

ADDRESS: Gayhurst Primary School, Gayhurst Road, Hackney, London, E8 3EN	
WARD: London Fields	REPORT AUTHOR: Alix Hauser
APPLICATION NUMBER: 2021/1543 (Fully Planning Permission) and 2021/1564 (Listed Building Consent)	VALID DATE: 17/05/2021
DRAWING NUMBERS: Site Location Plan; Site Plan; 204/2534; HACK01-MCB-XX-00-DR-B-0401-S2-P1; HACK01-MCB-XX-00-DR-B-0500-S2-P1 (Existing); HACK01-MCB-XX-00-DR-B-0500-S2-P1 (Proposed).	
DOCUMENTS: Design, Access and Heritage Supporting Statement prepared by McBains dated 30/04/2021; Gayhurst Primary School External Repairs Programme Schedule of Works Rev 2 prepared by McBains.	
APPLICANT: Mr Garry Jonas London Borough of Hackney 1 Reading Lane, London, E8 1GQ	AGENT: Mr James Freeth McBains LBS 26 Finsbury Square, London, EC2A 1DS
PROPOSAL: External repairs and replacement of parts of the roof, leadwork and rainwater goods; repointing and repair of brickwork; repair and redecoration works to high level louvres, doors, stonework and metalwork; repairs to concrete windows sills and boundary walls and; installation of snow guards.	
POST SUBMISSION REVISIONS: Further information on the boundary proposals on the western boundary were provided. Re-consultation was carried out in the form of letters to surrounding occupiers and objectors for a period of 14 days post submission of revised drawings.	
RECOMMENDATION SUMMARY: Grant planning permission and listed building consent subject to conditions.	
NOTE TO MEMBERS: This application is referred to members of the Planning Sub-Committee due to objections being received for this council's-own application.	

ANALYSIS INFORMATION

ZONING DESIGNATION

	Yes	No
CPZ	Zone J	
Conservation Area	Graham Road and Mapledene	
Listed Building (Statutory)	Grade II	
Listed Building (Local)		X
Priority Employment Area		X

CASE OFFICER'S REPORT**1.0 SITE CONTEXT**

- 1.1 The site is an irregular shaped parcel of land which is bounded by Gayhurst Road to the north, London Fields West Side to the east, Willman Grove to the south and Appleby Road to the west. Residential properties fronting Appleby Roads and Willman Grove adjoin the site to the west.
- 1.2 The site comprises a three and four storey building to the north of the site in use as a school as well as ancillary single storey buildings to the south of the site. The front entrance is accessible from Appleby Road.
- 1.3 The main building was designed by Edward Robert Robson, Architect to the School Board for London 1871-1884. The flat roofed addition to the south west of the site was designed by Robson's successor, Thomas Jarram Bailey in 1894. Bailey was the architect to the School Board for London from 1885 until 1904 and thereafter architect to the Education Committee of the London County Council from 1904 until 1910. The school also features a flat roofed element to the south which is probably 1960s and the work of the Inner London Education Authority's Architects' Department. Possibly contemporary, or maybe 1970s is the glazed corridor to the north, between the main building and the wall. The school features a Victorian single storey block, hunkering down behind the wall, on the north west corner of the site (this may have been a Schoolkeeper's House).
- 1.4 This school is of high national significance as an almost intact early Robson elementary school. Following the passage of the 1870 Forster Education Act, the School Board for London started to build new school buildings, with Robson as their architect. Designed in 1873 this is one of only a handful Queen Anne Revival style schools in almost original condition and is important because Robson was hugely influential on a national level in elementary school design. This building shows his early style in its fullness and retains the original floor plan and many decorative elements of note.
- 1.5 The building was consciously located in dialogue with the adjacent common land at London Fields and forms a local landmark in important views within the Conservation Area.
- 1.6 The surrounding area is primarily residential in character with traditional buildings being generally two storeys in scale whilst more recent residential developments vary between three and twelve storeys. London Fields is directly adjacent to the site to the east. Hackney Central Town Centre is located to the east, as is the Mare Street Priority Office Area.
- 1.7 The site is located within the Graham Road and Mapledene Conservation Area and the building is nationally listed by Historic England at Grade II.

2.0 CONSERVATION IMPLICATIONS

- 2.1 The site sits within the Graham Road and Mapledene Conservation Area and the building is nationally listed by Historic England at Grade II.
- 2.2 Conservation Areas are protected through the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 states: *“special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”* The proposal is considered to be well integrated within the surrounding historic context and would assist in enhancing the character of this part of the St Mark’s Conservation Area. Further detail is provided in section 6.2.
- 2.3 The setting of a listed building is protected by virtue of the Planning (Listed Buildings and Conservation Areas) 1990 Act Section 66: *“...the local planning authority...shall have special regard to the desirability of preserving the building or its setting...”*.
- 2.4 With regard to proposals affecting heritage assets, the 2021 National Planning Policy Framework (NPPF) states at paragraphs 195, 199 and 200:
- 195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.*
- 199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*
- 200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...*
- 2.5 The NPPF defines “setting” as: *“The surroundings in which a heritage asset is experienced”* and notes in the definition of “significance” that *“Significance derives not only from a heritage asset’s physical presence, but also from its setting”*.
- 2.6 There are no identified impacts on listed buildings. Further detail is provided in section 6.2.
- ### **3.0 RELEVANT HISTORY**
- 3.1 SOUTH/614/98/LB – listed building consent GRANTED for the extension of a ramp at the rear of the school building in order to improve a disable access.

- 3.2 2005/0874 – listed building consent GRANTED for internal alterations to a Listed Building comprising installation of disabled lift, new disabled WC and shower room, new hallway wall and alterations to glazing screens.
- 3.3 2015/2060 – planning permission GRANTED for the installation of a new pedestrian gate in boundary wall (on Appleby Road elevation).
- 3.4 2015/2082 – listed building consent GRANTED for the demolition of a section of the eastern boundary wall to facilitate the installation of a new pedestrian access gate.

4.0 CONSULTATIONS

- 4.1 Date First Statutory Consultation Period Started: 20/05/2021
- 4.2 Date Second Statutory Consultation Period Ended: 26/08/2021
- 4.3 Site Notices: Yes
- 4.4 Press Advert: Yes.

Neighbours

- 4.5 Letters of consultation were sent to 13 adjoining owners/occupiers. At the time of writing the report, four objections and one comment were received in the form of individual representations to the original submission.
- Concerns about height of the proposed fencing atop the existing boundary walls on the western boundary with the properties fronting Appleby Road which would result in a sense of enclosure.
 - Removal of existing vegetation will likely lead to a reduction to privacy, increased noise pollution and loss of view into London Fields.
 - Request that the colour of the fence matches the existing green boundary fencing.
 - The proposals regarding boundary wall/fence involve interference with part of our property for which our consent has not been sought or obtained.

Following reconsultation, a further joint comment with six signatories was received. These representations are summarised below:

- Removal of existing vegetation will likely lead to a reduction to privacy and increased noise pollution.
- Query as to whether the revised drawings are correct.

Officer comment

- 4.6 Revised plans were received that showed the maximum height of the fence on the western boundary would be 2m.
- 4.7 The agent has confirmed that the vegetation will be retained as far practically possible and that the provided drawings were factually correct.
- 4.8 Party wall agreements are managed outside of planning legislation and cannot be afforded weight as planning considerations.

- 4.9 Concerns raised in regard to design and conservation issues are addressed within the assessment section of this report.

Statutory Consultees

- 4.10 No statutory consultees have been consulted as part of the planning application.

Council Departments

- 4.11 None.

Local Groups

- 4.12 Central & South Hackney CAAC: No objections. However, can we please ask the officer to clarify one thing: The proposal claims that the wire fencing being erected on top of the 3 metre brick walls up to 5 metres on the perimeter is replacement fencing. We have visited the site and cannot see any such wire fencing in place. If this fencing is actually new, we would object.
- 4.13 Officer note: The CAAC comments were received prior to the receipt of revised plans which showed a 2m high boundary fence.

5.0 POLICIES

5.1 Hackney Local Plan 2033 2020 (LP33)

- LP1 Design Quality and Local Character
- LP2 Development and Amenity
- LP3 Designated Heritage Assets
- LP8 Social and Community Infrastructure
- LP46 Protection and Enhancement of Green Infrastructure
- LP47 Biodiversity and Sites of Importance of Nature Conservation
- LP53 Water and Flooding
- LP55 Mitigating Climate Change

5.2 London Plan 2021

- D4 Delivering Good Design
- D5 Inclusive Design
- D8 Public Realm
- S3 Education and Childcare Facilities
- HC1 Heritage, Conservation and Growth
- G5 Urban Greening
- G6 Biodiversity and Access to Nature
- SI 2 Minimising Greenhouse Gas Emissions
- SI 12 Flood Risk Management
- SI 13 Sustainable Drainage

5.3 SPD / SPF / Other

Graham Road and Mapledene Conservation Area Appraisal (1997)

5.4 National Planning Policies/Guidance

National Planning Policy Framework
Planning Practice Guidance

5.5 Legislation

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

6.0 COMMENT

6.1 Background

6.1.1 The proposal seeks to undertake repair works that are mainly of widespread and large scale repair including:

- Repair and replacement of parts of the roof covering with historically correct (red clay tiles and hip tiles) materials
- Repair and replacement of rainwater goods with historically correct materials
- Repointing and repair of brickwork in a historically correct manner
- Repointing in a historically correct manner
- Repair and replacement of metalwork, including railings
- Repair and replacement of stonework (including coping stones) in a historically correct manner
- Repairs to some boundary walls
- Repair and replacement of leadwork
- Partial external redecoration, including of high level louvres and some doors
- Installation of snow guards
- Removal of vegetation from the building

6.1.2 New anti-climb wire boundary fencing is also proposed along the western boundary to consist of a free-standing fence situated within the boundary of the school and affixed to the existing boundary walls to a maximum height of 3m.

6.1.3 During the course of the application the proposal was amended to reduce the bulk and scale of the dormer, including amending the detailed design of the glazing, and use of conservation rooflights.

6.1.4 The main considerations relevant to this application are:

- Design & Conservation
- Amenity Impacts to Neighbouring Properties
- Biodiversity and Ecology
- Energy & Sustainability
- Drainage

Each of these considerations is discussed in turn below.

6.2 Design & Conservation

6.2.1 Policy LP1 of the Hackney Local Plan (LP33) requires all development to be of the highest architectural and urban design quality and respect and complement historic

character and states that development must “respond to local character and context having regard to the boroughwide Characterisation Study; be compatible with the existing townscape including urban grain and plot division...and preserve or enhance the significance of the historic environment and the setting of heritage assets...”.

- 6.2.2 Policy LP3 of LP33 require proposals to either preserve or enhance the character and appearance of conservation areas including, the established local character of individual buildings and groups of buildings (in terms of height, massing, scale, form, design, materials, detailing and use) and the rhythms and historical form of the area (in terms of the spaces between buildings, density, settings, building lines, siting, pattern of development, urban grain and plot coverage).
- 6.2.3 The site sits within the Graham Road & Mapledene Conservation Area. Conservation Areas are protected through the Planning (Listed Buildings and Conservation Areas) Act 1990 and particularly section 72, which states: “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”
- 6.2.4 The site also comprises a Grade II listed building. Paragraph 202 of the adopted NPPF states that “*where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*” The development is considered to cause no harm to the listed building and would therefore not trigger this test.
- 6.2.5 Given the age of the building, there is a requirement for planned maintenance. There is a genuine risk to health and safety should the following works not be completed. As the building deteriorates further, there is potential for areas of the building construction to suffer failure and detaching, causing a hazard to the occupants. There is also a need to improve the aesthetic appearance of the building belonging to an area of historical importance.
- 6.2.6 The proposed repair works will cause no harm and will benefit the significance of the heritage asset, since they tend to preserve the building in its current use and in good condition for the future.
- 6.2.7 Conditions will require physical samples and method statements to ensure that the proposal will be carried out in a way as to ensure that no harm is caused to the listed structures.
- 6.2.8 Given the context of the site and the scale of the proposal, the development is considered to be in keeping with the character of the properties and the terrace. It would preserve the special character and appearance of the conservation area in compliance with Section 72 of the Act and would not harm the conservation area, in compliance with the relevant tests in the NPPF.
- 6.2.9 The proposed works and development are justified by the need to keep the building functioning well in its original use (NPPF Paragraph 200) and are considered to cause no harm to the designated heritage asset in terms of the tests in NPPF Paragraphs 201 and 202.

- 6.2.10 The proposal is therefore considered to meet the statutory tests in Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.2.11 The proposal complies with pertinent policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021) and the granting of full planning permission and listed building consent is recommended subject to conditions regarding physical samples and method statements.

6.3 Amenity Impacts to Neighbouring Properties

- 6.3.1 Policy LP2 of LP33 states that all new development must be appropriate to its location and should be designed to ensure that there are no significant adverse impacts on the amenity of neighbours. The individual and cumulative impacts of development proposals on amenity are relevant in considering their acceptability. The consideration of the merits of development proposals will be balanced against the impact on amenity.
- 6.3.2 The potential impacts of residential works on the amenity values of neighbouring properties are generally considered to include daylight/sunlight, outlook (including bulk and dominance issues) and privacy/overlooking matters.
- 6.3.3 The nature of the proposed works are such that they would fit within the bulk of the existing building as they generally relate to repair and maintenance works. Given the scale, location and nature of the proposed works, it is not considered that any surrounding property would experience any significant or discernible adverse impacts on their amenity.
- 6.3.4 The proposed boundary fencing height has been clarified and will have a maximum height of 2m to minimise its impact on the daylight/sunlight and outlook of neighbouring properties. For similar reasoning the proposal would be acceptable in regard to bulk and dominance effects, and adequate outlook would be retained from surrounding properties.
- 6.3.5 The proposal will retain the western boundary walls and as much vegetation as far practically possible, ensuring privacy impacts are not worsened.
- 6.3.6 The proposal is deemed to be in accordance with LP33 policy LP2.

6.4 Biodiversity & Ecology

- 6.4.1 Policy G5 of the London Plan and LP46 of Local Plan 33 requires that all development should enhance the network of green infrastructure and seek to improve access to open space. The development, whilst not providing any additional open space, will ensure that the existing open space around the school is maintained.
- 6.4.2 Policy G6 of the London Plan states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. Policy LP47 of LP33 reinforces this policy, stating that all development should protect and, where possible, enhance biodiversity leading to a net gain. Given the nature of the proposal which consists predominantly of repair works it is not considered necessary to impose any conditions in regard to biodiversity.

6.4.3 Given the scale and nature of the proposal, it is considered to have an acceptable impact on the biodiversity of the site and the wider borough and is deemed to be in accordance with LP33 policies LP46 and LP47 and London Plan policies G5 and G6.

6.5 Energy & Sustainability

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

6.5.2 Policy SI 4 of the London Plan and policy LP55 of LP33 require all new development to actively seek to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability.

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

6.5.4 The proposed repair works are considered a sustainable form of development given that they will improve an existing building and ensure that it remains functional and fit for purpose, which is considered sufficient for the scale of development. Overall, the proposal is considered to result in a sustainable form of development.

6.5.5 The proposal is considered to result in a sustainable form of development and is deemed to be in accordance with London Plan policy S1 2 and LP33 policy LP55.

6.6 Drainage

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

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

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

6.6.4 The proposal does not result in any increase in footprint and as such no mitigation measures are considered necessary.

6.6.5 The proposal is considered not to result in an increased vulnerability to flooding and is deemed to be in accordance with London Plan policies S1 12 and S1 13 and LP33 policy LP53.

7.0 CONCLUSION

- 7.1 The proposed design, scale and position of the development will respect the character and appearance of the subject building and the surrounding streetscene, would not harm the Grade II listed building status and would not have an unacceptable detrimental impact on the amenity of adjoining occupiers.
- 7.2 The proposal is deemed to comply with the relevant policies in the Hackney Local Plan 2033 (2020) and the London Plan (2021), and the granting of planning permission and listed building consent is recommended subject to conditions.

8.0 RECOMMENDATIONS

Recommendation A

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

8.1.1 Commencement within three years

The development hereby permitted must be begun not later than 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 Development in accordance with plans

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

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

8.1.3 Works to match existing

All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, dimensions, composition, form, colour, finish and profile, and in the case of brickwork, facebond and pointing.

REASON: To ensure that those features which contribute to the special architectural and historic interest of the building are retained and in accordance with Sections 16 and 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework, June 2019, Paragraphs 184 to 202; The London Plan 2021 Policy HC1 Heritage conservation and growth; and Hackney Local Plan 2033, Policies LP1 Design Quality and Local Character, LP3 Designated Heritage Assets and LP4 Non Designated Heritage Assets.

8.2 That listed building consent be GRANTED, subject to the following conditions:

8.2.1 Commencement within three years

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

REASON: In order to comply with the provisions of Section 18(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

8.2.2 Development in accordance with plans

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

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

8.2.3 Details of materials and pointing

Full details, including physical samples for inspection on site, of all the materials to be used on the external surfaces of the building, including, but not limited to:

- a) 1 metre square sample panels showing the proposed pointing joints, mortar mix, profile and finish (which shall be slightly (2-3mm) recessed from the arrises and not weatherstruck, ribbon or bucket handle pointing;
- b) all new and replacement bricks;
- c) all new and replacement clay roof and hip tiles;
- d) all new and replacement leadwork;
- e) all new and replacement coping stones, stone repairs and stone cills; all new and replacement railings.

shall be submitted to and approved by the Local Planning Authority, in writing, before the start of the relevant part of the works. The works shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To ensure that those features which contribute to the special architectural and historic interest of the building are retained and in accordance with Sections 16 and 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework 2021 (paragraphs 189 to 206); The London Plan 2021 policy HC1; and Hackney Local Plan 2033, policies LP1 and LP3.

8.2.4 Exterior Cleaning

No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised by this consent without the prior approval of the Local Planning Authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the method recorded to the approval of the Local Planning Authority.

REASON: To ensure that those features which contribute to the special architectural and historic interest of the building are retained and in accordance with Sections 16 and 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework 2021 (paragraphs 189 to 206); The London Plan 2021 policy HC1; and Hackney Local Plan 2033, policies LP1 and LP3.

8.2.5 Works to match existing

All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, dimensions, composition, form, colour, finish and profile, and in the case of brickwork, facebond and pointing.

REASON: To ensure that those features which contribute to the special architectural and historic interest of the building are retained and in accordance with Sections 16 and 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework 2021 (paragraphs 189 to 206); The London Plan 2021 policy HC1; and Hackney Local Plan 2033, policies LP1 and LP3.

8.2.6 Rainwater goods

All new and replacement external rainwater and soil pipes shall be of traditional design, formed in cast iron and painted black.

REASON: To ensure that those features which contribute to the special architectural and historic interest of the building are retained and in accordance with Sections 16 and 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework 2021 (paragraphs 189 to 206); The London Plan 2021 policy HC1; and Hackney Local Plan 2033, policies LP1 and LP3.

8.2.7 No extraneous pipework

No soil stacks, soil vent pipes, plumbing, pipes, flues, vents or ductwork shall be fixed on the external faces of the building other than those shown on the drawings hereby approved.

REASON: To ensure that those features which contribute to the special architectural and historic interest of the building are retained and in accordance with Sections 16 and 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework 2021 (paragraphs 189 to 206); The London Plan 2021 policy HC1; and Hackney Local Plan 2033, policies LP1 and LP3..

8.2.8 External equipment

No new grilles, satellite dishes, aerials, meter boxes, security alarms, lighting, security or other cameras or other fixtures or plant shall be mounted on the external faces or roof of the building other than those shown on the drawings hereby approved.

REASON: To ensure that those features which contribute to the special architectural and historic interest of the building are retained and in accordance with Sections 16 and 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework 2021 (paragraphs 189 to 206); The London Plan 2021 policy HC1; and Hackney Local Plan 2033, policies LP1 and LP3.

Recommendation B

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

9.0 INFORMATIVES

The following informatives should be added:

- SI.1 Building Control
- SI.7 Hours of Building Works

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

Aled Richards - Director, Public Realm

No.	Background Papers	Name, Designation & Telephone Extension of Original Copy	Location Contact Officer
1.	<p>Application documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website</p> <p>Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p> <p>All documents that are material to the preparation of this report are referenced in the report</p>	Alix Hauser Planning Officer x6377	2 Hillman Street London E8 1FB