

<b>ADDRESS:</b> 184 Evering Road, London, E5 8AJ	
<b>WARD:</b> Hackney Downs	<b>REPORT AUTHOR:</b> Gerard Livett
<b>APPLICATION NUMBER:</b> 2020/0501	<b>VALID DATE:</b> 10/02/2020
<b>DRAWING NUMBERS:</b> 0190/ZZ/DR/A/PL/0150 Rev E; 0190/ZZ/DR/A/PL/0200 Rev H	
<b>APPLICANT:</b> TGold New Homes Ltd 3 Montpelier Avenue Bexley DA5 3AP	<b>AGENT:</b> Mr Lakhbir Heer Bostall Architectural Services 23 Old Bexley Lane Bexley DA5 2BL
<b>PROPOSAL:</b> Submission of details pursuant to condition 4 (Detailed drawings) attached to planning permission 2019/2907 dated 11/11/2019.	
<b>POST SUBMISSION REVISIONS:</b> Revised details received. Consultation for approval of details not required.	
<b>RECOMMENDATION SUMMARY:</b>  Approve details	
<b>NOTE TO MEMBERS:</b>  This application is referred to members per the request of the Planning Sub-Committee in its resolution on 6 November 2019	

**ANALYSIS INFORMATION**

<b>ZONING DESIGNATION:</b>	<b>(Yes)</b>	<b>(No)</b>
<b>CPZ</b>	Yes – R	
<b>Conservation Area</b>	Yes - Northwold and Cazenove	
<b>Statutory Listed Building</b>		X
<b>Locally Listed Building</b>		X
<b>Priority Employment Area (PEA)</b>		X

<b>LAND USE DETAILS:</b>	Use Class	Use Description	Floorspace
<b>Existing</b>	C3	Residential dwelling	255m2
<b>Proposed</b>	C3	Residential dwellings	345m2

<b>RESIDENTIAL USE DETAILS:</b>	Residential Type	No of Bedrooms per Unit				
		1	2	3	4	5+
<b>Existing</b>	House	0	0	0	1	0
<b>Proposed</b>	Flats	3	1	1	0	0
<b>Totals</b>	<b>(Total = 5)</b>					

<b>PARKING DETAILS:</b>	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
<b>Existing</b>	0	0	0
<b>Proposed</b>	0	0	10

## 1. **SITE CONTEXT**

- 1.1. The site is located on the southeast side of Evering Road and is occupied by a two-storey plus basement dwellinghouse with a single-storey rear extension that covers part of the rear elevation and is linked to a similar extension at No. 186.
- 1.2. The property is within a terrace, although properties in this part of Evering Road have set-back elements, giving the appearance of linked pairs of semi-detached houses.
- 1.3. The immediate area is residential in character and there is a consistent house typology to the northeast. To the southwest, at 166 to 176 Evering Road is a five-storey flat-roofed block of flats, with a four-storey pitched roof block at Nos. 197-203 on the opposite side of the street.
- 1.4. The site is within the Northwold and Cazenove Conservation Area.

- 1.5. The site has a Public Transport Accessibility Level (PTAL) of 3, but is within walking distance of a PTAL 6 area. The area is in the Rectory Road Controlled Parking Zone (CPZ), with restrictions between 0700 and 1100 on Monday to Friday.

## 2. **CONSERVATION IMPLICATIONS**

- 2.1. The site is within the Northwold and Cazenove Conservation Area. The site is not in an archaeological priority area and does not contain any statutory or locally listed buildings, and is not located in close proximity to any other heritage assets.
- 2.2. In assessing this application, officers are mindful of the statutory duty under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 of the requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

## 3. **RELEVANT HISTORY**

- 3.1. 11/11/2019 - Planning permission GRANTED for Excavation of basement; erection of two-storey rear extension, rear dormer and insertion of rooflights in front roofslope; external alterations; conversion of extended property into five self-contained dwellings (2019/2907).
- 3.2. The above planning permission was granted following the resolution of the Planning Sub-Committee to grant conditional permission at its meeting on 6 November 2019. The Committee also resolved that a condition, relating to details of the bike and bin stores in the front garden, would be referred back to the Planning Sub-Committee for Members' consideration.

## 4. **CONSULTATIONS**

- 4.1. Public consultation is not statutorily required for submission of details applications.

### **Statutory Consultees**

- 4.2. There are no statutory consultees for the matters raised in this submission of details application.

**Other Council Departments**

4.3. Network and Transportation

No objection received.

4.4. Waste Management

No objection received.

**Local Groups**

4.5. It is not necessary to consult local groups for this type of application.

5. **POLICIES**

5.1. **London Plan**

5.1.1. 6.3 (Assessing Effects of Development on Transport Capacity)

5.1.2. 6.0 (Cycling)

5.1.3. 7.4 (Local Character)

5.1.4. 7.6 (Architecture)

5.1.5. 7.8 (Heritage Assets and Archaeology)

5.2. **Local Plan 33**

5.2.1. LP1 (Design Quality and Local Character)

5.2.2. LP3 (Designated Heritage Assets)

5.2.3. LP42 (Walking and Cycling)

5.2.4. LP43 (Transport and Development)

5.3. **SPD / SPG / Other**

5.3.1. Hackney Sustainable Transport SPD

5.3.2. Northwold and Cazenove Conservation Area Appraisal

5.4. **National Planning Policies**

5.4.1. National Planning Policy Framework

5.4.2. Planning Practice Guidance

5.5. **Emerging Planning Policy**

5.5.1. The GLA is producing a new London Plan, which was subject to Examination in Public between January 2019 and May 2019. The Inspectors' Panel report was published on 08 October 2019. This contained a series of recommendations on amendments to the Plan, some of which the Mayor chose to accept and some which he chose to reject. The reasons for his rejections accompany the London Plan "Intend to Publish" version was sent to the Secretary of State (SoS) on the 9th December 2019. Subsequently, on 13 March 2020 the SoS raised significant concerns with Intend to Publish London Plan. The Mayor of London responded to the SoS on 24th April with practicable amendments to SoS's directions. There have since been ongoing communications between the two parties with increasing agreement on the amendments. Following receipt of Mayor's letter of 9th December

2020 regarding his intent to publish, the SoS has agreed to consider the Intention to Publish version of the Plan with Mayor's proposed amendments addressing the original Directions and two new additional Directions.

- 5.5.2. The Mayor has since addressed the two new additional Directions and has formally approved a new London Plan which he has submitted to the SoS. The SoS has 6 weeks from receiving the 'Publication' London Plan in which to respond (or can request a further extension of time). The Mayor can only publish the Plan after the SoS has given his approval. This would be the final stage for publication of the London Plan. As such, the policies contained in the 'Publication' London Plan has increased planning weight for consideration in applications.
- 5.5.3. The NPPF sets out that decision takers may also give weight to relevant policies in emerging plans according to their stage in preparation, the extent of unresolved objections and degree of consistency with the NPPF. The Intend to Publish London Plan is a material planning consideration but carries limited weight in decision making at this stage.

## 6. **COMMENT**

### 6.1. **Background**

- 6.1.1. This proposal is for the approval of details required by condition 4 (Design Details) attached to planning permission 2019/2907 dated 11/11/2019.
- 6.1.2. Condition 4 states:

*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 at planning sub-committee, in writing, before any work proceeds beyond ground floor. The development shall not be carried out otherwise than in accordance with the details thus approved.*

- a) Full details, including sections and materials, of new front, side and rear windows*
- b) Full details, including sections and materials of front lightwell railings*
- c) Full details, including materials, of the cycle store*
- d) Full details, including materials, of the refuse store*

*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. The cycle and refuse store shall be made available before the first occupation of the development hereby permitted and thereafter retained.*

- 6.1.3. The applicant has submitted drawings which indicate these details, and a summary is set out below.
- 6.1.4. The windows would be timber framed double-glazed windows with a 16mm glazing profile at the rear, with double-glazed box sash windows to the front.
- 6.1.5. The railings to the lightwell would have 40mm x 10mm bottom rails, 50mm x 10mm top rails. 40mm x 40mm box uprights with a height of 1.3m.
- 6.1.6. The cycle store would be a maximum of 1.2m high, 1.5m deep and 4.5m wide, and would be constructed from brick with a timber slatted roof, suitable for planting.
- 6.1.7. The refuse store would be suitable for two 660 litre bins and would have sides and a rear in reclaimed London stock brick with a timber slatted roof.
- 6.1.8. The refuse and cycle store would be located in the front garden, with the relevant walls of the cycle store forming the front boundary treatment.

## 6.2. **Considerations**

- 6.2.1. The submitted details indicate that the new and replacement windows would be in keeping with appropriate windows for a Victorian building.
- 6.2.2. The lightwell railings would be in keeping with other lightwell railings in the immediate area.
- 6.2.3. The height of the cycle store would be relatively modest, and would provide secure parking for 8 bicycles.
- 6.2.4. The refuse store would be adequate for the needs of the development.
- 6.2.5. The layout of the refuse and cycle store in the garden has been designed to minimise the visual impact of these elements of the development on the streetscene.
- 6.2.6. The submitted details are considered sufficient to discharge condition 4 (Design Details) attached to planning permission 2019/2907 dated 11/11/2019.

## 7. **CONCLUSION**

- 7.1. The submitted details are considered sufficient and adequate to discharge condition 4 (Design Details) attached to planning permission 2019/2907 dated 11/11/2019.

## 8. **RECOMMENDATIONS**

- 8.1. **Recommendation A**
- 8.2. That details pursuant to condition 4 (Design Details) attached to planning permission 2019/2907 dated 11/11/2019 be APPROVED.

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

**Aled Richards – Director, Public Realm**

	SUBMISSION DOCUMENTS, POLICY/GUIDANCE/ BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1	<p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>	<p>Gerard Llivett Senior Planner – Development Management Team 020 8356 8398</p>	<p>2 Hillman Street, London E8 1FB</p>