Registered: 09/22/2008 Address: 131-222 Riverside Close London E5 9SU | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 21/10/08 Decision: Approved | Agent: Mr Chris Chambers Tel: 01843 290717 Officer: Tyler Sharratt | Applicant: Mrs Carol Keegan Tel: 020 8880 8086 |
| App No: 2008/1694 Registered: 08/29/2008 Address: 108 Upper Clapton Road, London E5 9JY | Change of use and conversion of the rear part of the ground floor and upper floors to create 4 flats (comprising 3 x 1 bed flats and 1 x 2 bed flat) together with the erection of a new rear dormer roof extension and installation of new door and windows at rear ground floor. | Decision Date: 13/10/08 Decision: Approved | Agent: Discount Plans Ltd Tel: 01992 428 350 Officer: Noel Kelly | Applicant: Mr M Mahmood Tel: |
| App No: 2008/1768 Registered: 11/27/2008 Address: 100 Lower Clapton Road London E5 0QR | Retention of a single storey rear extension to the existing retail shop to provide additional storage space and change of use of the basement storage to an office (use class B1) and the provision of one outdoor air-conditioning unit at rear of basement. | Decision Date: 16/12/08 Decision: Approved | Agent: Atelier U W A Architects Tel: 0207 419 5990 Officer: Bernard Haasbroek | Applicant: Mr Avdo Burekovic Tel: 020 8985 3472 |
| App No: 2008/1784 Registered: 08/26/2008 Address: 26A Lea Bridge Road Hackney London E5 9QD | Erection of a single-storey L-shaped ground floor rear extension. | Decision Date: 14/10/08 Decision: Refused | Agent: Xeva Design Concepts Tel: 020 8924 1441 Officer: Tyler Sharratt | Applicant: Ms Yasmin Baig Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|--|--|
| App No: 2008/1838 Registered: 09/22/2008 Address: 176 Chatsworth Road London E5 0LT | Erection of a part 2/3 storey house to the rear of 176 Chatsworth Road. | Decision Date: 28/10/08 Decision: Refused | Agent: Mr Chana Tel: 02085516396 Officer: Tyler Sharratt | Applicant: Mr Prabhakar Tel: |
| App No: 2008/2024 Registered: 08/12/2008 Address: 148 Lower Clapton Road London E5 0GT | Change of use of part of lower ground and ground and conversion of building to provide 4 residential units (1x3 bed, 1x2 bed and 2x1 bed) together with the erection of a first, second and third floor side extension and three storey rear extension and alterations to front elevation and erection of new shopfront. | Decision Date: 02/10/08 Decision: Approved | Agent: Michael Sierens Assoc Tel: 0044 208 520 2008 Officer: Michael Garvey | Applicant: Bert Garrod Ltd Tel: |
| App No: 2008/2057 Registered: 09/19/2008 Address: 9 Saratoga Road London E5 0SJ | Conversion of single dwelling house to create 3 self contained flats (comprising 1 x 4 bed flat and 2 x 2 bed flats), together with external alterations. | Decision Date: 03/11/08 Decision: Refused | Agent: Stone Me! Design Ltd Tel: 01702 555411 Officer: Bernard Haasbroek | Applicant: DT Property Group Ltd Tel: 020 8550 8181 |
| App No: 2008/2122 Registered: 10/02/2008 Address: Wolseley House 65 Elderfield Road London E5 0LF | Conversion of basement to create a two-bedroom self-contained flat, together with alterations to the front and rear elevations including excavation to provide front lightwell with the installation of new bay windows, entrance door, spiral staircase, railings, and new bridge over the lightwell and new rear patio doors. | Decision Date: 11/11/08 Decision: Approved | Agent: A&P Designs Ltd Tel: 01245 268886 Officer: Bernard Haasbroek | Applicant: Mr & Mrs Alec Birkbeck Tel: |
| App No: 2008/2154 Registered: 09/20/2008 Address: 15b & 16 Urban Drive Theydon Road London E5 9BQ | Change of use of ground floor only from use class B1 (office) to a flexible B1/A1 and or A2 Uses. | Decision Date: 15/10/08 Decision: Approved | Agent: Gerald Eve Tel: 020 7333 6399 Officer: Anthony Traub | Applicant: Countryside Properties Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|--|---|
| App No: 2008/2160 Registered: 09/09/2008 Address: 70 Cleveleys Road, London E5 9JN | Proposed erection of an outbuilding at the end of the rear garden. | Decision Date: 14/10/08 Decision: Approved | Agent: Tel: Officer: Jim Hwang | Applicant: Ms Sonya Grant Tel: |
| App No: 2008/2169 Registered: 09/24/2008 Address: PLUG application site - E15 2ST | Submission of details pursuant to condition 36 (Method statement and landscaping details for removal of pylons) of planning permission ref: 2005/2524 | Decision Date: 01/10/08 Decision: Approved | Agent: EDAW Tel: Officer: Anthony Traub | Applicant: Mr Neil Smith Tel: 2012 |
| App No: 2008/2199 Registered: 10/13/2008 Address: 36 Chatsworth Road LONDON E5 0LP | Installation of a new shop front | Decision Date: 19/11/08 Decision: Approved | Agent: Crescent Installations LTD Tel: 515 556 Officer: Evie Learman | Applicant: Mr James Darby Tel: |
| App No: 2008/2228 Registered: 10/15/2008 Address: 69A Dunlace Road London E5 0NF | Conversion of single dwelling into 2 self contained flats comprising 2 x 3 bed flats, together with erection of first floor rear extension , removal of existing flat roof of ground floor rear extension erection of a new pitched roof, excavation to front elevation to form front lightwell and external alterations. | Decision Date: 03/12/08 Decision: Refused | Agent: YMS Design Ltd Tel: 020 8252 8373 Officer: Bernard Haasbroek | Applicant: Mr Said Mulla Tel: |
| App No: 2008/2252 Registered: 09/20/2008 Address: 152 Lower Clapton Road London E5 0QJ | Change of use of part of ground floor from retail (class A1) to mixed use retail and hot food takeaway (use class A1/A5) with opening hours 07:30 to 23:00 Monday to Sunday together with installation of external Flue. | Decision Date: 28/10/08 Decision: Refused | Agent: Midas Planning Tel: 0562875 Officer: Bernard Haasbroek | Applicant: Mr A Solak Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--------------------|---------------------------------------|---|------------------|------------------------------------|-------------------|--------------------------|----------------|
| App No: | 2008/2276 | Erection of a part single, part three storey rear extension; alterations to the rear roof dormer. | Decision | Agent: Apcar Smith Planning | Applicant: | Classique Properties Ltd | |
| Registered: | 09/20/2008 | | Date: | | 20/11/08 | Tel: | |
| Address: | 62 Thistlewaite Road London E5 0QQ | | Decision: | | Approved | Officer: | Tyler Sharratt |

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|--------------------|--|--|------------------|--------------------|-------------------|-----------------|------------|
| App No: | 2008/2369 | Submission of details pursuant to Condition 25 (surface water controls) of planning permission ref. 2007/2196. | Decision | Agent: ARUP | Applicant: | ARUP | |
| Registered: | 09/20/2008 | | Date: | | 01/10/08 | Tel: | |
| Address: | Millfields Depot, Millfields Road, London E5 0AR | | Decision: | | Approved | Officer: | Adam Flynn |

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| App No: | 2008/2403 | Submission of details pursuant to condition 6 (Disabled parking plan) of planning permission 2005/1758 dated 19/10/2005 | Decision | Agent: Gerald Eve. | Applicant: | Gerald Eve | |
| Registered: | 10/02/2008 | | Date: | | 30/10/08 | Tel: | 02073336303 |
| Address: | Leeside and Middlesex Wharves (Lathams yard) Mount Pleasant Hill London E5 9NG | | Decision: | | Approved | Officer: | Anthony Traub |

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|--------------------|--|--|------------------|-----------------------------|-------------------|-------------------|---------------|
| App No: | 2008/2431 | Excavation of the basement including the creation of a front and rear light well with steps leading to basement and creation of a front store room, all in connection with the use of the basement as a self-contained flat. | Decision | Agent: Mr Al-Rasheed | Applicant: | Mr Anil Daryanani | |
| Registered: | 11/12/2008 | | Date: | | 31/12/08 | Tel: | 020 8257 8305 |
| Address: | 107 Mildenhall Road Hackney London E5 0RY | | Decision: | | Approved | Officer: | Evie Learman |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|--|--|
| App No: 2008/2485 Registered: 10/08/2008 Address: 32 Thistlewaite Road London E5 0QQ | Erection of a rear roof dormer together with the insertion of velux windows on the roof plane of the rear addition and the front and rear roof plane . | Decision Date: 25/11/08 Decision: Approved | Agent: Loft Magic Ltd Tel: 0208 518 3953 Officer: Yousef Bahadur | Applicant: Mr Mackenzie Tel: |
| App No: 2008/2486 Registered: 11/03/2008 Address: 1 Cornthwaite Road London E5 0RS | Redevelopment to provide 2 x 3 bedroom semi-detached dwelling houses involving excavation to provide lower ground floor accommodation. | Decision Date: 09/12/08 Decision: Refused | Agent: John Stebbing Architect Tel: 01284 704 546 Officer: David Thompson | Applicant: Mr Michael Patel Tel: |
| App No: 2008/2536 Registered: 10/22/2008 Address: 19 Powerscroft Road LONDON E5 0PU | Excavation of the basement to create an ensuite bedroom; new front lightwell and lightwell to rear with steps to rear garden. | Decision Date: 16/12/08 Decision: Approved | Agent: John L. Allan Architect Tel: 986 0501 Officer: Evie Learman | Applicant: Ms Helen Richards Tel: |
| App No: 2008/2553 Registered: 10/14/2008 Address: 136-142 Lower Clapton Road London E5 0QJ | Details submitted pursuant to condition 1 (Elevation/section of Kiosk) of planning permission 2007/3267 dated 8th May 2008. | Decision Date: 04/11/08 Decision: Approved | Agent: Tom Hogan Tel: 0208 356 4017 Officer: Evie Learman | Applicant: Tom Hogan Tel: 0208 356 4017 |
| App No: 2008/2610 Registered: 10/30/2008 Address: 157 Powerscroft Road, LONDON E5 0PR | Erection of a single-storey ground floor rear extension. | Decision Date: 19/12/08 Decision: Approved | Agent: Building Tectonics Ltd Tel: Officer: Tyler Sharratt | Applicant: Mr Alex Cotterill Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
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| App No: 2008/2677 Registered: 12/10/2008 Address: Millfields Depot - Millfields Road - London - E5 0AR | Construction of alterations and additions to the Office and Amenity building to provide for the installation of a biomass boiler and ancillary plant, and external fire escape stairs | Decision Date: 15/01/09 Decision: Approved | Agent: ARUP. Tel: 020 7 755 2451 Officer: Adam Flynn | Applicant: ARUP Tel: |
| App No: 2008/2694 Registered: 11/05/2008 Address: Southwold Estate Southwold Road Clapton London E5 | Submission of details pursuant to condition 4D (details of children's play area) of planning permission 2003/2278 | Decision Date: 29/01/09 Decision: Approved | Agent: JLP Tom Slater. Tel: 0208 236 8700 Officer: Adam Flynn | Applicant: JLP Tom Slater Tel: |
| App No: 2008/2761 Registered: 11/13/2008 Address: 142 Lea Bridge Road London E5 9RB | Submission of details pursuant to condition 5 (details of works to retained Carbonic Works building) of Listed Building Consent, ref. 2005/3036. | Decision Date: 16/01/09 Decision: Approved | Agent: Scott Wilson Tel: 0207 252 2182 Officer: Rokos Frangos | Applicant: OSM Architects Tel: |
| App No: 2008/2821 Registered: 12/04/2008 Address: 54 Chatsworth Road London E5 0LP | Erection of a single-storey extension fronting Glenarm Road. | Decision Date: 08/01/09 Decision: Refused | Agent: Mr Ismet Vural Tel: Officer: Evie Learman | Applicant: Mr Hasan Aydemir Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

| | | | | |
|--|---|--------------------------------|------------------------------------|----------------------------------|
| App No: 2008/2894 | Erection of a single-storey L-shaped ground floor flat roofed rear extension. | Decision Date: 15/01/09 | Agent: Xeva Design Concepts | Applicant: Ms Yasmin Baig |
| Registered: 12/02/2008 | | | Tel: 0208 924 1441 | Tel: |
| Address: 26A Lea Bridge Road Hackney London E5 9QD | | Decision: Refused | Officer: Tyler Sharratt | |

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|--|--|--------------------------------|--------------------------------------|------------------------------------|
| App No: 2008/2944 | Retention of works: Conversion of a dwelling house to create 4 self-contained flats (1x1 bed, 2x2 bed and 1x3 bed) together with the erection of a first floor extension to existing rear projection; and rear roof extension with front rooflights. | Decision Date: 22/01/09 | Agent: Ajt Design Consultants | Applicant: Mr Shakil Ismail |
| Registered: 12/12/2008 | | | Tel: | Tel: |
| Address: 19 Colenso Road London E5 0SL | | Decision: Refused | Officer: Noel Kelly | |

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|---|---|--------------------------------|--|-----------------------------|
| App No: 2008/2782 | Application for the approval of a Waste Consolidation Centre pursuant to condition SP.0.41 of planning permission 07/90011/FUMODA and condition OD.0.34 of planning permission 07/90010/OUMODA. | Decision Date: 16/12/08 | Agent: Olympic Delivery Authority | Applicant: Ben Olney |
| Registered: 11/21/2008 | | | Tel: | Tel: 02084306020 |
| Address: Land Between East Side Of Waterden Road And West Side Of River Lea. | | Decision: NOB | Officer: Anthony Traub | |

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|---|---|--------------------------------|--|----------------------------|
| App No: 2008/1117 | Erection of part 7, part 8 storey building comprising of 22 residential flats (7 x 1 bed, 8 x 2 bed, 1 x 3 bed and 6 x 4 bed) and associated landscaping and basement parking to replace existing scaffolding yard (Class B8). | Decision Date: 16/10/08 | Agent: David Gallagher Associates | Applicant: N Dagers |
| Registered: 07/21/2008 | | | Tel: 020 7834 9474 | Tel: |
| Address: Lordship Road - London - N16 5HG | | Decision: Refused | Officer: John Kaimakamis | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|---|--|
| App No: 2008/1225 Registered: 09/17/2008 Address: 9 Listria Park London N16 | Proposed replacement of existing timber windows and doors with new UPVC windows and doors. | Decision Date: 28/10/08 Decision: Approved | Agent: Baily Garner LLP Tel: 020 8294 1000 Officer: Tyler Sharratt | Applicant: Peabody Trust Tel: 020 7021 4000 |
| App No: 2008/1423 Registered: 07/18/2008 Address: 1 St Kilda's Road London N16 5BP | Demolition of residential buildings and erection of a part-two- and part-three-storey building to provide a fourteen-bedroom residential care respite house for children with severe disabilities (use class C2) with ancillary facilities, landscaping, car parking and amenity space. | Decision Date: 11/11/08 Decision: Approved | Agent: M.R. Partnership Tel: 020 7631 5405 Officer: Rokos Frangos | Applicant: Bayis Sheli Tel: 020 8802 2469 |
| App No: 2008/1576 Registered: 10/15/2008 Address: Seventh Day Adventist Church Yoakley Road London N16 0BD | Demolition of existing rear building and erection of new part single storey and part two storey rear building with a ground floor link to existing church building to provide assembly hall and meeting rooms with associated hard-landscape at the rear and waste and recycling bin stores in the front. | Decision Date: 27/11/08 Decision: Refused | Agent: Applin Design Tel: 020 7352 8080 Officer: Bernard Haasbroek | Applicant: Seventh Day Adventist Church Tel: |
| App No: 2008/1819 Registered: 09/03/2008 Address: 65 Manor Road London N16 5BH | Conversion of single dwelling house to create 2 self-contained flats (comprising 1 x 4 bedroom flat and 1 x 1 bedroom flat) together with the erection of a single storey rear extension, rear dormer roof extension, side rear rooflight and alteration to side elevation including installation of a new door at ground floor level. | Decision Date: 13/10/08 Decision: Approved | Agent: Peter Brades Architects Tel: 020 7226 3884 Officer: Bernard Haasbroek | Applicant: Mr & Mrs R Saunders Tel: 020 8800 8367 |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|--|---|---------------------------|--|--|
| App No: | 2008/1969 | Internal and external alterations in association with facilitating a new electricity substation within the building. | Decision Date: | Agent: Hawkins Brown Architects | Applicant: London Borough of Hackney |
| Registered: | 08/22/2008 | | | Tel: 020 7336 8060 | Tel: |
| Address: | Stoke Newington Municipal Offices/ Stoke Newington Assembly Halls - 186 Stoke Newington Church Street, London - N16 0JL | | Decision: Approved | Officer: Adam Flynn | |
| App No: | 2008/1971 | Alterations to the building, removing windows and installation of louvers and associated works to facilitate a new electricity substation within the building. | Decision Date: | Agent: Hawkins Brown Architects | Applicant: Stoke Newington Municipal Offices/ |
| Registered: | 08/22/2008 | | | Tel: 020 7336 8060 | Tel: |
| Address: | Stoke Newington Municipal Offices/ Stoke Newington Assembly Halls - 186 Stoke Newington Church Street, London - N16 0JL | | Decision: Approved | Officer: Adam Flynn | |
| App No: | 2008/2107 | Erection of a single storey ground rear extension with lantern rooflights | Decision Date: | Agent: Salt Evans | Applicant: Mini Homes Ltd |
| Registered: | 08/28/2008 | | | Tel: 020 7690 0330 | Tel: |
| Address: | 1 Grangecourt Road London N16 5EG | | Decision: Approved | Officer: Evie Learman | |
| App No: | 2008/2131 | Approval of details pursuant to condition 4 (refuse and recycling) and condition 5 (front lightwell enclosure and rooflights) attached to approval reference 2007/0689. | Decision Date: | Agent: Dip Systems Ltd | Applicant: Dip Systems Ltd |
| Registered: | 09/22/2008 | | | Tel: 01322 552170 | Tel: 01322 552170 |
| Address: | 196 Green Lanes London N4 2EY | | Decision: Approved | Officer: Noel Kelly | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

App No: 2008/2142
Registered: 09/23/2008
Address: 47 East Bank
 London
 N16 5PZ

Alteration to the front in connection with the erection of a two floor extension to provide for additional classrooms and installation of roof lights to front and back roof slope.

Decision Date: 10/11/08
Decision: Approved

Agent: John Stebbing Architect
Tel: 01284 704546
Officer: Jim Hwang

Applicant: Mr A Neiman
Tel:

App No: 2008/2171
Registered: 09/12/2008
Address: Stoke Newington
 Munciple Offices &
 Assembly Rooms
 186 Stoke Newington
 Church Street London
 N16 0JL

Internal alteration to cloak room, installation of a platform lift and installation of disabled WC.

Decision Date: 09/01/09
Decision: Approved

Agent: Michael Paris
Tel: 0207 336 8030
Officer: Adam Flynn

Applicant: Andy Coyle
Tel:

App No: 2008/2316
Registered: 10/23/2008
Address: Stoke Newington
 Municipal Offices &
 Assembly Rooms
 186 Stoke Newington
 Church Street
 London - N16 0JL

Alterations including the installation of a new WC for people with disabilities; removal and re - installation of floor finishes; modify windows to install ventilation grille.

Decision Date: 09/01/09
Decision: Approved

Agent: Michael Parrish
Tel:
Officer: Adam Flynn

Applicant: Andy Coyle
Tel:

App No: 2008/2345
Registered: 09/29/2008
Address: 139 and 141 Holmleigh
 Road
 London
 N16 5QA

Erection of a single-storey ground floor rear extension to 139 and 141 Holmleigh Road.

Decision Date: 10/11/08
Decision: Approved

Agent: John Stebbing Architect
Tel: 01284 704546
Officer: Graham Callam

Applicant: Mr S Lipschitz
Tel:

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|--|---|
| App No: 2008/2422 Registered: 10/01/2008 Address: 25 Yoakley Road Stoke Newington London N16 0BH | Proposed erection of ground floor rear extension. | Decision Date: 19/11/08 Decision: Approved | Agent: Gollings Architects Tel: 020 8423 9168 Officer: Graham Callam | Applicant: Ms A Mitchell Tel: |
| App No: 2008/2455 Registered: 10/08/2008 Address: 84 Yoakley Road, LONDON N16 0BB | Proposed erection of a single-storey ground floor side extension to rear. | Decision Date: 24/11/08 Decision: Approved | Agent: Michael Wallace Tel: Officer: Tyler Sharratt | Applicant: Dr Teresa Hunt Tel: |
| App No: 2008/2594 Registered: 10/21/2008 Address: 1 Heathland Road London N16 5PD | Retention of first floor rear extension. | Decision Date: 10/12/08 Decision: UNCON | Agent: Bashkal & Associates Tel: 020 8884 1169 Officer: Graham Callam | Applicant: Mr Streicher Tel: |
| App No: 2008/2781 Registered: 11/19/2008 Address: 45 Queen Elizabeths Walk, London N16 5UG | Details submitted pursuant to condition 4 (Dustbin Enclosure) of planning permission 2008/1362 dated 18th August 2008. | Decision Date: 02/01/09 Decision: Approved | Agent: Bostall Estates Limited Tel: 01322 557566 Officer: Ly Mach | Applicant: Whitechapel Resources Ltd Tel: |
| App No: 2008/2890 Registered: 12/04/2008 Address: 82-84 Yoakley Road London N16 0BB | Erection of mansard roof extensions. | Decision Date: 20/01/09 Decision: Refused | Agent: Tel: Officer: Tyler Sharratt | Applicant: Dr Teresa Hunt Tel: |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|---|---|---|---|---|
| App No: | 2008/3050 | REAR GARDEN: T1 1 x Goat Willow: crown reduce. Height and spread by 30%; lift to 3m. T2 1 x Sycamore: crown reduce, height and spread by 25%; lift to 4m. T3 1 x Sycamore: remove deadwood T4 1 x Sycamore: crown reduce, height and spread by 25%, lift to 4m. | Decision Date: 26/01/09 Decision: Approved | Agent: Custom Cutters Tel: 02083657722 Officer: Nick Jacobs | Applicant: Mears Tel: 02088072133 |
| | | FRONT GARDEN: G1 Sycamore saplings; fell. | | | |
| NR | | | | | |
| App No: | 2008/1553 | Erection of a two storey rear extension to provide an office on the rear ground floor and additional bedroom and larger living/dining room to the existing 3 bed flat on the first floor (in total 4 bed flat) with covered access to the flats from Broadway Mews. | Decision Date: 03/10/08 Decision: Approved | Agent: John Stebbing Architect Tel: 01284 704 546 Officer: Noel Kelly | Applicant: Mr Kantilal Shah Tel: |
| Registered: | 08/14/2008 | | | | |
| Address: | 208-210 Stamford Hill London N16 6RA | | | | |
| App No: | 2008/1595 | Erection of a front dormer extension and roof lights and rear roof extension and conversion of loft to create one bedroom flat, together with alterations to the rear elevation including installation of door and external staircase at rear first to ground floor level. | Decision Date: 03/10/08 Decision: Approved | Agent: Anderson, Wilde and Harris Tel: (0)20 7061 1100 Officer: Noel Kelly | Applicant: Ms Morag Glover Tel: (0)79 0185 655 |
| Registered: | 08/13/2008 | | | | |
| Address: | 12 Denver Road London N16 5JH | | | | |
| App No: | 2008/1684 | Alterations including the formation of new front bay windows at basement level; excavate basement with front and rear light wells; erection of a 2 storey rear extension; erection of a 3 storey side extension with new roof and a rear roof dormer. | Decision Date: 07/10/08 Decision: Approved | Agent: Charles Harris & Partners Tel: 0208 493 8886 Officer: Graham Callam | Applicant: Mr Stempel Tel: 0208 802 1985 |
| Registered: | 08/18/2008 | | | | |
| Address: | 119 Darenth Road, London N16 | | | | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|--|---|
| App No: 2008/1801 Registered: 09/22/2008 Address: 12 Bergholt Crescent London N16 5JE | Retention of conversion of a single dwelling into 2 self-contained flats (comprising 1 x 3 bed flat and 1 x 1 bed flat with ancillary office) together with landscaping to the front and external front stair to basement level and the installation of an external staircase to the rear at ground and first floor level. | Decision Date: 05/11/08 Decision: Refused | Agent: Kingsgrave Design Services Tel: 01206 852213 Officer: Noel Kelly | Applicant: Sia Halbersham Tel: 020 8809 1544 |
| App No: 2008/1820 Registered: 08/15/2008 Address: 21 West Bank London N16 5DG | Conversion of single dwelling house to create 4 self-contained flats (comprising 1 x 4 bed flat, 2 x 2 bed flats and 1 x 1 bed flat) together with excavation to create front and rear lightwells and two storey extension at basement and ground floor and a new rear dormer roof extension. | Decision Date: 08/10/08 Decision: Approved | Agent: Mr Zaid Nuaman Tel: 0207 608 1799 Officer: Noel Kelly | Applicant: Mr Meyer Gertner Tel: |
| App No: 2008/1898 Registered: 08/18/2008 Address: 83-85 Ravensdale Road London N16 6TH | Erection of a single storey rear extension, rear dormer roof extension, front rooflights and excavation of front basement of No. 85 to provide front lightwell with associated staircase. | Decision Date: 07/10/08 Decision: Approved | Agent: John Stebbing Architect Tel: 01284704546 Officer: Noel Kelly | Applicant: Mr S Berkovitz Tel: |
| App No: 2008/1906 Registered: 08/18/2008 Address: 21-23 Ravensdale Road London N16 6TJ | Erection of a front and rear roof extension; erection of a single storey rear extension at ground floor level; excavation of the front garden to create a lightwell (in association with extending the basement); alterations to the front boundary in connection with the use of No 21 & 23 as a single dwelling house (as amended). | Decision Date: 19/12/08 Decision: Approved | Agent: FAP Architects Tel: 02073942232 Officer: Tyler Sharratt | Applicant: Mr Chaim Hus Tel: |
| App No: 2008/1977 Registered: 09/03/2008 Address: 97 Ravensdale Road London N16 | Conversion of single dwelling house to create three self contained flats (comprising 2 x 3 bed flats and 1 x 1 bed flat) together with the erection of two storey rear extension and rear dormer extension and rooflights and excavation to provide front and rear lightwells. | Decision Date: 13/10/08 Decision: Approved | Agent: Mr Damon Peddar Tel: Officer: Colin Leadbeatter | Applicant: Regent Contractors Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

App No: 2008/1982
Registered: 10/17/2008
Address: 336 Green Lanes London
 N4 1BY

Installation of a new entrance door, steel railing and two gates to the forecourt.

**Decision
Date:** 24/11/08
Decision: Approved

Agent: Elmar Architects &
 Associates
Tel: 020 7241 4403
Officer: Colin Leadbeatter

Applicant: The Finsbury Public
 House
Tel:

App No: 2008/2136
Registered: 09/12/2008
Address: Yesodey Hatorah Girls
 School
 Egerton Road, London
 N16 6UB

Erection of a two storey building to provide a gymnasium/multi use area, ancillary storage facilities and bin stores. Opening hours 8.20 am to 4.35 pm Monday to Friday.

**Decision
Date:** 14/10/08
Decision: Approved

Agent: John Stebbing Architect
Tel: 01284 704 546
Officer: Noel Kelly

Applicant: Mr A Pinter
Tel: 020 8826 5500

App No: 2008/2211
Registered: 09/16/2008
Address: 23 Portland Avenue,
 London N16 6HD

Retention of single storey building to rear of 23 Portland Avenue as a rabbinical library and college and occasional place of worship. Opening hours 07:00-22:00 hours daily.

**Decision
Date:** 23/10/08
Decision: Approved

Agent: John Stebbing Architect
Tel: 01284 704 546
Officer: Colin Leadbeatter

Applicant: Mr E Schwartz
Tel:

App No: 2008/2220
Registered: 09/09/2008
Address: 9C Cranwich Road
 London
 N16

Erection of a rear roof dormer.

**Decision
Date:** 21/10/08
Decision: Approved

Agent: Ms Carolyn Squire
Tel:
Officer: Evie Learman

Applicant: Ms Sarah Venis
Tel:

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|---|--|
| App No: 2008/2223 Registered: 09/20/2008 Address: 142 Stamford Hill, London N16 6QT | Proposed erection of a side and rear roof extension. | Decision Date: 24/10/08 Decision: Refused | Agent: Jeffrey Howard Associates Tel: 020 8 905 4292 Officer: Tyler Sharratt | Applicant: Mr R Grussgott Tel: 07814 031 601 |
| App No: 2008/2239 Registered: 09/20/2008 Address: 68 Cranwich Road London 16 5JF | Proposed erection of a rear ground floor extension. | Decision Date: 27/10/08 Decision: Approved | Agent: Blitzold & Associates Tel: 2083668500 Officer: Jim Hwang | Applicant: Mrs S. WIND Tel: 2088007519 |
| App No: 2008/2254 Registered: 10/07/2008 Address: 1 Clapton Common & 151 Upper Clapton Road, London E5 9AA | Demolition of existing buildings and erection of a part two-storey and part three-storey plus basement building to provide medical clinic with consulting rooms (use class D1) and one bedroom flat on the first floor for practice manager and plant equipment with associated disabled and ambulance parking bays. Opening Hours 09:00 hours to 21:00 hours Monday to Friday; 09:00 Hours to 15:00 hours on Saturday, Sunday and Bank Holidays. | Decision Date: 26/11/08 Decision: Approved | Agent: Calford Seadon Tel: 0207 493 3788 Officer: Noel Kelly | Applicant: Mr Eli Kernkraut Tel: |
| App No: 2008/2286 Registered: 12/08/2008 Address: 10-12 Leweston Place London N16 6RH | Conversion of two dwelling houses to create six self-contained residential units (comprising 2 x 4 bed flats, 2 x 3 bed flats and 2 x 1 bed flats) together with two screened roof terraces at first floor level, the erection of front rear and side dormer roof extensions, part single storey and part two store rear extension including conservatory, installation of two rear rooflights, excavation to provide side rear lightwells and external alterations to side elevation. | Decision Date: 20/01/09 Decision: Approved | Agent: Mr Thomas Berkowitz Tel: 020 8800 0631 Officer: Caroline Ozor | Applicant: Mr Thomas Berkowitz Tel: 020 8800 0631 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|---|---|
| App No: 2008/2321 Registered: 12/05/2008 Address: 127-129 Clapton Common London E5 9AB | Retrospective application for use of the second floor as 5 No. studio flats in connection with the existing synagogue on lower ground, ground floor and first floor. | Decision Date: 27/01/09 Decision: Approved | Agent: Agian Pacific PTY Ltd Tel: Officer: Caroline Ozor | Applicant: Aden Jews Congregation Tel: |
| App No: 2008/2393 Registered: 10/13/2008 Address: 10 Glaserton Road London N16 5QX | Erection of a single-storey ground floor rear extension. | Decision Date: 03/12/08 Decision: Approved | Agent: Mr Reichman Tel: 07973 358 711 Officer: Graham Callam | Applicant: Mr Reichman Tel: |
| App No: 2008/2397 Registered: 10/15/2008 Address: 95-99 Stamford Hill London N16 5TP | Approval of details pursuant to Condition 3(external materials) attached to approval reference 2007/0396 dated 30/09/2008 | Decision Date: 03/12/08 Decision: Approved | Agent: Monahan Blythen Hopkins Architects Tel: 0207 430 9930 Officer: Michael Garvey | Applicant: Monahan Blythen Hopkins Architects Tel: 0207 430 9930 |
| App No: 2008/2398 Registered: 10/20/2008 Address: 95-99 Stamford Hill London N16 5TP | Approval of details pursuant to Condition 4(details of windows and doors; green roof and front railings) attached to approval reference 2007/0396 dated 30 September 2008. | Decision Date: 03/12/08 Decision: Refused | Agent: Monahan Blythen Hopkins Architects Tel: 0207 430 9930 Officer: Michael Garvey | Applicant: Monahan Blythen Hopkins Architects Tel: 0207 430 9930 |
| App No: 2008/2399 Registered: 10/20/2008 Address: 95-99 Stamford Hill London N16 5TP | Approval of details pursuant to condition 12(Landscaping) attached to approval reference 2007/0396 dated 30 September 2008. | Decision Date: 03/12/08 Decision: Approved | Agent: Monahan Blythen Hopkins Architects Tel: 0207 430 9930 Officer: Michael Garvey | Applicant: Monahan Blythen Hopkins Architects Tel: 0207 430 9930 |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|---|---|--------------------------------|--|--|
| App No: 2008/2400 | Approval of details pursuant to condition 13(Noise assessment) attached to approval reference 2007/0396 dated 30 September 2008 | Decision Date: 02/12/08 | Agent: Monahan Blythen Architects | Applicant: Monahan Blythen Architects |
| Registered: 10/20/2008 | | Decision: Refused | Tel: 0207 430 9930 | Tel: |
| Address: 95-99 Stamford Hill London N16 5TP | | | Officer: Michael Garvey | |

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|--|---|--------------------------------|---------------------------------------|------------------------------------|
| App No: 2008/2439 | Installation of window to front elevation; alteration to front entrance; new timber fencing with gate; erection of single-storey side and rear extension; erection of a side and rear roof extension. | Decision Date: 05/12/08 | Agent: John Stebbing Architect | Applicant: Mr Michael Patel |
| Registered: 10/14/2008 | | Decision: Approved | Tel: 01284704546 | Tel: |
| Address: 333 Seven Sisters Road LONDON N4 1QR | | | Officer: Evie Learman | |

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|---|--|--------------------------------|---------------------------------------|---|
| App No: 2008/2443 | Approval of details pursuant to condition 11(dustbin enclosures) attached to approval reference 2007/0396 dated 30 September 2008. | Decision Date: 28/11/08 | Agent: Monahan Blythen Hopkins | Applicant: Monahan Blythen Hopkins |
| Registered: 10/20/2008 | | Decision: Approved | Tel: 0207 430 9930 | Tel: |
| Address: 95-99 Stamford Hill London N16 5TP | | | Officer: Michael Garvey | |

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|---|---|--------------------------------|--|--|
| App No: 2008/2451 | Approval of details pursuant to condition 5(disabled bay width) attached to approval reference 2007/0396 dated 30 September 2008. | Decision Date: 28/11/08 | Agent: Monahan Blythen Architects | Applicant: Monahan Blythen Architects |
| Registered: 10/20/2008 | | Decision: Approved | Tel: 0207 430 9930 | Tel: |
| Address: 95-99 Stamford Hill London N16 5TP | | | Officer: Michael Garvey | |

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|--|---|--------------------------------|---------------------------------------|---------------------------------|
| App No: 2008/2541 | Erection of a single-storey ground floor side and rear extension. | Decision Date: 04/12/08 | Agent: John Stebbing Architect | Applicant: Mr A Solinsky |
| Registered: 10/20/2008 | | Decision: Refused | Tel: 01284 704 546 | Tel: |
| Address: 81 Darent Road LONDON LONDON N16 6EB | | | Officer: Tyler Sharratt | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|---|---|
| App No: 2008/2589 Registered: 11/20/2008 Address: 21 Northfield Road London N16 5RL | Excavation of part of the lower ground floor with front light well with new bay window and staircase with railing surround; new front boundary; erection of a lower ground floor rear extension; alteration to window positions to the rear; two new dormers to the rear and enlarged skylight. | Decision Date: 06/01/09 Decision: Refused | Agent: SIAW LTD Tel: 020 8346 0628 Officer: Yousef Bahadur | Applicant: Mr S Heuberger Tel: |
| App No: 2008/2641 Registered: 11/20/2008 Address: 264 Stamford Hill London N16 6TU | Alterations including new separate entrance in the front facade to provide access to the upper floors and erection of part ground, first and second floor rear extension. | Decision Date: 31/12/08 Decision: Refused | Agent: Tel: Officer: Graham Callam | Applicant: Mr Dilip Patel Tel: 020 8809 5560 |
| App No: 2008/2657 Registered: 11/19/2008 Address: 119 Darenth Road, London N16 | Details submitted pursuant to condition 1 (modification - window sizes) of planning permission 2008/1684 dated 7 October 2008. | Decision Date: 31/12/08 Decision: Approved | Agent: Charles Harris & Partners Tel: 0208 493 8886 Officer: Graham Callam | Applicant: Charles Harris & Partners Tel: |
| App No: 2008/2765 Registered: 12/09/2008 Address: 66 Woodberry Grove, London N4 1SN | Proposed erection of a side and rear roof extension. | Decision Date: 23/01/09 Decision: Approved | Agent: Mr Artemis Artemiou Tel: 020 8889 0206 Officer: Tyler Sharratt | Applicant: Mr Masrur Ahmed Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details****App No:** 2008/2773

Installation of an Automated Teller machine.

**Decision
Date:** 23/01/09**Agent:** BP & H Services Ltd**Applicant:** Post Office Ltd**Registered:** 12/02/2008**Tel:** 0118 976 2513**Tel:****Address:** 88 Dunsmore Road,
London N16 5JY**Decision:** Approved**Officer:** Yousef Bahadur**App No:** 2008/2785

Erection of a single-storey flat roofed ground floor rear extension.

**Decision
Date:** 05/01/09**Agent:** Michael Katz Dip.Arch
Chartered Architect**Applicant:** First Step Ltd**Registered:** 11/20/2008**Tel:** 020 8455 0941**Tel:** 0208 802 9333**Address:** 40 Leweston Place
London
N16 6RH**Decision:** Refused**Officer:** Tyler Sharratt

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App No: 2008/2919

Installation of a double sided internally illuminated poster panel to a relocated bus shelter.

**Decision
Date:** 26/01/09**Agent:** Clearchannel Outdoor**Applicant:** Mrs Alison Pink**Registered:** 12/15/2008**Tel:** 620**Tel:** 620**Address:** 6 Amhurst Road, Outside
6 45M West OF Stamford
Hill
LONDON
HACKNEY E8 2AY**Decision:** Approved**Officer:** Evie Learman**App No:** 2008/2921

Installation of a double sided internally illuminated poster panel to a relocated bus shelter.

**Decision
Date:** 26/01/09**Agent:** Clearchannel Outdoor**Applicant:** Mrs Alison Pink**Registered:** 12/15/2008**Tel:** 620**Tel:** 620**Address:** 172 Stamford Hill
Outside 172 9M North of
& Opposite Northfield
Road
LONDON, HACKNEY
N16 6QX**Decision:** Approved**Officer:** Evie Learman

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|--|--|
| App No: 2008/2923 Registered: 12/15/2008 Address: Clapton Common Outside 155/157, East of Stamford Hill London, E5 9AE | Installation of a double sided internally illuminated poster panel to a bus shelter. | Decision Date: 26/01/09 Decision: Approved | Agent: Clearchannel Outdoor Tel: 620 Officer: Evie Learman | Applicant: Mrs Alison Pink Tel: 620 |
| App No: 2008/2927 Registered: 12/15/2008 Address: Clapton Common outside 164-180 16.4m west of Tatton Crescent London, Hackney E5 9AG | Installation of a double sided internally illuminated poster panel to a relocated bus shelter. | Decision Date: 26/01/09 Decision: Approved | Agent: Clear Channel Outdoor Tel: 620704 Officer: Evie Learman | Applicant: Mrs Alison Pink Tel: 620704 |
| App No: 2008/2969 Registered: 12/15/2008 Address: 2 Colberg Place London England N16 5RB | Erection of a single-storey extension at rear ground floor level. | Decision Date: 23/01/09 Decision: Approved | Agent: Mr Hershel Stroh Tel: 02075025541 Officer: Yousef Bahadur | Applicant: Mr Hershel Stroh Tel: 02075025541 |
| App No: 2008/3006 Registered: 12/12/2008 Address: 222-224 Stamford Hill London N16 6TT | Installation of an internally illuminated fascia sign and internally illuminated projecting sign. | Decision Date: 30/01/09 Decision: Approved | Agent: Wood and Wood Signs Ltd Tel: 01392261809 Officer: Evie Learman | Applicant: Boots Development Ltd Tel: 01159506111 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|---|--|
| App No: 2008/0379 Registered: 03/03/2008 Address: 11-13 Glebe Road London E8 4BD | Erection of 3rd floor extension to form 2 additional 3 bedroom units/9 in total. | Decision Date: 05/11/08 Decision: Refused | Agent: Space Lab Tel: 0207 033 3450 Officer: Michael Garvey | Applicant: Mr Vassoss Menelaou Tel: 0208 458 9792 |
| App No: 2008/0873 Registered: 05/09/2008 Address: 24-28 Broadway Market London E8 4QJ | Demolition of existing single storey extension and erection of new two storey blue glazed brick extension with timber windows and doors and new west facing rooflight. Reconfiguration of existing staircase. | Decision Date: 16/01/09 Decision: Approved | Agent: Cazenove Architects Tel: 0208 525 5520 Officer: Ly Mach | Applicant: Christine Peever Tel: |
| App No: 2008/0874 Registered: 05/09/2008 Address: 24-28 Broadway Market London E8 4QJ | Conservation Consent for demolition of existing single storey rear extension. | Decision Date: 16/01/09 Decision: Approved | Agent: Cazenove Architects Tel: 0208 525 5520 Officer: Ly Mach | Applicant: Christine Peever Tel: |
| App No: 2008/1163 Registered: 06/19/2008 Address: 15 Albion Drive, London E8 4LX | Retention of a single-storey side extension with glazed roof. | Decision Date: 19/12/08 Decision: Approved | Agent: Mr Michael Croton Tel: Officer: Evie Learman | Applicant: Mr Michael Croton Tel: 0207 683 0104 |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

App No: 2008/1759
Registered: 07/17/2008
Address:
 260-268 Kingsland Road
 London
 E8 4DG

Submission of details pursuant to condition 2 (details of materials) of appeal decisions APP/U5360/A/07/2052385 and APP/U5360/E/07/2052390.

Decision Date: 16/01/09
Decision: Approved

Agent: Thinking Space Limited
Tel: 0207 378 0146
Officer: Rokos Frangos

Applicant: Thinking Space Ltd
Tel: 0207 378 0146

App No: 2008/1762
Registered: 08/06/2008
Address: Holly Street Phase 6B

Submission of details pursuant to conditions 7 (landscaping scheme), 8 (boundary walls) and 19 (landscape management plan) of planning permission 2006/1268 (phase 1 of Holly Street phase 6B).

Decision Date: 25/11/08
Decision: Approved

Agent: Levitt Bernstein Associates Limited
Tel: 020 7275 7676
Officer: John Kaimakamis

Applicant: Levitt Bernstein Associates Limited
Tel: 020 7275 7676

App No: 2008/1806
Registered: 10/01/2008
Address: Free Form Arts Trust
 Hothouse
 274 Richmond Road
 London
 E8 3QW

Change of use of two Live Work units (Sui Generis) to B1 offices.

Decision Date: 12/11/08
Decision: Approved

Agent: Mr Max Brewer
Tel: 020 7241 7483
Officer: Michael Garvey

Applicant: Mr Max Brewer
Tel: 020 7241 7483

App No: 2008/1810
Registered: 07/18/2008
Address:
 Land bounded by
 Richmond Road, Forest
 Road, Holly Street and
 Queensbridge Road
 London E8

Submission of details pursuant to condition 4 (ground surface treatment) of planning permission ref. 2006/1268

Decision Date: 25/11/08
Decision: Approved

Agent: Levitt Bernstein Associates Ltd.
Tel: 020 7275 7676
Officer: Rokos Frangos

Applicant: Levitt Bernstein Associates Ltd
Tel: 020 7 275 7676

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|--|---|
| App No: 2008/1922 Registered: 09/15/2008 Address: 1 - 9 Sidworth Street, London, E8 3SD | Construction of a fourth and fifth floor to substantially constructed building to provide 9 flats (2 x 1- bed, 4 x 2-bed, 1 x 3-bed. 2 x 4-bed). | Decision Date: 19/12/08 Decision: Approved | Agent: NP Designs Tel: 01273 461 896 Officer: Bernard Haasbroek | Applicant: UltraBrook Ltd Tel: |
| App No: 2008/1951 Registered: 12/04/2008 Address: Unit 21 London Lane London E8 3PR | Conversion of single live/work unit into two live/work units and roof extension and three storey rear extension to provide 2 x 2 bed units. | Decision Date: 05/01/09 Decision: Approved | Agent: William Seageant and Associates Tel: 0845 310 9930 Officer: David Thompson | Applicant: Mr & Mrs Tildsley Tel: |
| App No: 2008/2038 Registered: 08/19/2008 Address: 23-47 Mare Street London E8 4RP | Variation of condition 7, to remove condition 7a - details of balcony rails, fencing and hand rails on the 6th floor of building and 7c - removal of handrails along 4th floor brick parapets along Mare Street elevations. | Decision Date: 08/10/08 Decision: Approved | Agent: Jestico & Whiles Tel: 020 7380 0382 Officer: Russell Smith | Applicant: Mr Richard Pearce Tel: |
| App No: 2008/2044 Registered: 08/20/2008 Address: 23-47 Mare Street London E8 4RP | Section 73 application for the removal of condition no.7c (details of balcony handrails) for fourth floor of planning permission ref. 2005/2510. | Decision Date: 08/10/08 Decision: Approved | Agent: Jestico + Whiles Tel: 020 7380 0382 Officer: Rokos Frangos | Applicant: Jestico & Whiles Tel: 0207 380 0382 |
| App No: 2008/2102 Registered: 10/07/2008 Address: Adjacent site to 1 Bayford Street London E8 3SE | Erection of four a storey building to provide 47 sqm of B1 space to ground floor and 3 x 1 bed units at first, second and third floors together with a mansard roof extension at 1 Bayford Street to provide 1 additional one bed flat. | Decision Date: 10/11/08 Decision: Approved | Agent: Willingale Associates Tel: 020 7490 5506 Officer: Michael Garvey | Applicant: Mr David Palumbo Tel: 020 7749 4775 |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--|--|--------------------------------|--|--|
| App No: 2008/2127 | Continued use of second floor as a place of worship (Class D1) previous use B1 Light Industrial. | Decision Date: 15/01/09 | Agent: Yiannis Pareas Chartered Architects | Applicant: Mr Daniel Osei Acquah |
| Registered: 12/19/2008 | | Decision: Refused | Tel: 020 7431 5022 | Tel: |
| Address: 10-22 Lamb Lane London E8 3PL | | | Officer: Colin Leadbeatter | |

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|--|--|--------------------------------|------------------------------|---------------------------------|
| App No: 2008/2177 | Erection of a single-storey ground floor rear extension. | Decision Date: 28/10/08 | Agent: T-Space | Applicant: Mr Mike Dixon |
| Registered: 09/13/2008 | | Decision: Approved | Tel: 020 8332 2885 | Tel: |
| Address: 5 Appleby Road London E8 3ET | | | Officer: Evie Learman | |

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|---|--|--------------------------------|-----------------------------------|-------------------------------|
| App No: 2008/2194 | Change of use of rear of shop to form 1 x 1 bed flat, together with external alterations, including installation of side windows and door. | Decision Date: 09/12/08 | Agent: Mr McKenna | Applicant: Mr Mohammed |
| Registered: 10/22/2008 | | Decision: Refused | Tel: 07807 452 642 | Tel: |
| Address: 374 Kingsland Road London E8 4AA | | | Officer: Bernard Haasbroek | |

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|---|---|--------------------------------|-----------------------------------|-----------------------------------|
| App No: 2008/2204 | Retention of two storey rear extension including wooden terrace with wooden decking at first floor and retention of timber fencing and external lighting to side of building. | Decision Date: 27/11/08 | Agent: Miss Ozlem Ipek | Applicant: Mr Yasar Yildiz |
| Registered: 10/06/2008 | | Decision: Refused | Tel: 0207 993 5737 | Tel: |
| Address: 165 Mare Street LONDON E8 3RH | | | Officer: Colin Leadbeatter | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|--|---|
| App No: 2008/2209 Registered: 10/13/2008 Address: 114 Shrubland Road London E8 4NH | Alterations including the excavation of the basement and erection of a basement and ground floor rear extension and relocating external staircase. | Decision Date: 31/12/08 Decision: Refused | Agent: Mr J Patel Tel: Officer: Evie Learman | Applicant: Mr T Khalil Tel: |
| App No: 2008/2224 Registered: 09/30/2008 Address: 292 Kingsland Road London E8 4DG | Discharge of conditions 2(materials), 3(windows details), 4(windows/arches) attached to planning application 2007/0425. | Decision Date: 19/11/08 Decision: Approved | Agent: Mr Alan Sivell Tel: 01306 880 906 Officer: Noel Kelly | Applicant: Mr Saeed Dana Tel: |
| App No: 2008/2230 Registered: 09/15/2008 Address: 116 Mapledene Road London E8 3LL | Rear garden bay tree - prune by up to 25%. | Decision Date: 02/10/08 Decision: Approved | Agent: John Moore & Karen Scott Tel: Officer: Nick Jacobs | Applicant: John Moore & Karen Scott Tel: 020 7249 7136 |
| App No: 2008/2241 Registered: 10/13/2008 Address: 253 Mare Street London E8 3NS | Variation of condition 6 (Hours of opening - 10.00 to 24.00) attached to planning permission South/771/97/FP to allow opening between 10:00 and 02:00 hours on Friday and Saturday. | Decision Date: 22/12/08 Decision: Approved | Agent: Planning Applications Tel: Officer: Noel Kelly | Applicant: Mr Ali Abaci Tel: |
| App No: 2008/2244 Registered: 09/29/2008 Address: 14B Shrubland Road London E8 4NN | Erection of a single-storey lower ground floor rear extension. | Decision Date: 12/11/08 Decision: Approved | Agent: Mathara Design & Development Tel: Officer: Graham Callam | Applicant: Mr Conrad Wing Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|---|---|---|---|
| App No: 2008/2251 Registered: 10/06/2008 Address: 165 Mare Street LONDON E8 3RH | Retention of two storey rear extension including wooden terrace with wooden decking at first floor and retention of timber fencing and external lighting to side of building. | Decision Date: 27/11/08 Decision: Refused | Agent: Miss Ozlem Ipek Tel: 0207 993 5737 Officer: Colin Leadbeatter | Applicant: Mr Yasar Yildiz Tel: |
| App No: 2008/2284 Registered: 11/03/2008 Address: 49 Regents Court Pownall Road London E8 4QB | Erection of a single-storey ground floor rear extension. | Decision Date: 23/12/08 Decision: Refused | Agent: Mr Mouman Sabboora Tel: Officer: Yousef Bahadur | Applicant: Mr Mouman Sabboora Tel: |
| App No: 2008/2287 Registered: 09/17/2008 Address: 17 Albion Square London E8 4ES | Rear garden - 1 x Robina & 1 x ash: crown reduction and thin by up to 15%. | Decision Date: 29/10/08 Decision: Approved | Agent: Mrs Fiona Phillips Tel: 020 7249 2891 Officer: Nick Jacobs | Applicant: Mrs Fiona Phillips Tel: 020 7249 2891 |
| App No: 2008/2289 Registered: 09/20/2008 Address: 494 Westgate Street London E8 3RL | Installation of three new windows at first floor facing railway line. | Decision Date: 31/10/08 Decision: Approved | Agent: Buckley Gray Yeoman Tel: 020 7033 9913 Officer: Colin Leadbeatter | Applicant: Aitch Group Tel: |
| App No: 2008/2297 Registered: 09/25/2008 Address: 51 Broadway Market LONDON E8 4PH | Retention of an automatic teller machine. | Decision Date: 29/10/08 Decision: Refused | Agent: Kings Security Systems Ltd Tel: 377517 Officer: Tyler Sharratt | Applicant: Mr PAUL MANOGUE Tel: 377517 |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|--|---|---------------------------|---|---------------------------------------|
| App No: | 2008/2360 | Erection of a single-storey rear extension between the first and second floor. | Decision Date: | Agent: Cullum and Nightingale Architects Ltd | Applicant: Mr Andrew Dempsey |
| Registered: | 09/29/2008 | | | Tel: 0207 812 11 02 | Tel: |
| Address: | 92 Lenthall Road London E8 3JN | | Decision: Approved | Officer: Evie Learman | |
| App No: | 2008/2387 | Retention of an internally illuminated sign to ATM. | Decision Date: | Agent: Kings Security Systems Ltd | Applicant: Mr PAUL MANOGUE |
| Registered: | 09/25/2008 | | | Tel: 01274 377517 | Tel: 01274 377517 |
| Address: | 51 Broadway Market LONDON E8 4PH | | Decision: Refused | Officer: Tyler Sharratt | |
| App No: | 2008/2414 | Rear Garden: Two Cherry trees - Cut back to boundary | Decision Date: | Agent: | Applicant: Ms Candy Ballantyne |
| Registered: | 10/01/2008 | | | Tel: | Tel: 020 7249 2438 |
| Address: | 139 Middleton Road London E8 4LL | | Decision: Approved | Officer: Nick Jacobs | |
| App No: | 2008/2453 | Submission of details pursuant to condition 4 (Ground surface treatment)of planning permission ref: 2006/1269 | Decision Date: | Agent: Mr Murray. | Applicant: Mr Murray |
| Registered: | 10/10/2008 | | | Tel: 0207 275 7676 | Tel: |
| Address: | Land bounded by Richmond Road Forest Road Holly Street and Queensbridge Road Holly Street Estate London E8 | | Decision: Approved | Officer: Russell Smith | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|---|--|
| App No: 2008/2472 Registered: 10/28/2008 Address: The Cat and Mutton PH 76 Broadway Market Hackney London E8 4QJ | Retention of rear door at first floor level with escape route and installation of rear spiral staircase. | Decision Date: 17/12/08 Decision: Approved | Agent: C J Bricknall & Co Ltd Tel: 01908 562037 Officer: Graham Callam | Applicant: Punch Taverns Ltd Tel: |
| App No: 2008/2494 Registered: 12/04/2008 Address: 396 Kingsland Road London E8 4AA | Conversion of existing dwelling on upper floors to create 3 self contained flats (comprising 1 x 3 bed, 2 x 1 bed flats) together with the erection of rear dormer roof extension and installation of two front roof lights and new windows at rear second floor level. | Decision Date: 22/01/09 Decision: Approved | Agent: Gauld Architecture Tel: Officer: Michael Garvey | Applicant: Mr Bal Patel Tel: |
| App No: 2008/2562 Registered: 10/17/2008 Address: 4 Shrubland Road, London E8 4NN | Rear Garden Eucalyptus - Crown reduce by 30% re-shape and crown lift to 4.5m | Decision Date: 18/11/08 Decision: Approved | Agent: Tomlinson Tree Surgeons Tel: 0208 342 8679 Officer: Nick Jacobs | Applicant: Carly Mclean Tel: |
| App No: 2008/2567 Registered: 10/17/2008 Address: 11 Albion Drive London E8 4LX | Front Garden: Horse Chestnut - Crown reduction to previous points (same points as 4 years ago). | Decision Date: 10/11/08 Decision: Approved | Agent: Tel: Officer: Nick Jacobs | Applicant: Phoenix Housing Tel: |
| App No: 2008/2590 Registered: 10/21/2008 Address: 45 Albion Drive London E8 4LT | Alterations to side and rear elevation of the rear addition to include new windows and patio door; erection of a single- storey ground floor rear extension and new front boundary with new railings. | Decision Date: 10/12/08 Decision: Approved | Agent: Mrs Vivien O'Brien Tel: 020 7691 2353 Officer: Graham Callam | Applicant: Mrs Vivien O'Brien Tel: 020 76912353 |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

| | | | | |
|---|---|--------------------------------|----------------------------------|--------------------------------------|
| App No: 2008/2613 | Excavation to create a new basement in connection with the change of use of the storage building into a 1 bedroom house | Decision Date: 16/01/09 | Agent: Discount Plans Ltd | Applicant: Mr Sadaqat Mahmood |
| Registered: 12/10/2008 | | | Tel: | Tel: |
| Address: Rear of 1 Broadway Market Yard, London E8 4PH | | Decision: Refused | Officer: Tyler Sharratt | |

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|---|------------------------------|--------------------------------|---------------------------------|-------------------------------------|
| App No: 2008/2634 | Front | Decision Date: 26/11/08 | Agent: J D Hughes & Sons | Applicant: J D Hughes & Sons |
| Registered: 10/24/2008 | Eucalyptus - Crown reduction | | Tel: 01708 688365 | Tel: |
| Address: Flat B, 24 Lavender Grove, London E8 | | Decision: Approved | Officer: Nick Jacobs | |

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|---|--|--------------------------------|--|----------------------------|
| App No: 2008/2640 | Retention of two storage buildings to the rear of 2-8 Ellingfort Road. | Decision Date: 29/12/08 | Agent: GUG Architects & Designers Limited | Applicant: Mr WN VU |
| Registered: 11/12/2008 | | | Tel: 020 8993 3435 | Tel: |
| Address: 6-8 Ellingfort Road, London E8 | | Decision: Refused | Officer: Tyler Sharratt | |

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|--|--|--------------------------------|--------------------------------|-----------------------------------|
| App No: 2008/2832 | Erection of a two- storey single dwelling house to the rear. | Decision Date: 09/01/09 | Agent: Mr Serkan Yeter | Applicant: Mr Serkan Yeter |
| Registered: 12/08/2008 | | | Tel: | Tel: |
| Address: 37 London Fields East Side, London E8 3SA | | Decision: Refused | Officer: Yousef Bahadur | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|--|--|
| App No: 2008/2838 Registered: 11/26/2008 Address: 67 Albion Drive London E8 4LT | Front Garden - 2 x Lime Trees, re-pollard, 1 x Olive Tree, reduce & shape. Rear Garden - 1 x Apple Tree, reshape crown. | Decision Date: 24/12/08 Decision: Approved | Agent: Able Tree Services Tel: 0208 524 2271 Officer: Nick Jacobs | Applicant: Phil Reeves Tel: 0207 419 9402 |
| App No: 2008/2850 Registered: 12/18/2008 Address: 176 Richmond Road London E8 3HN | Details submitted pursuant to condition 3 (external surfaces) of planning permission 2008/1289 dated 11 August 2008. | Decision Date: 27/01/09 Decision: Approved | Agent: LATIS ltd Tel: 020 7486 1596 Officer: Yousef Bahadur | Applicant: Mr James Curtis Tel: |
| App No: 2008/2872 Registered: 12/09/2008 Address: 82 Mapledene Road, Hackney London E8 3JW | Rear Garden: Lime - Crown reduce by 25% Cherry - Crown reduction by 20% | Decision Date: 31/12/08 Decision: Approved | Agent: Tree Matters Ltd Tel: 0208 444 9461 Officer: Nick Jacobs | Applicant: Ms Julie Charterton Tel: |
| App No: 2008/2915 Registered: 11/28/2008 Address: 45 Albion Drive London E8 4LT | Replacement of outer skin brickwork on front elevation on a like for like basis. | Decision Date: 05/12/08 Decision: Approved | Agent: Tel: Officer: Graham Callam | Applicant: Mr Dominick O'Brien Tel: 07932006493 |
| App No: 2008/3060 Registered: 12/29/2008 Address: 44 Albion Drive London E8 4LX | Lime tree in front garden: crown reduce by 30% Trees in rear garden: 1 x Lime - Crown reduce by 30%; 1 x ash - reduce over hanging by 20%. | Decision Date: 23/01/09 Decision: Approved | Agent: Keith Archers Tree Care Specialists Ltd Tel: 01708 223332 Officer: Nick Jacobs | Applicant: Ms S Goodman Tel: 020 7249 2839 |

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| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|---|--|
| App No: 2007/1927 Registered: 09/12/2007 Address: Riverside House Leaside Road London | Submission of details pursuant to Leaside Road Condition 9 (modifications to ground floor elevations to Leaside Road at planning application reference 2006/2800 dated 17/04/2007) | Decision Date: 04/12/08 Decision: Approved | Agent: WaughThisleton Architects Ltd Tel: 0207 613 5727 Officer: Gillian Nicks | Applicant: WaughThisleton Architects Ltd Tel: 0207 613 5727 |
| App No: 2007/2149 Registered: 09/06/2007 Address: Oak Wharf Timberwharf Road London N16 6D8 | Submission of details pursuant to condition 5 (landscape scheme) attached to planning approval ref: 2005/3009 | Decision Date: 05/11/08 Decision: Approved | Agent: Grafik Architecture Tel: 01277 658 233 Officer: Rokos Frangos | Applicant: Grafik Architecture Tel: 01277 658 233 |
| App No: 2007/2165 Registered: 10/18/2007 Address: 99 Clapton Common London E5 9AB | Erection of part single-storey side extension and part 2-storey rear extension (at ground floor and basement level) with excavation of basement in association with use of the site as a synagogue. | Decision Date: 10/10/08 Decision: Approved | Agent: A Freeman Tel: 07831 220 122 Officer: Bernard Haasbroek | Applicant: Kehal Charedim Trust Tel: |
| App No: 2008/1502 Registered: 10/17/2008 Address: 62 Mount Pleasant Lane Clapton London E5 9EN | Alterations including the excavation of the basement; new front lightwell with railing surround; erection of a 3 storey side extension and a single-storey ground floor rear extension. | Decision Date: 10/12/08 Decision: Refused | Agent: Mr Francis Tel: 07932268862 Officer: Tyler Sharratt | Applicant: Mr Khan Tel: |

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Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|--|--|--------------------------------|---------------------------------|---|
| App No: 2008/1597 | Continuation of use as a Girls School at 186/188 Upper Clapton Road. Use of rear area as ancillary playground and retention of portacabin for 2 years. | Decision Date: 04/11/08 | Agent: P E Ottery Dip TP | Applicant: Beis Trana Girls School Ltd |
| Registered: 09/22/2008 | | Decision: Refused | Tel: 0208 366 8141 | Tel: |
| Address: 186/188 Upper Clapton Road Land R/O 190/194 Upper Clapton Road London E5 9DH | | | Officer: Noel Kelly | |

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|---|---|--------------------------------|-----------------------------------|------------------------------|
| App No: 2008/1835 | Conversion of dwelling house into 3 self-contained flats comprising 3 x 1 bed flats extension, and erection of rear roof dormer and two roof lights to front elevation. | Decision Date: 27/11/08 | Agent: Mr Teladia. | Applicant: Mr Teladia |
| Registered: 10/17/2008 | | Decision: Refused | Tel: 0208 949 6492 | Tel: |
| Address: 13 Knightland Road London - E5 9HR | | | Officer: Bernard Haasbroek | |

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|---|---|--------------------------------|-----------------------------------|--------------------------------------|
| App No: 2008/1884 | Retention of front external stairs, erection of new front boundary wall together with the retention of a two bedroom flat on first and second floors. | Decision Date: 18/11/08 | Agent: Oaklever | Applicant: Mrs Rivka Dreyfuss |
| Registered: 10/03/2008 | | Decision: Approved | Tel: 84427798 | Tel: |
| Address: 4 Castlewood Road - London - N16 6DW | | | Officer: Bernard Haasbroek | |

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|--|--|--------------------------------|-----------------------------------|--------------------------------|
| App No: 2008/2104 | Submission of details pursuant to condition 24 (details of Cycle Barriers) of planning permission ref: 2005/3009 | Decision Date: 23/10/08 | Agent: Grafik Architecture | Applicant: Mosaic Homes |
| Registered: 08/19/2008 | | Decision: Approved | Tel: 01277 658 233 | Tel: 020 7877 6040 |
| Address: Oak Wharf Timberwharf Road London N16 6DB | | | Officer: Rokos Frangos | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details****App No:** 2008/2184

Erection of a single storey ground floor rear extension.

**Decision
Date:** 21/10/08**Agent:** John Stebbing Architect**Applicant:** Mr L Weiss**Registered:** 09/13/2008**Tel:** 01284704546**Tel:****Address:** 34 Warwick Grove
London E5 9HU**Decision:** Approved**Officer:** Tyler Sharratt**App No:** 2008/2206

Erection of a ground, first and second floor rear extension.

**Decision
Date:** 23/10/08**Agent:** Midas Planning**Applicant:** Mr Chazm Landan**Registered:** 09/11/2008**Tel:** 0562875**Tel:****Address:** 7 Ashtead Road London
E5 9BJ**Decision:** Refused**Officer:** Yousef Bahadur**App No:** 2008/2254

Demolition of existing buildings and erection of a part two-storey and part three-storey plus basement building to provide medical clinic with consulting rooms (use class D1) and one bedroom flat on the first floor for practice manager and plant equipment with associated disabled and ambulance parking bays. Opening Hours 09:00 hours to 21:00 hours Monday to Friday; 09:00 Hours to 15:00 hours on Saturday, Sunday and Bank Holidays.

**Decision
Date:** 26/11/08**Agent:** Calford Seadon**Applicant:** Mr Eli Kernkraut**Registered:** 10/07/2008**Tel:** 0207 493 3788**Tel:****Address:** 1 Clapton Common &
151 Upper Clapton Road,
London E5 9AA**Decision:** Approved**Officer:** Noel Kelly**App No:** 2008/2309

Details submitted pursuant to condition 4 (external surfaces) of planning permission 2007/3050 dated 15 February 2008.

**Decision
Date:** 17/11/08**Agent:** John Stebbing
Architects**Applicant:** John Stebbing
Architects**Registered:** 10/01/2008**Tel:****Tel:****Address:** Land to the Rear of 69
Mount Pleasant Lane
London**Decision:** Approved**Officer:** Graham Callam

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|--|---|
| App No: 2008/2380 Registered: 10/08/2008 Address: Leadale Wharf - Rear of Watermint Quay London N16 6DN | Approval of details pursuant to condition 13(foul and surface drainage systems) attached to approval reference 2007/1562 dated 09/10/2007. | Decision Date: 10/11/08 Decision: Approved | Agent: Tel: Officer: Noel Kelly | Applicant: The Ratcliffe Groves Partnership Limited Tel: 020 7600 6666 |
| App No: 2008/2419 Registered: 10/01/2008 Address: 26 Leabourne Road London N16 6TA | Erection of ground floor extension and front and rear roof extension. | Decision Date: 19/11/08 Decision: Refused | Agent: ELA Design Tel: 07810 892762 Officer: Yousef Bahadur | Applicant: Mr Michael Ryan Tel: 07768 935013 |
| App No: 2008/2512 Registered: 10/20/2008 Address: 40 Lingwood Road, LONDON E5 9BN | Retention of enlarged front dormer, front boundary wall; and alterations to the rear including balconies at ground and first floor levels. | Decision Date: 02/12/08 Decision: Refused | Agent: Mark Jones Tel: Officer: Tyler Sharratt | Applicant: Mr J Dreyfuss Tel: |
| App No: 2008/2620 Registered: 10/29/2008 Address: The Gardens 125 Clapton Common London E5 9AD | Submission of detail pursuant to condition 11 (review of parking layout) of planning permission ref. 2007/2126. | Decision Date: 16/01/09 Decision: Approved | Agent: Penoyre & Prasad Tel: 0207 250 3477 Officer: Rokos Frangos | Applicant: Penoyre & Prasad Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

App No: 2008/2623
Registered: 10/29/2008
Address:
 The Gardens
 125 Clapton Common
 London
 E5 9AD

Submission of detail pursuant to condition 10 (secure bicycle parking) of planning permission ref. 2007/2126.

Decision Date: 15/01/09
Decision: Approved

Agent: Penoyre & Prasad
Tel: 0207 250 3477
Officer: Rokos Frangos

Applicant: Penoyre & Prasad
Tel: 0207 250 3477

App No: 2008/2897
Registered: 12/08/2008
Address:
 Oak Wharf
 Timberwharf Road
 London
 N16 6DB

Submission of details pursuant to Clause 4.5.1 (School Travel Plan) of section 106 Agreement dated 13/08/2007 of planning permission ref: 2005/3009.

Decision Date: 30/12/08
Decision: Refused

Agent: Family Mosaic Development
Tel: 020 7 089 1324
Officer: Rokos Frangos

Applicant: Family Mosaic
Tel:

App No: 2008/0321
Registered: 12/02/2008
Address:
 26 Stoke Newington
 Church Street
 London N16

Retention of third floor mansard roof extension to create an additional bedsit.

Decision Date: 05/01/09
Decision: Refused

Agent: Bashkal & Associates
Tel: 020 8884 1169
Officer: Graham Callam

Applicant: Mercado Restaurants
Tel: 0207 254 8649

App No: 2008/1660
Registered: 10/27/2008
Address:
 176 Stoke Newington
 Road London N16 7UY

Change of use of ground floor and basement from retail shop (use class A1) to a restaurant (use class A3) together with the erection of an external extract duct at the rear.

Decision Date: 09/12/08
Decision: Approved

Agent: Michael Naik & Co Ltd
Tel: 020 7249 0272
Officer: Bernard Haasbroek

Applicant: Eve Morawiecki
Tel:

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|---|--|--------------------------------|-------------------------------------|-----------------------------|
| App No: 2008/1763 | Conversion of the upper floors from 2 flats to create 3 one-bedroom self-contained flats, together with the installation of an additional window to the existing third floor mansard roof extension at the rear. | Decision Date: 08/10/08 | Agent: Hartleys Projects LTD | Applicant: Mr S Awan |
| Registered: 08/19/2008 | | Decision: Approved | Tel: 3549268 | Tel: |
| Address: 95 Stoke Newington High Street London N16 8EL | | | Officer: Bernard Haasbroek | |

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|---|--|--------------------------------|-----------------------------------|---------------------------|
| App No: 2008/1901 | Change of use of basement from ancillary storage to social/snooker club (use class D2) with opening hours 9 am to 12:00 midnight Monday to Sunday and the provision of refuse store at rear of ground floor. | Decision Date: 22/10/08 | Agent: Mr Bilgi | Applicant: Mr Unek |
| Registered: 09/15/2008 | | Decision: Approved | Tel: 07810115614 | Tel: |
| Address: 172 Stoke Newington Road London N16 7UY | | | Officer: Bernard Haasbroek | |

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|---|--|--------------------------------|---|-----------------------------|
| App No: 2008/2000 | Erection of a single-storey ground floor rear extension and two-storey side extension to the rear. | Decision Date: 03/10/08 | Agent: Solomon Elias | Applicant: Einy Saul |
| Registered: 09/12/2008 | | Decision: Refused | Tel: 020 8802 9986 | Tel: 020 8800 2954 |
| Address: 37 Kersley Road Hackney London N16 0NT | | | Officer: Tyler Sharratt Agent: Solomon Elias | |
| | | | Tel: 020 8802 9986 | |

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|---|--|--------------------------------|--------------------------------|----------------------------|
| App No: 2008/2006 | Variation of Condition 1(hours of use) attached to planning permission ref: 2004/0298 to use as a Snooker Club between 09:00 hours and 12 midnight Monday to Thursday, between 09:00 hours and 02:00 hours Friday and Saturday and between 09:00 hours and 23:00 hours Sunday and Bank Holidays. | Decision Date: 03/12/08 | Agent: Mr Altun | Applicant: Mr Altun |
| Registered: 10/15/2008 | | Decision: Refused | Tel: 0207 254 9572 | Tel: |
| Address: 139 Stoke Newington Road London N16 8BT | | | Officer: Michael Garvey | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|---|--|
| App No: 2008/2056 Registered: 10/28/2008 Address: Land at the rear of and 178 Stoke Newington Road, London N16 7UY | Erection of a two storey one bedroom dwelling and alteration to the ground floor shopfront at No. 178 Stoke Newington Road. | Decision Date: 10/12/08 Decision: Approved | Agent: Mr Twaddle Tel: 0207 249 8995 Officer: Colin Leadbeatter | Applicant: Mr Crouch Tel: |
| App No: 2008/2166 Registered: 10/27/2008 Address: 120-122 Stoke Newington High Street London N16 7NY | Erection of a single storey rear extension to No. 120 and amalgamation of No. 120 and No. 122 into one retail unit (class A1). | Decision Date: 02/12/08 Decision: Approved | Agent: Mr Michael Wallis Tel: 0208 360 3335 Officer: Bernard Haasbroek | Applicant: Mr Patel Tel: |
| App No: 2008/2274 Registered: 10/20/2008 Address: 50 Beatty Road Stoke Newington London N16 8EB | Conversion of single dwelling house to create three self-contained flats (comprising 1x3 bed flat, 1 x 2 bed flat and 1 x 1 bed flat) together with external alterations including the installation of new front windows and rear French doors at basement level and second rooflight. | Decision Date: 20/11/08 Decision: Approved | Agent: Bostall Architectural Services Tel: 01322 557566 Officer: Bernard Haasbroek | Applicant: Evering Investments Ltd Tel: |
| App No: 2008/2302 Registered: 11/13/2008 Address: 22 Brodia Road London N16 0ES | Erection of a rear roof extension (including raising of the ridge). | Decision Date: 08/01/09 Decision: Approved | Agent: Elite Ltd Tel: Officer: Evie Learman | Applicant: Mr Grice Tel: |
| App No: 2008/2427 Registered: 10/29/2008 Address: 137-139 STOKE NEWINGTON ROAD LONDON N16 8BP | Proposed erection of three 4m high flag pole antennae with two equipment cabinets on the roof of 137 - 139 Stoke Newington Road. | Decision Date: 22/12/08 Decision: Approved | Agent: Adams Holmes Associates Tel: 01608 645 116 Officer: Evie Learman | Applicant: Adams Holmes Associates Tel: 01608 645 116 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|---|--|
| App No: 2008/2446 Registered: 10/09/2008 Address: 62A Darville Road, Stoke Newington, London N16 7PS | Erection of an outbuilding in the rear garden. | Decision Date: 20/11/08 Decision: Approved | Agent: Miss Rachel Quinlan Tel: 01582 882 821 Officer: Graham Callam | Applicant: Ms Maria Guirao Tel: 0203 076 1039 |
| App No: 2008/2625 Registered: 10/21/2008 Address: 11 Batley Road London N16 7NP | Creation of a front 'light well' to install new window to basement. | Decision Date: 12/12/08 Decision: Approved | Agent: John Martin Tel: 020 7613 4976 Officer: Evie Learman | Applicant: Mr Enric Junoy Tel: 020 7254 0596 |
| App No: 2008/2629 Registered: 10/24/2008 Address: 37 Kersley Road, London N16 0NT | Proposed erection of a single storey L - shaped ground floor extension and enlargement of an existing window in the rear elevation. | Decision Date: 04/11/08 Decision: Approved | Agent: Solomon Elias Tel: 020 8802 9986 Officer: Graham Callam | Applicant: Einy Saul Tel: 020 8800 2954 |
| App No: 2008/2630 Registered: 10/24/2008 Address: Flat 4, Button Court, 177 Victoria Grove, London N16 8EA | Existing use of the property as a self-contained flat. | Decision Date: 19/12/08 Decision: Approved | Agent: Watson Esam Tel: 0114 275 3350 Officer: Tyler Sharratt | Applicant: Steven Murphy & Tim Murphy Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|---|--|
| App No: 2008/2635 Registered: 10/29/2008 Address: 92A Nevill Road, LONDON N16 0SX | Erection of a single-storey ground floor rear extension. | Decision Date: 15/12/08 Decision: Approved | Agent: Anglian Home Improvements Tel: 08454373552 Officer: Graham Callam | Applicant: Ms Oakley Tel: 02072492452 |
| App No: 2008/2650 Registered: 12/04/2008 Address: 3 Tyssen Road London N16 7NA | Change of use from shop (class A1) to gymnasium (class D2) with hours of operation from 08:00 to 22:00 Mondays to Saturdays and 10:00 to 17:00 on Sundays and public holidays. | Decision Date: 05/01/09 Decision: Approved | Agent: Archipek Tel: Officer: Ly Mach | Applicant: Mrs Savvas Hadji KYRIACOU Tel: |
| App No: 2008/2676 Registered: 11/20/2008 Address: 6 Ormsby Place, Stoke Newington, N16 8ER | Erection of a roof extension to create an additional storey. | Decision Date: 31/12/08 Decision: Approved | Agent: New Age Consult Tel: 01708 750 011 Officer: Graham Callam | Applicant: Mrs Nina Peregrine Jones Tel: 0207 249 1662 |
| App No: 2008/2687 Registered: 10/30/2008 Address: 72B Princess May Road, London N16 8DG | Erection of a rear roof extension with roof lights to front roof slope. | Decision Date: 22/12/08 Decision: Approved | Agent: Mr Jeffrey Atkins Tel: 0208 446 1030 Officer: Evie Learman | Applicant: Mr & Mrs Matthew kirsten Shlomowitz Tel: 0207 241 1637 |
| App No: 2008/2698 Registered: 10/31/2008 Address: 21 Sanford Terrace, Stoke Newington London N16 7LH | Installation of a satellite dish to the rear wall measuring 0.39m high x 0.54m wide x 0.5m deep. | Decision Date: 22/12/08 Decision: Approved | Agent: Mr Michael Trew Tel: Officer: Graham Callam | Applicant: Mr Michael Trew Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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|---|---|--------------------------------|-------------------------------|-----------------------------------|
| App No: 2008/2713 | Proposed erection of a rear roof extension and two roof lights to the front roof slope. | Decision Date: 04/12/08 | Agent: More Space | Applicant: Mrs Rena Bowers |
| Registered: 11/11/2008 | | | Tel: 020 8896 0777 | Tel: |
| Address: 19 Kynaston Road LONDON N16 0EA | | Decision: Approved | Officer: Graham Callam | |

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| App No: 2008/2777 | Erection of single storey rear and two storey side extension to end terrace dwelling house. | Decision Date: 02/01/09 | Agent: Solomon Elias | Applicant: Einy Saul |
| Registered: 12/15/2008 | | | Tel: | Tel: |
| Address: 37 Kersley Road London N16 0NT | | Decision: Refused | Officer: Tyler Sharratt | |

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|--|---|--------------------------------|---------------------------------------|------------------------------------|
| App No: 2008/2887 | Change of use of single family house formerly occupied by school site manager to additional classroom facilities (D1 use class - Non Residential Institutions). | Decision Date: 16/01/09 | Agent: William Pattern Primary | Applicant: Mrs Kathryn Kyle |
| Registered: 12/08/2008 | | | Tel: | Tel: 0207 254 4014 |
| Address: William Patten Primary Stoke Newington Church Street London N16 0NX | | Decision: Approved | Officer: Noel Kelly | |

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|---|--|--------------------------------|--------------------------------|----------------------------------|
| App No: 2008/2983 | Alterations to existing boundary fence at rear together with the installation of new timber gates. | Decision Date: 27/01/09 | Agent: Mr T Shaikh | Applicant: Mr Akhtar Aziz |
| Registered: 12/09/2008 | | | Tel: | Tel: 02085422211 |
| Address: 180 Stoke Newington High Street London N16 7JD | | Decision: Approved | Officer: Megan Fletcher | |

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| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|--|--|
| App No: 2007/3046 Registered: 01/28/2008 Address: 16 Ainsworth Road London E9 7LP | Conversion of a single dwelling into 1 x 4 bed flat and 2 x 1 bed flats and a single storey rear extension. | Decision Date: 09/10/08 Decision: Approved | Agent: V George Tel: Officer: Dean Wooding | Applicant: P Thomas Tel: |
| App No: 2008/0967 Registered: 05/09/2008 Address: 126-128 Lauriston Road London E9 7LH | Erection of two storey rear extension, third floor mansard roof, new chimney encasing flue and internal alterations to form 3 self-contained flats (1 x 4 bed, 2 x 1 bed). | Decision Date: 27/11/08 Decision: Approved | Agent: Bashkal & Associates Tel: 020 8884 1169 Officer: Colin Leadbeatter | Applicant: Mr Abraham Grunhut Tel: |
| App No: 2008/1946 Registered: 09/03/2008 Address: 25 Groombridge Road London E9 7DP | Alterations including the erection of a ground floor rear extension. | Decision Date: 15/10/08 Decision: Approved | Agent: Silverpoint Design & Construction Ltd Tel: 020 8291 0099 Officer: Evie Learman | Applicant: Mr Rob Bowers Tel: |
| App No: 2008/2020 Registered: 08/28/2008 Address: 14 King Edwards Road London E9 7SF | Erection of a front and rear roof extension to provide for an additional storey. | Decision Date: 07/10/08 Decision: Approved | Agent: More Space Tel: 020 8896 0777 Officer: Evie Learman | Applicant: Mrs G Gullberg Tel: 020 8533 1552 |
| App No: 2008/2128 Registered: 09/08/2008 Address: Dinmore House Templecombe Road London E9 7LT | Change of use from vacant laundry rooms to create 3 residential units (1 x 1 bed and 2 x 2 beds), installation of new rooflight and cycle storage. | Decision Date: 31/12/08 Decision: Approved | Agent: Mcbains Cooper Consulting Ltd Tel: 0207 786 7900 Officer: Michael Garvey | Applicant: Sanctuary Housing Association Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|--|--|
| App No: 2008/2129 Registered: 09/12/2008 Address: Anstey House Templecombe Road London E9 | Change of use from vacant laundry rooms to create 2 additional socially rented residential units (1 x 1 bed and 1 x 2 bed), and cycle storage. | Decision Date: 13/10/08 Decision: Approved | Agent: McBains Cooper Consulting Ltd Tel: 020 7786 7900 Officer: Michael Garvey | Applicant: Sanctuary Housing Association Tel: |
| App No: 2008/2132 Registered: 10/10/2008 Address: Pavement opposite 16-18 Mare Street London E8 4RP | Installation of internally illuminated signs to a relocated bus shelter opposite 16-18 Mare Street. | Decision Date: 03/12/08 Decision: Approved | Agent: Clear Channel Outdoor Tel: 01322 620704 Officer: Evie Learman | Applicant: C/o London Buses Tel: |
| App No: 2008/2133 Registered: 09/13/2008 Address: Swingfield House Templecombe Road London - E9 7LX | Change of use from vacant laundry rooms to create 3 residential units (2 x 1 bed and 1 x 2 beds). Installation of new roof light and cycle storage | Decision Date: 31/12/08 Decision: Approved | Agent: McBains Cooper Consulting Tel: Officer: Michael Garvey | Applicant: Sanctuary Housing Tel: |
| App No: 2008/2137 Registered: 09/11/2008 Address: Carbroke House Templecombe Road London E9 7LR | Change of use from vacant laundry rooms to create 2 residential units (1 x 1 bed and 1 x 2 bed), installation of new roof light and cycle storage. | Decision Date: 31/12/08 Decision: Approved | Agent: McBains Cooper Consulting Ltd Tel: Officer: Michael Garvey | Applicant: Sanctuary Housing Tel: |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|---|---|--|--|
| App No: 2008/2168 Registered: 10/10/2008 Address: 136 Lauriston Road London E9 7LH | Installation of an externally illuminated fascia sign. | Decision Date: 26/11/08 Decision: Refused | Agent: Mr Williamson Tel: 0208 829 9411 Officer: Graham Callam | Applicant: Ms Elena Sollai Tel: |
| App No: 2008/2240 Registered: 09/29/2008 Address: 35 Sharon Gardens, LONDON E9 7RX | Creation of a gable end roof and erection of a rear roof extension. | Decision Date: 17/11/08 Decision: Refused | Agent: Just Plans Tel: 07780565401 Officer: Graham Callam | Applicant: Mrs Alyson Sharma Tel: 07786 060685 |
| App No: 2008/2247 Registered: 09/25/2008 Address: 7 Groombridge Road, London E9 7DP | Proposed alterations including the erection of a single storey conservatory style rear extension. | Decision Date: 11/11/08 Decision: Approved | Agent: Ian Hay Architect Tel: 0207 688 1589 Officer: Graham Callam | Applicant: Niko Gwachi & Felix Miller Tel: |
| App No: 2008/2336 Registered: 10/08/2008 Address: 50 Penshurst Road London E9 7DT | Erection of a single storey ground floor rear extension. | Decision Date: 24/11/08 Decision: Approved | Agent: John Duane Architects Tel: 020 8525 9223 Officer: Yousef Bahadur | Applicant: Mr Rupert Fitzhugh Tel: |
| App No: 2008/2457 Registered: 11/24/2008 Address: 28 Shore Road London E9 7TA | Discharge of condition 4 (external materials) and 5 (provision of facilities for disposal of litter and refuse) attached to approval reference 2007/2312. | Decision Date: 05/12/08 Decision: Approved | Agent: Stock Woolstencroft Tel: 0207 264 8600 Officer: Michael Garvey | Applicant: Stock Woolstencroft Tel: 0207 264 8600 |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|--|--|--------------------------------|--|--|
| App No: | 2008/2468 | Rear Garden: | Decision Date: 18/11/08 | Agent: | Applicant: IMS (Ushers) Ltd |
| Registered: | 10/02/2008 | Sycamore - Crown reduction by 35% and prune to shape | Decision: Approved | Tel: | Tel: 01438 727252 |
| Address: | 5a Malvern Road hackney London E8 3LP | Ash - Fell to ground | | Officer: Nick Jacobs | |
| App No: | 2008/2499 | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 27/11/08 | Agent: Piper Double Glazing Limited | Applicant: Piper Double Glazing Ltd |
| Registered: | 10/14/2008 | | Decision: Approved | Tel: 01843 850 500 | Tel: 01843 850 500 |
| Address: | 30-34 Tudor Road, London E9 7SN | | | Officer: Yousef Bahadur | |
| App No: | 2008/2501 | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 27/11/08 | Agent: Piper Double Glazing Limited | Applicant: Hackney Housing Regeneration |
| Registered: | 10/14/2008 | | Decision: Approved | Tel: 01843 850 500 | Tel: 0208 356 5000 |
| Address: | 58-80 Penshurst Road, London E9 7DT | | | Officer: Yousef Bahadur | |
| App No: | 2008/2502 | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 27/11/08 | Agent: Piper Double Glazing Limited | Applicant: Hackney Housing Regeneration |
| Registered: | 10/14/2008 | | Decision: Approved | Tel: 01843 850500 ext 27 | Tel: 020 8356 5000 |
| Address: | 1-12 Mason House Frampton Park Estate London E9 7PD | | | Officer: Yousef Bahadur | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|--|--|---|---|---|
| App No: 2008/2560 Registered: 10/22/2008 Address: Land adjacent to 1 Holcroft Road LONDON E9 7BA | Erection of a four storey single dwelling house. | Decision Date: 05/12/08 Decision: Approved | Agent: Tel: 0207 267 2825 Officer: Yousef Bahadur | Applicant: Mr Langer Tel: |
| App No: 2008/2605 Registered: 10/22/2008 Address: 9 Church Crescent LONDON E9 7DH | Front Garden Cherry - Crown Reduction by 20% | Decision Date: 25/11/08 Decision: Approved | Agent: Keith Archers Tree Care Specialists Ltd Tel: 01708 223332 Officer: Nick Jacobs | Applicant: Keith Archers Tree Care Specialists Ltd Tel: 07788770369 |
| App No: 2008/2669 Registered: 10/28/2008 Address: 1-21 Lauriston House, Lauriston Road, London E9 7EZ | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 15/12/08 Decision: Approved | Agent: Piper Double Glazing Limited Tel: 01843 850 500 Officer: Yousef Bahadur | Applicant: Hackney Housing Regeneration Tel: 0208 356 5000 |
| App No: 2008/2742 Registered: 11/12/2008 Address: 12-22 Church Crescent, Banbury Estate, E9 7EH | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 24/12/08 Decision: Approved | Agent: Piper Double Glazing Ltd Tel: 01843 850500 Officer: Yousef Bahadur | Applicant: Hackney Housing Regeneration Tel: 0208 356 5000 |
| App No: 2008/2743 Registered: 11/12/2008 Address: 1-14 Sundridge House, Banbury Estate, London E9 7DN | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 24/12/08 Decision: Approved | Agent: Piper Double Glazing Ltd Tel: 01843 850500 Officer: Yousef Bahadur | Applicant: Hackney Housing Regeneration Tel: 0208 356 5000 |

| <i>Application Details</i> | | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|----------------------------|---|--|---------------------------|--|--|
| App No: | 2008/2848 | Rear garden: | Decision Date: | Agent: Becker Tree Services | Applicant: Newlon Housing Trust |
| Registered: | 11/27/2008 | Sycamore - Fell | 24/12/08 | Tel: 0208 508 3832 | Tel: 0207 613 8038 |
| Address: | 73 Lauriston Road, London E9 7HA | | Decision: Approved | Officer: Nick Jacobs | |
| App No: | 2008/2899 | Proposed erection of a hip to gable roof extension and rear roof extension | Decision Date: | Agent: Just Plans | Applicant: Mrs Alyson Sharma |
| Registered: | 12/09/2008 | | 16/01/09 | Tel: 07780565401 | Tel: 07786 060685 |
| Address: | 35 Sharon Gardens, LONDON E9 7RX | | Decision: Approved | Officer: Graham Callam | |
| App No: | 2008/2914 | Submission of detail pursuant to condition 16 of planning permission dated 17 Feb 2006 (ref 2005/2660) - (site contamination). | Decision Date: | Agent: Islington & Shoreditch Housing Association | Applicant: Islington & Shoreditch Housing |
| Registered: | 12/11/2008 | | 09/01/09 | Tel: 7226 3753/ 7704 734 | Tel: |
| Address: | 50 Well Street / 30-32 Shore Road, London E9 | | Decision: Approved | Officer: Russell Smith | |
| App No: | 2008/2977 | Erection of a rear roof extension and installation of 3 roof lights to the front roof slope. | Decision Date: | Agent: Mr G A Williams | Applicant: Ms C Glennie |
| Registered: | 12/09/2008 | | 26/01/09 | Tel: 0207 739B 9751 | Tel: 0208 986 0371 |
| Address: | 43A Southborough Road, London E9 | | Decision: Refused | Officer: Yousef Bahadur | |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details****App No:** 2008/2997

Crown Reduction (30%) and Shaping to 6 trees to the front (2x Norway maples, 3 x Limes, 1 x False Acacia).

**Decision
Date:** 09/01/09**Agent:****Applicant:** Treecare**Registered:** 12/15/2008**Decision:** Approved**Tel:****Tel:** 02089931443**Address:** St John the Baptist
3 King Edwards Road
London
E9 7SF**Officer:** Nick Jacobs**App No:** 2008/3065

Fell Sycamore in rear garden

**Decision
Date:** 09/01/09**Agent:** Mr Tristram Fitzgerald**Applicant:** Mr Dan Kimmins**Registered:** 12/18/2008**Decision:** Approved**Tel:** 0207 033 0579**Tel:****Address:** 73A Lauriston Road,
London E9 7HA**Officer:** Nick Jacobs**App No:** 2007/0669

Discharge of condition 2d (noise survey) attached to planning application 2005/1719 approved on 13/10/2005

**Decision
Date:** 04/11/08**Agent:** Stephen Davy Peter
Smith Architects**Applicant:** Paul Simms**Registered:** 04/12/2007**Decision:** Approved**Tel:** 020 7739 2020**Tel:****Address:** Felstead Street,
Hackney Wick
E9 5LT**Officer:** Andrew Dillon**App No:** 2007/1282

Details of land contamination survey and remediation measures pursuant to condition 7 of planning permission ref: 2005/1719

**Decision
Date:** 22/12/08**Agent:** Mount Anvil**Applicant:** Mount Anvil**Registered:** 05/31/2007**Decision:** Approved**Tel:** 01727 898 000**Tel:****Address:** Felstead Street
London
E9 5DW**Officer:** Russell Smith

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
|---|--|---|--|--|
| App No: 2007/2951 Registered: 12/06/2007 Address: Chapman Road London E9 5DW | Installation of toilet cabin for London Bus Personnel on Western side of Chapman Road. | Decision Date: 12/01/09 Decision: Approved | Agent: Mr Matthew Macdonald Tel: Officer: Colin Leadbeatter | Applicant: Mr Matthew Macdonald Tel: |
| App No: 2008/0037 Registered: 01/11/2008 Address: 102 Hassett Road, London, E9 5SJ | Conversion of former convent accommodation and outbuilding (Use Class C2) to create seven self-contained dwellings comprising 1 x 3 bed house, 2 x 2 bed flats, 4 x 1 bed flats (Use Class C3) together with the erection of a two storey rear extension to outbuilding, erection of first floor front extension to main building, installation of additional rooflights, alterations to fenestration, creation of new accesses to ground floor flats and house, and associated landscaping. | Decision Date: 06/11/08 Decision: Approved | Agent: Robert A Webster Tel: Officer: Michael Garvey | Applicant: Slademmark Ltd Tel: |
| App No: 2008/0038 Registered: 01/11/2008 Address: 102 Hassett Road, London, E9 5SJ | Two-storey rear extension to single storey outbuilding and first floor front extension to main building together with alterations to fenestration, installation of new ground floor access doors and erection of additional rooflights in association with conversion to seven self-contained dwellings. | Decision Date: 06/11/08 Decision: Approved | Agent: Robert A Webster Tel: Officer: Michael Garvey | Applicant: Slademmark Ltd Tel: |
| App No: 2008/0958 Registered: 09/29/2008 Address: 10 Leabank Square LONDON E9 5LP | Replacement of existing timber sash windows and porthole window with new UPVC sash windows and porthole window. | Decision Date: 17/11/08 Decision: Approved | Agent: Mr Glenn Arthur Tel: 8533 8186 Officer: Tyler Sharratt | Applicant: Mr Glenn Arthur Tel: 8533 8186 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
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| App No: 2008/1589 Registered: 07/03/2008 Address: Felstead Street Hackney Wick London E9 5LQ | Submission of details pursuant to condition 2E (landscaping) of planning appeal ref: APP/U5360/A/05/1192764. | Decision Date: 09/12/08 Decision: Approved | Agent: Stephen Davy Peter Smith Tel: 0207 739 2020 Officer: Adam Flynn | Applicant: Stephen Davy Peter Smith Tel: |
| App No: 2008/1719 Registered: 10/07/2008 Address: John Howard Centre 12 Kenworthy Road London E9 5TD | Extension to existing mental Health ward block involving internal alterations, a two storey link extension fronting Homerton High Street lower and upper ground and single storey rear (West) extension to accommodate an in-patient service. Relocation of part of existing security fencing on West façade. | Decision Date: 18/12/08 Decision: Approved | Agent: Sonnemann Toon Architects LLP Tel: 020 7580 8881 Officer: Colin Leadbeatter | Applicant: Mr Burt Lichtman Tel: 020 7655 400 |
| App No: 2008/1910 Registered: 08/15/2008 Address: 265 Wick Road, London E9 5DG | Change of use of rear part of the ground floor from hot food take away (A5) to residential (C3) and the erection of a second floor mansard roof extension and conversion to create two self-contained flats (comprising 1 x 3 bed flat and 1 x 1 bed flat) together with the creation of rear lightwell/courtyard, installation of new shopfront and alterations to the rear elevation. | Decision Date: 07/10/08 Decision: Approved | Agent: Robert A Webster Tel: Officer: Caroline Ozor | Applicant: Mr L Kousoulou Tel: |
| App No: 2008/2008 Registered: 09/13/2008 Address: 13A Killowen Road London E9 7AG | Alterations including the creation of a new window opening to the rear at ground floor level | Decision Date: 21/10/08 Decision: Approved | Agent: Mr Ben Westwood Tel: 07957 421434 Officer: Yousef Bahadur | Applicant: Mr Ben Westwood. Tel: |
| App No: 2008/2035 Registered: 08/19/2008 Address: EASTWAY ROAD BRIDGE OLYMPIC SITE | Submission of standing structures survey report for the Eastway Road, Temple Mill Lane, Waterden Road, Angel e, White Post Lane and Bridgewater Road Bridges pursuant to condition SP.0.39 (Built Heritage) of the site preparation permission 07/9001/FULODA dated 28.09.07. | Decision Date: 28/10/08 Decision: NOB | Agent: Olympic Delivery Authority Tel: 0208 430 6069 Officer: Anthony Traub | Applicant: Olympic Delivery Authority Tel: 0208 430 6069 |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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| App No: | 2008/2185 | Subdivision of existing A5 takeaway unit to create one reduced A5 takeaway unit and one A1 retail unit [off licence] together with alterations to the front and rear elevations. | Decision | | Agent: | Archipek | Applicant: | Mr Erol Kayman |
| Registered: | 09/16/2008 | | Date: | 04/12/08 | Tel: | | Tel: | |
| Address: | 59 Wallis Road London E9 5LH | | Decision: | Approved | Officer: | Noel Kelly | | |

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| App No: | 2008/2269 | Replace existing windows and doors with new UPVC windows and doors. | Decision | | Agent: | Piper Double Glazing Limited | Applicant: | Hackney Housing Regeneration |
| Registered: | 09/17/2008 | | Date: | 29/10/08 | Tel: | 01843 850 500 | Tel: | 0208 356 5000 |
| Address: | 2-40 Hartlake Road Gascoyne Estate London E9 5BP | | Decision: | Approved | Officer: | Yousef Bahadur | | |

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| App No: | 2008/2270 | Replace existing windows and doors with new white UPVC windows and doors. | Decision | | Agent: | Piper Double Glazing Limited | Applicant: | Hackney Housing Regeneration |
| Registered: | 09/11/2008 | | Date: | 29/10/08 | Tel: | 01843 850 500 | Tel: | 0208 356 5000 |
| Address: | 1-21 Matson House Gascoyne Estate London E9 5BG | | Decision: | Approved | Officer: | Yousef Bahadur | | |

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| App No: | 2008/2282 | Front garden - Tree of Heaven - remove. | Decision | | Agent: | Kay Maclaurin | Applicant: | Kay Maclaurin |
| Registered: | 09/17/2008 | | Date: | 22/10/08 | Tel: | | Tel: | |
| Address: | 6 Meynell Crescent, London E9 7AS | | Decision: | Approved | Officer: | Nick Jacobs | | |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
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| App No: 2008/2283 Registered: 09/20/2008 Address: 1-18 Whitelock House Cassland Road Gascoyne Estate London E9 5BL | Replace existing windows and doors with new UPVC windows and doors. | Decision Date: 29/10/08 Decision: Approved | Agent: Piper Double Glazing Limited Tel: 01843 850 500 Officer: Yousef Bahadur | Applicant: Hackney Housing Regeneration Tel: 020 8356 5000 |
| App No: 2008/2295 Registered: 09/13/2008 Address: 1. EDF2- NE & W Of Carpenters Road, NW Of Warton Road. SE Of Aquatics Centre - PDZ 1 2. NGT2- E Of Warton Road, N Of Great Railways, E Of Waterworks Rover - PDZ 1 3. EDF3- S Of Quatermile Lane & The A12 - PDZ6 | Discharge of conditions 36/37 (Method Statements) pursuant to PLUG permissions 05/00413/FUL & 2005/2524 | Decision Date: 01/10/08 Decision: NOB | Agent: Olympic Delivery Authority. Tel: 020 8430 6020 Officer: Anthony Traub | Applicant: Olympic Delivery Authority Tel: 020 8430 6020 |
| App No: 2008/2440 Registered: 10/09/2008 Address: 62-67 Felstead Street London E9 5LT | Retention of an external extractor flue to the side elevation | Decision Date: 21/11/08 Decision: Approved | Agent: Archipek Tel: Officer: Yousef Bahadur | Applicant: Mr Turkmen Sahin Tel: |
| App No: 2008/2498 Registered: 10/13/2008 Address: 98-108 KENWORTHY ROAD LONDON | Replacement of existing windows and doors with new UPVC windows and doors. | Decision Date: 31/12/08 Decision: Approved | Agent: Piper Double Glazing Tel: 01843 850 500 Officer: Yousef Bahadur | Applicant: Hackney Housing Regeneration Tel: 0208 356 5000 |

| <i>Application Details</i> | <i>Description:</i> | <i>Decision</i> | <i>Agent / Officer Details</i> | <i>Applicant Details</i> |
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| App No: 2008/2500 Registered: 10/13/2008 Address: 1-10 STUART HOUSE QUEEN ANNE ROAD LONDON | Replacement of existing windows and doors with New UPVC windows and doors. | Decision Date: 27/11/08 Decision: Approved | Agent: Piper Double Glazing Ltd Tel: 01843 850500 Officer: Yousef Bahadur | Applicant: Hackney Housing Regeneration Tel: 0208 356 5000 |
| App No: 2008/2554 Registered: 11/11/2008 Address: 1 Trafalgar Mews London E9 5JG | Conversion of two storey office building (B1 use) to provide 4 self-contained flats involving a second storey part flat part pitched metal clad roof extension. | Decision Date: 03/12/08 Decision: Refused | Agent: Mr Kulpa Tel: 0207 357 0188 Officer: David Thompson | Applicant: Mr Norden Tel: |
| App No: 2008/2564 Registered: 10/17/2008 Address: 20 Cadogan Terrace, London E9 5EG | Back Garden Bay leaf tree - removal | Decision Date: 18/11/08 Decision: Approved | Agent: Mr G & Mrs A Hillman Tel: Officer: Nick Jacobs | Applicant: Mr G & Mrs A Hillman Tel: |
| App No: 2008/2602 Registered: 11/07/2008 Address: Felstead Street Hackney Wick London E9 5LQ | Submission of details to discharge condition 2E of planning permission 2005/1719 (external works, landscaping) appeal ref: APP/U5360/A/05/1192764. | Decision Date: 09/12/08 Decision: Approved | Agent: Stephen Davy Peter Smith Architects Tel: 020 7739 2020 Officer: Anthony Traub | Applicant: . Tel: |
| App No: 2008/2705 Registered: 12/11/2008 Address: 249 Wick Road London E8 5DG | Change of use of retail premises (A1 use) to hot food take away (A5 use) involving provision of a fume extractor duct on the side elevation of the building. | Decision Date: 23/12/08 Decision: Approved | Agent: SSC Project Management Ltd Tel: 0208 516 396 Officer: Michael Garvey | Applicant: Mr Dilawar Singh Tel: |

Application Details**Description:****Decision****Agent / Officer
Details****Applicant Details**

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| App No: 2008/2758 | Submission of details pursuant to condition 5 of planning permission 2005/1719 (appeal no. APP/U5360/A/05/1192764) enclosure of ground floor commercial floor space. | Decision | Agent: Stephen Davy Peter Smith Architects | Applicant: Stephen Davy Peter Smith Architects |
| Registered: 12/11/2008 | | Date: 11/12/08 | Tel: 020 7739 2020 | Tel: |
| Address: Felstead Street Hackney Wick London E9 5LQ | | Decision: Approved | Officer: Anthony Traub | |
