

PD14209:GA/EM

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13 January 2023

London Borough of Hackney
Development Management,
2 Hillman Street,
London,
E8 1FB

Dear Sir / Madam,

PLANNING PORTAL REF. PP-11721107**SHERRY'S WHARF, 5 OSWALD'S MEAD, HACKNEY E9 5PZ
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR FULL PLANNING PERMISSION**

We have been instructed by our client, the Housing Services Department of the London Borough of Hackney (hereafter referred to as "the Applicant"), to submit a planning application ("the / this Application") for the change of use and associated alterations of Sherry's Wharf, 5 Oswald's Mead, E9 5PZ ("the Site / Property").

The proposed description of development is as follows:

"Proposed conversion of ground floor community flat meeting rooms (class F2 (b)) to a residential unit (class C3) and provision of cycle store".

Please find enclosed:

- Completed Application Form (with Ownership Certificates);
- Site Location Plan (1:1250);
- Community Infrastructure Levy Form;
- This Covering Letter prepared by Montagu Evans;
- Planning Statement prepared by Montagu Evans;
- Design Statement prepared by HP Architects;
- Application Drawings prepared by HP Architects;
- Draft Unilateral Undertaking (Small Sites Agreement);
- Flood Risk Assessment; and
- Environment Agency Product 4 information.

The application fee of £494.20 (including service charge) has been paid at the time of submission.

Flood Risk Assessment

We have consulted the Environment Agency's Flood Map for planning which indicates the site is in flood zone 2 based on its proximity to the River Lee. It should be noted that the River Lee Navigation is a manmade concrete open channel with the top of the channel walls forming a flood defence with a top level of approximately 6.5m AOD. The man-made channel commences at the Middlesex Filter Beds Weir to the north of the site. We understand that water flows would be directed to the eastern most channel of the River Lee, in events of extreme rainfall, providing a flood defence to properties located adjacent to the western most channel.

Consequently, we have requested the Environment Agency Product 4 information. This shows that the site benefits from flood defences up to and including a 1:1000 year flood event i.e. extreme flooding – with water levels of 6.58 AOD in the proposed location. The nearest Ordnance Survey level is 6.6 AOD on the eastern bank of the River Lee. The finished floor level of the property is approximately 0.12m above ground level.

Environment Agency standing advice indicates that flood levels for 1:100 and 1:200 year events only need be considered together with the residual risk if the defences were overtopped. The mapping shows that the defences will not be overtopped even in a 1:1000 year event. As such we do not consider there to be a residual risk.

This demonstrates the site is not at risk of fluvial flooding due to existing flood defences and therefore no further assessment is proposed. On this basis the proposals are considered to comply with Local Plan Policy 53 (Water and Flooding). Further information can be provided in this regard if considered necessary.

We trust the enclosed is in order and look forward to receiving acknowledgement of its validation in due course. If you do have any queries on this matter, please do not hesitate to contact Graham Allison (020 7312 7421 / graham.allison@montagu-evans.co.uk) or Eleanor Mazzon (020 3004 2918 / eleanor.mazzon@montagu-evans.co.uk) of this office in the first instance.

Yours faithfully,



Montagu Evans LLP

Enc.