

<b>ADDRESS:</b> 180 Bethune Road, London, N16 5DS	
<b>WARD:</b> Woodberry Down	<b>REPORT AUTHOR:</b> Gerard Livett
<b>APPLICATION NUMBER:</b>  2020/3812  <b>DRAWING NUMBERS:</b> EX-L001; EX-E001; EX-E002; EX-E003; EX-E004; EX-P001; EX-P002; EX-P003; EX-P004; EX-S001; PR-L001 Rev D; PR-E001 Rev D; PR-E002 Rev D; PR-E003 Rev D; PR-E004 Rev D; PR-P001; PR-P002; PR-P003; PR-P004 Rev D; PR-P005 Rev D; PR-S001; Planning, Design and Access Statement; Transport Statement; Energy Statement; Air Quality Assessment	<b>VALID DATE:</b> 05/05/2021
<b>APPLICANT:</b> Mr Gluck	<b>AGENT:</b> SAM Planning Services Unit 9b Eade Road London N15 4BE
<b>PROPOSAL:</b>  Erection of a single storey roof extension at third floor level and a single storey rear extension at second floor level to provide additional floorspace for existing school (Use Class F1) with rooftop plant	
<b>POST SUBMISSION REVISIONS:</b>  Revised drawings with changes to the location of the bulk of the extension have been received, which were subject to a second round of consultation	
<b>RECOMMENDATION SUMMARY:</b>  Grant planning permission, subject to conditions	
<b>NOTE TO MEMBERS:</b>  This application is referred to members due to the level of public interest received	

**ANALYSIS INFORMATION**

<b>ZONING DESIGNATION:</b>	<b>(Yes)</b>	<b>(No)</b>
<b>CPZ</b>	Yes (Zone W)	
<b>Conservation Area</b>		X
<b>Statutory Listed Building</b>		X
<b>Locally Listed Building</b>		X
<b>Priority Office Area (POA)</b>		X
<b>City Fringe Opportunity Area</b>		X
<b>Central Activities Zone</b>		X

<b>LAND USE DETAILS:</b>	<b>Use Class</b>	<b>Use Description</b>	<b>Floorspace</b>
<b>Existing</b>	F1	School	1,812
<b>Proposed</b>	F1	School	2,278

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

<b>PARKING DETAILS:</b>	<b>Parking Spaces (General)</b>	<b>Parking Spaces (Disabled)</b>	<b>Bicycle storage</b>
<b>Existing</b>	0	0	84
<b>Proposed</b>	0	0	84

**1. SITE CONTEXT**

- 1.1. The application site is occupied by a three-storey school building on the east side of Bethune Road near the junction with Amhurst Park.
- 1.2. The school is in use with No. 91 Amhurst Park.
- 1.3. Bethune Road is characterised by mainly residential properties, with heights ranging from two to four storeys fronting the highway. There is no single

architectural style in Bethune Road, which reflects the periods of its development.

- 1.4. The properties in the area of the site on Amhurst Park are three-storey Victorian villas with habitable roofspaces, but it is noted that many of these properties have been significantly extended.

## 2. **CONSERVATION IMPLICATIONS**

- 2.1. The site is not within a conservation area and there are no statutorily or locally listed buildings nearby.

## 3. **RELEVANT HISTORY**

- 3.1. 19/10/2011 - An application was REFUSED for, 'Retrospective change of use of 91 Amhurst Park and 105 Cranwich Road for education use (class D1).' (2011/0895).
- 3.2. 22/05/2012 - An application was ALLOWED on APPEAL for, 'Retrospective change of use of original three storey building at 91 Amhurst Park and associated land for educational use (Class D1), demolition of ground and first floor building extensions to 91 Amhurst Park and existing single-storey outbuildings at 91 Amhurst Park and 105 Cranwich Road, and development of new school buildings ranging in height from one storey to three storeys' (LBH Ref: 2011/1818, PINS REF: APP/U5360/A/12/2168306). This permission limited pupil numbers to 270 by way of condition.
- 3.3. 21/11/2013 - An application was GRANTED for. 'Minor amendment to condition 21 of planning permission APP/U5360/A/12/2168306 granted 22/05/2012 (LBH ref: 2011/1818) comprising addition of dwarf walls, reduction in height of retaining walls between playground and classrooms, reduction in height of rear facing window to upper storey toilets, and omission of courtyard and associated planting to northern boundary.' (2013/2842).
- 3.4. 10/04/2013 - An application was GRANTED for, 'Submission of details pursuant to Condition 4(i) (School Management Plan and Travel Plan) and

Condition 6(i) (Details of fences and waste and recycling areas) shown on drawings 541-1\_SK\_030-001B; 541-1\_SK\_030-001B and 541-1\_SK\_030-001B attached to appeal decision APP/U5360/A/12/2168298 dated 22.05.2012' (2012/2246).

- 3.5. A current application for, 'Demolition of existing three storey building fronting Amhurst Park and erection of four storey (plus lower ground floor) building to provide additional floorspace for the school; landscaping to front and erection of cycle parking stores to the front.' at 91 Amhurst Park is under consideration (2022/0170).
- 3.6. An enforcement case is open in relation to the number of pupils on the site (2021/0263/ENF).

#### 4. **CONSULTATIONS**

- 4.1. Date Statutory Consultation Period Started: 11/05/2021
- 4.2. Date Statutory Consultation Period Ended: 14/06/2021
- 4.3. Date second consultation (on revised drawings) period started: 26/05/2023
- 4.4. Date second consulted period ended: 26/06/2023
- 4.5. Site Notice: Yes.
- 4.6. Press Advert: No
- 4.7. Consultation letters were sent to 73 neighbouring occupiers. 23 letters of objection in respect of the first period of consultation, and 14 letters of objection in respect of the second period of consultation have been received raising the following grounds:
  - Traffic and congestion from school use, which is operating above its allowed capacity
  - Noise and disturbance from school use including use of megaphone in playground
  - Loss of daylight
  - Overbearing appearance
  - School operates outside of permitted limits
- 4.8. The above objections, plus all material planning considerations are addressed in the relevant sections of the report.

#### **Statutory Consultees**

##### **4.9. Thames Water**

Conditions and informatives recommended

### **Other Council Departments**

4.10. *Network and Transportation*

- Existing Site Use, Surrounding Highways & Transport Network and Accessibility of the Site

The Transport and Highways team have assessed the submitted documents and notes that the Transport Assessment (TA) is difficult to assess at this stage. The TA/TS should be reworked in line with the following TfL guidance: <https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/transport-assessments?intcmp=10094>.

At this stage, the TA does not give a clear sense of i) the existing transport context and trip generation at the site and ii) how this would potentially be changed and/or managed as a result of the application. Towards the end of the document, the School Travel Plan outlines, for example, that 80% of trips are walked to school. The document does not outline how these figures have been generated (there is some survey data in the appendices but we really need to understand the methodology behind existing and projected trip generation in the TA).

We are keen to provide comments to progress applications - especially for schools and other sites that have an important social value. In this instance though, it would be more efficient for the applicant to reproduce the document in line with the guidance above.

4.11. *Waste Management*

No objection

4.12. *Pollution (Air)*

The proposed development needs to prove that the rooftop plant and any other energy system meet emission standards set out in the Mayor of London Sustainable Design and Construction SPG. This can be requested in the form of a condition.

4.13. *Pollution (Land)*

No response received.

## **Local Groups**

### **4.14. Hackney Swifts**

This building is in an area where swifts (on the RSPB amber list due to rapidly declining numbers) are currently nesting and will potentially nest, with the nearby Woodberry Wetlands SINC being especially known for high numbers of this species. We therefore request that integrated swift nestbox bricks are installed near roof level (e.g. in the brick rear extension), which would provide an aesthetically acceptable and zero maintenance way to provide a long-term resource to protect this species and ensure a gain for local biodiversity, in line with Hackney Council's guidance on this issue (Biodiversity Action Plan), and NPPF 2019. Manufacturer's instructions for the bricks may be followed.

## **5. POLICIES**

### **5.1. Hackney Local Plan 2033 (Adopted 22/07/2020)**

- 5.1.1. PP4 (Stamford Hill)
- 5.1.2. LP1 (Design Quality and Local Character)
- 5.1.3. LP2 (Development and Amenity)
- 5.1.4. LP8 (Social and Community Infrastructure)
- 5.1.5. LP42 (Walking and Cycling)
- 5.1.6. LP43 (Transport and Development)
- 5.1.7. LP47 (Biodiversity and Sites of Importance for Nature Conservation)
- 5.1.8. LP53 (Water and Flooding)
- 5.1.9. LP54 (Overheating and Adapting to Climate Change)
- 5.1.10. LP55 (Mitigating Climate Change)
- 5.1.11. LP57 (Waste)
- 5.1.12. LP58 (Improving the Environment - Pollution)

### **5.2. London Plan**

- 5.2.1. D3 (Optimising site capacity through the design-led approach)
- 5.2.2. D4 (Delivering good design)
- 5.2.3. D5 (Inclusive design)
- 5.2.4. D14 (Noise)
- 5.2.5. S1 (Developing London's social infrastructure)
- 5.2.6. S3 (Education and childcare facilities)
- 5.2.7. G5 (Urban Greening)
- 5.2.8. G6 (Biodiversity and access to nature)
- 5.2.9. SI2 (Minimising greenhouse gas emissions)
- 5.2.10. SI12 (Flood risk management)
- 5.2.11. SI13 (Sustainable drainage)
- 5.2.12. T4 (Assessing and mitigating transport impacts)
- 5.2.13. T5 (Cycling)
- 5.2.14. T6 (Car parking)

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

- 5.3.1. SPD: Planning Contributions 2020
- 5.3.2. SPD: Sustainable Design and Construction 2016
- 5.3.3. SPG: Sustainable Design and Construction 2016
- 5.3.4. Community Infrastructure Levy Charging Schedule
- 5.3.5. Mayor of London's Community Infrastructure Levy Charging Schedule 2
- 5.3.6. Building Bulletin 103: Area guidelines for mainstream schools 2014

**5.4. National Planning Policies**

- 5.4.1. National Planning Policy Framework 2021
- 5.4.2. Planning Practice Guidance

**6. COMMENT**

**6.1. Background**

- 6.1.1. This application is in relation to a school operating at the site of 91 Amhurst Park and 180 Bethune Road. Planning permission for the school was allowed at appeal (LBH References 2011/0895 and 2011/1818, PINS References APP/U5360/A/12/2168298 and APP/U5360/A/12/2168306) dated 22/05/2012.
- 6.1.2. Condition 3 attached to planning permission 2011/0895 and Condition 4 attached to planning permission 2011/1818 limited the number of children at the school to 270 at any one time.
- 6.1.3. The Council's Enforcement Team is currently investigating a potential breach of planning control with regards to the number of pupils at the school. The applicants have submitted a Planning Contravention Notice information form which indicates that the school, which covers the sites at both 180 Bethune Road and 91 Amhurst Park, currently has 600 pupils.
- 6.1.4. This current application is part of a larger scheme to improve facilities at the school that would accommodate the increased number of pupils, although this application would not provide additional classrooms and is not directly related to increased pupil numbers. The two proposals are being considered separately as the applicant's preferred solution would be to proceed with the extension to 180 Bethune Road before the redevelopment of 91 Amhurst Park.

**6.2. Development Proposal**

- 6.2.1. The application proposes the following:

- 6.2.2. The erection of a single-storey flat-roofed upward extension above the main (forward) part of the modern school building, extending it from three to four storeys in height.
- 6.2.3. At the north, the existing glazed link element with No. 91 Amhurst Park, would also be extended. This currently has a pitched glazed roof, but would have a flat roof at the same height as the extension to the main school building.
- 6.2.4. The extension would be set back from the front elevation of the floor below by 1m, with a recessed section 5m wide and set back by 6m at the southern end of the extension.
- 6.2.5. The extension would include roof plant and a lift over run (at the north).
- 6.2.6. The extension would be constructed with metal cladding and metal framed windows.
- 6.2.7. The extension would provide offices and a library.
- 6.2.8. At second floor level a single-storey rear extension to the forward building is proposed above an existing roof terrace to provide ancillary rooms (rather than classrooms). This extension would be finished in brick and with windows to match the host building.
- 6.2.9. The proposal raises the following material planning considerations:

### **6.3. Land use**

- 6.3.1. The principle of improving existing community and social facilities, including schools, is supported.
- 6.3.2. It is acknowledged that in this part of the borough there is significant demand for such facilities, but this needs to be balanced against other material considerations, including design, amenity and transport policies.
- 6.3.3. Officers note that conditions attached to the appeal decisions that granted permission for the erection of the school building limited the number of pupils to 270.
- 6.3.4. The applicant's Design and Access Statement states:
- 6.3.5. 'The proposed additional space is necessary to accommodate the pupils currently enrolled at the school and provide better education for them. As such, this application is solely for additional floorspace for the improvement of the school facilities and does not seek to increase



the school's capacity.'

- 6.3.6. The Design and Access Statement does not specify pupil numbers, but the accompanying Transport Statement notes, at paragraph 3.3: 'There are currently proposals for approximately 594 pupils ranging in age from 3-11 based at the school, with approximately 72 staff, including part time and non-teaching staff.' This number relates to the combined sites of 180 Bethune Road and 91 Amhurst Park.
- 6.3.7. Representations have been received noting that the school is currently operating with more pupils than were permitted at the appeals, and officers consider that the uncertainty in this regard should be regularised, either through the submission of an application to increase approved pupil numbers or through compliance with the appeal conditions.
- 6.3.8. It is noted that the additional floorspace that would be created would not be for classrooms, but would be for a library, SEND (Special Educational Needs and Disability) spaces and ancillary offices. The applicants have stated that the proposal would not increase the school's capacity. An informative advising of this is recommended.
- 6.3.9. Although this application does not provide clarity in regards of pupil numbers, this application would not, in and of itself, allow for any change in pupil numbers and should be assessed on its merits in terms of design and amenity considerations.

#### **6.4. Design Considerations**

- 6.4.1. The design policies of the development plan, which include policies D3 (Optimising site capacity through the design-led approach) and D4 (Delivering good design) of the London Plan and policy LP1 (Design Quality and Local Character) of LP33 all require new development to achieve a high standard of design and layout that respects the local context.
- 6.4.2. Policy PP4 (Stamford Hill) of the Hackney Local Plan notes that development should:
- 6.4.3. 'Create high quality urban design in Stamford Hill that enhances its distinctive local character, celebrates its diverse community and seeks to enhance its architectural and landscape merits through a fine-grained approach that promotes positive change and maximises the use of underdeveloped sites.'
- 6.4.4. Policy LP1 notes that all new development must be of the highest architectural and urban design quality and must respond to local character and context and be compatible with the existing townscape

including urban grain.

- 6.4.5. The proposal has been reviewed by the council's specialist design officers who consider that the proposal meets these policy requirements.
- 6.4.6. In the view looking east along Amhurst Park, the proposed rooftop extension to the school would not appear significantly overbearing to the smaller building on the corner of Amhurst Park and Bethune Road. The revised drawings which set back the extension from the front elevation of the host building would continue to allow the building to sensitively mediate between the terrace at Bethune Road to the South, and the terrace of Amhurst Park to the north of the site. In townscape terms, the primary route of Amhurst Park is of greater significance than the terrace of Bethune Road and this townscape hierarchy would be maintained.
- 6.4.7. The proposed materiality and colour, black, on top would serve to distinguish the extension from the host brick building and would clarify that this is a later addition to the host building.
- 6.4.8. Although the prevailing townscape is of three-storey building heights, there is no uniform building height in Bethune Road, and the set-backs of the building, especially at the southern end, would negotiate the transition to the lower buildings to the north and south.
- 6.4.9. In the light of a townscape analysis, officers consider that the provision of a taller element to this modern building is acceptable, and the extension as proposed would be subservient to the host building and sympathetic to the scale of the buildings to the north and south.
- 6.4.10. As part of this assessment, officers note that the increased height of the access core adjacent to No. 91 Amhurst Park would retain an appropriate relationship between the two buildings, with the modern element not rising significantly above the roof of the more historic Amhurst Park building.
- 6.4.11. On balance, on the basis of the submitted drawings, officers consider that the proposed upward extension would respond to local character and context, and would be in keeping with the visual amenity of the area.
- 6.4.12. In order to ensure a high quality external appearance, it is recommended that details of external materials and window and door details be secured by condition.

## **6.5. Impact on amenity of adjoining occupiers**

- 6.5.1. Representations have been received noting that the proposal would result in loss of light to nearby properties to the north (on Amhurst Park), and would also have an overbearing appearance when viewed from those properties.
- 6.5.2. It is acknowledged that the proposal would increase the bulk of the existing school building, and this additional bulk would be towards the west of the wider school site, with no increase in height of the part of the school to the direct rear of properties in Amhurst Park to the north. The separation distances and the orientation of the Amhurst Park properties compared to the proposed extensions are such that any loss of light would be minor and within acceptable levels, and the proposal would not have such an overbearing appearance or give rise to such a significant increased sense of enclosure as to be significantly detrimental to the residential amenities of neighbouring occupiers.
- 6.5.3. The proposal includes an enlarged flat roof, the use of which could result in unacceptable levels of overlooking of neighbouring properties and gardens. To avoid such overlooking, an operational condition restricting such use is recommended.
- 6.5.4. Representations have also been received noting that the use of the existing school results in noise and disturbance for neighbouring occupiers. These comments are noted, and it is acknowledged that schools are generally located within the communities they serve.
- 6.5.5. The current proposal does not include an increase in pupil numbers, and the hours of use of the school and its outside areas is governed by a school management plan.
- 6.5.6. The proposal includes the provision of mechanical plant on the roof of the extension, and an operational condition regarding noise levels from the plant is recommended.

## **6.6. Transport**

- 6.6.1. The proposal has been reviewed by the council's Network and Transportation Officers who note that the Transport Assessment (TA) is difficult to assess and should be reworked in line with Transport for London guidance.
- 6.6.2. The officers note that the TA does not adequately explain the existing transport context and trip generation at the site and how this would potentially be changed and/or managed as a result of the application

- 6.6.3. Any information submitted in the TA would need to include not just evidence, but also methodologies for calculating existing and projected trip generation.
- 6.6.4. Ideally this is a matter that should be provided in advance, and the applicants have advised that this information should be forthcoming. This information will be sought upon the submission of an application that includes the increase in pupil numbers.

## **6.7. Other Matters**

- 6.7.1. *Sustainability*
- 6.7.2. The climate change policies of the development plan require all new developments to be at least carbon neutral and to, where possible, increase the energy efficiency of the existing building.
- 6.7.3. In this case the applicants have produced an energy statement which indicates a reduction in CO2 emissions of 6% compared to Building Regulations requirements. It is recommended that this saving be secured by way of a suitable condition.
- 6.7.4. *Air Quality*
- 6.7.5. The site is in an area of poor air quality, and the council's air quality officers recommend that the proposed development needs to prove that the rooftop plant and any other energy system meet emission standards set out in the Mayor of London Sustainable Design and Construction SPG. A suitable condition is recommended.
- 6.7.6. *Biodiversity*
- 6.7.7. Given the site's location close to sites of importance for nature conservation, details of biodiversity enhancements, to include the provision of green roofs and bird or bat boxes or bricks are recommended to be secured by way of suitable conditions.
- 6.7.8. *Other consultation responses*
- 6.7.9. Other matters raised in relation to consultation are concerned with the pupil numbers at the school and with the operation of the school premises. These matters are not directly related to the substance of the proposal. Notwithstanding this, the conditions attached to the appeal decisions remain in force, and any non-compliance with conditions or breaches of planning control will be investigated by the Planning Enforcement team.

**6.8. Community Infrastructure Levy (CIL)**

6.8.1. The proposal is not liable for either the Mayor of London's or the Hackney Community Infrastructure Levy (CIL).

6.8.2. In respect of local finance considerations other than CIL, whilst the proposed development would be rateable for Business Rates Purposes, the benefit the additional floorspace is negligible in the context of the overall totals, and this does not represent a material consideration of any substantial weight in the consideration of the application, which should be determined in accordance with the relevant Development Plan policies and any other material considerations.

**6.10 Equalities Considerations**

6.10.1 The Equality Act 2010 requires public authorities, when discharging their functions, to have due regard to the need to (a) eliminate unlawful discrimination, harassment and victimisation and other conduct; (b) advance equality of opportunity between people who share a protected characteristic and those who do not; and (c) Foster good relations between people who share a protected characteristic and persons who do not share it. The protected characteristics under the Act are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

6.10.2 Having regard to the duty set out in the S149 Equality Act 2010, the development proposals do not raise specific equality issues other than where discussed in this report.

**7. CONCLUSION**

7.1. The proposed development is considered to be an acceptable form of development which would provide additional school accommodation and have an acceptable impact on the character and appearance of the host building and the area.

7.2. The development is considered to have an acceptable impact on neighbouring residents.

7.3. In light of the above it is considered this would be an acceptable form of development that accord with the objectives and policies within the Development Plan.

8. **RECOMMENDATIONS**

8.1. **Recommendation A**

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

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. **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.

8.1.4. **SCM2 - Materials to be approved**

Full details, including physical samples, of all the materials to be used on the external surfaces of the building, including, window and door frames, shall be submitted to and approved by the Local Planning Authority, in writing, before any work proceeds beyond superstructure level. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To safeguard the visual amenity of the building and the conservation areas.

8.1.5. **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 proceeds beyond superstructure level. The development shall not be carried out otherwise than in accordance with the details thus approved.

a) Details of fenestration, windows and doors at 1:10

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. **Flat Roof**

The roof of the extensions hereby approved shall not be used as a terrace, balcony or similar amenity area.

REASON: In the interests of neighbours amenity

**8.1.7. Biodiversity Enhancements**

The development hereby permitted shall not be occupied until at least two bird boxes, suitable for swifts, starlings or house sparrows, have been installed at the development in accordance with the manufacturer's specifications.

Once installed, the biodiversity enhancements shall be permanently retained.

REASON: In the interests of enhancing biodiversity at the site and in the wider area.

**8.1.8. NSC - Air quality**

The mechanical plant hereby approved shall be installed and operated in full accordance with the emission standards set out in the Mayor of London's Sustainable Design and Construction Supplementary Planning Guidance 2016.

REASON: To protect air quality and people's health by ensuring that the production of air pollutants are kept to a minimum as a result of the development and to contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

**8.1.9. NSC - Plant Noise**

The noise level from all plant and machinery included in the approved development shall at all times remain 5dB(A) below background levels when measured at any nearby residential window or other sensitive receptor.

REASON: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance and other excess noise.

**8.1.10. Green Roof - Full Details**

Full details of a green / brown roof, to include a detailed maintenance plan, shall be submitted to and approved by the Local Planning Authority, in writing, before development commences. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the extensions hereby approved are first occupied.

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. SCM9**

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.

**8.2. Recommendation B**

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 heads of terms and/or recommended conditions as set out in this report provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

**9. INFORMATIVES**

- 9.1. SI.1 Building Control
- 9.2. SI.7 Hours of Building Works
- 9.3. If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](http://thameswater.co.uk/buildingwater).
- 9.4. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 9.5. NPPF Informative

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

**Aled Richards – Strategic Director, Sustainability & Public Realm**

	SUBMISSION DOCUMENTS, POLICY/GUIDANCE/ BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1	Application documents and LBH policies/guidance	Gerard Llivett Senior Planner –	1 Hillman Street, London E8 1FB



	<p>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>Development Management Team 020 8356 8398</p>	
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