Hackney Council
Planning and Regulatory Services
2 Hillman Street
London E8 1FB
www.hackney.gov.uk
Hackney Reference: 2014/4001

18 March 2015

Town and Country Planning (Development Management Procedure) Order 2010
Application Number: 2014/4001
Site Address: 40 Andrews Road London E8 4RL

Thank you for your recent planning application for the above address on which a decision has now been made.

Important Information about this Decision

- The decision on your Planning Application is attached.
- Please carefully read all of the information contained in these documents.
- If you were granted permission, it may be subject to conditions. Some of the conditions may require action before you start the development and it is important that you seek to have these conditions discharged by the Council before any work commences.
- The Council’s Planning Enforcement team may monitor planning permissions to ensure that development is being undertaken in accordance with the permission granted. Any breaches of planning control will be robustly pursued.
- Failing to comply with all of the conditions of this permission may result in a breach of planning control and may lead to enforcement action by the Council.
- If you decide to implement it, then it is your duty to ensure that all conditions are complied with. Failure to do so may cause difficulties if the property is sold or transferred. Failure to comply with conditions may also result in the development not being lawful.
- Where material samples have been provided as a part of the application you must return to collect these within 28 days of the date of your decision notice. If they are not collected they will be disposed of. Please arrange collection with your case officer.
- Please quote your application reference number in any correspondence with the Council, either by post to the Hackney Planning Service, 2 Hillman Street, London, E8 1FB, by email to planning@hackney.gov.uk, or by phone to 020 8356 8062.
- This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) and does not relate to any other permissions that may be required by any other legislation, enactment or byelaw.

Yours faithfully,

[Signature]

John Allen
Assistant Director (Planning and Regulatory Services)
Legal, Human Resources and Regulatory Services
PLANNING DECISION NOTICE

Town and Country Planning Act 1990 as amended

Agent: EC Harris LLP
York Way
London
N19AB

Applicant: Ms Karon West-Clarke
Keltan House
89-115 Mare Street
London
E8 4RV

Part 1 - Particulars of the Application

Application No: 2014/4001

Date of Application: 05 December 2014
Date Validated: 02/01/2015
Application Type: Removal or Variation of Condition

Proposal: Proposed Variation of Condition 3 of Planning Reference 2009/3010 dated 12/01/2010 to allow for a further 9 months occupation.

Location: 40 Andrews Road London E8 4RL

Plan Numbers:
Updated Plans/Documents:
Planning Design and Access Statement; Block Plan ANDRD/MB/02

Originally consented Plans/Documents:
Proposed building elevation; portacabin layout plan and elevation; site layout proposed; D/2810-E01-01-A, lighting plan and details, portacabin dimension

Part 2 – Particulars of Decision: GRANTED SUBJECT TO CONDITIONS

Notice is hereby given that the London Borough of Hackney as local planning authority in pursuance of its powers under the above mentioned Act and Rules, Orders and Regulations made thereunder permits the development referred to in Part1, in accordance with the plan(s) submitted and subject to the following condition(s):

Conditions

1 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 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 comply with the provisions of the Town and Country Planning Act 1990 as amended.

3 The use and portacabin hereby permitted shall be operated for a limited period only until 31.12.2015 on or before which date the use shall be discontinued.

REASON: Aspects of the proposal does not fully accord with the Policies contained within the prevailing development plan and the use of the site in the manner proposed otherwise than for a (further) limited period would tend to prevent the ultimate implementation of the plan.

4 The development hereby permitted shall be carried out only by the London Borough Of Hackney.

REASON: In order to comply with the provisions of Regulation 9 of the Town and Country Planning General Regulations 1992.

5 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.

6 Between 00.00 and 07.00 hours vehicles shall only egress the site; no vehicular access to the site shall occur during these hours.

REASON: To safeguard the amenity of surrounding occupiers.

7 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.

8 Space shall be made available for the secure parking of 28 cycles within the site/development/building before the use is first commenced.

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

9 Construction activities audible at the facade of the nearest noise sensitive
premises shall only be carried out between the specified hours: Monday to Friday 08:00-18:00 hours; Saturdays 08:00-13:00 hours; at no time on Sundays and Public Holidays

REASON: To safeguard the amenity to surrounding occupier

10 The emission and propagation of dust caused by on-site operations shall be minimised so as not to be a nuisance or prejudicial to health. Any dust abatement techniques must employ best practicable means. Further guidance can be obtained from the Greater London Authority's Best Practice Guidance: The control of dust and emissions from construction and demolition.

REASON: To safeguard the amenity to surrounding occupiers.

Informative/s:

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 Building Control Service, 2 Hillman Street, LONDON, E8 1FB. Telephone No: 020 8356 8124. 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.

2 Works Affecting Public Highway

The Highways and Engineering Team, Environment Services Division, 300 Mare Street, London, E8 3HT, 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 they adjoin the site boundaries.

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 Building Control Service, Hackney Service Centre 1 Hillman Street, LONDON, E8 1DY, 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.

4 Control Of Pollution (Clean Air, Noise, Etc)

The Pollution Control Service, 28-33 Independent Place, Shacklewell Lane, E8 2HE, Telephone No: 0208 356 4455, should be consulted regarding the Environmental Protection Act 1990.

5 Hours Of Building Works (Monday to Friday 08:00-18:00 hours; Saturdays 08:00-13:00 hours; at no time on Sundays and Public Holidays) 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 The Pollution Control Service, 1, Hillman Street, Hackney, E8 1DY Telephone No: 020 8356 3000. You are advised to consult that Division at an early stage.

6 Disabled Persons' Provision

Your attention is drawn to Section 4(1) of the Chronically Sick and Disabled Persons' Act 1981, which states that any person undertaking the provision of any building or premises to the public are to be admitted, whether on payment or otherwise, shall, in the means of access both to and within the building or premises, and in the parking facilities and sanitary conveniences to be available (if any) make provision, insofar as it is in the circumstances both practicable and reasonable, for the need of members of the public visiting the building or premises who are disabled.
7 The Regulatory Reform (Fire Safety) Order 2005

Your attention is drawn to the need to comply with the provisions of the Regulatory Reform (Fire Safety) Order 2005 where applicable. The provision of satisfactory means of escape in the event of a fire is the concern of the London Fire and Emergency Planning Authority as fire authority, and information relating thereto may be obtained from the Fire Safety Department, 210 High Street, East Ham, E6 3RS.

8 Refuse Storage And Disposal Arrangements

The Borough Services Waste Management Client Group, at Mill Fill Depot, Mill Fill Road, London, E5 0AR Tel: 0208356 6688 should be consulted regarding storage, collection and disposal arrangements for all types of refuse.

Date of Decision: 18 March 2015

Signed

[Signature]

John Allen
Assistant Director (Planning and Regulatory Services)
Legal, Human Resources and Regulatory Services
Statement of Applicant's Rights arising from the Grant of Planning Permission

Appeals to the Secretary of State

1. If you are aggrieved by the decision of the Hackney Council to grant permission for the proposed development subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal against your local planning authority's decision then you must to do so within 6 months of the date of this notice.

3. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

4. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

5. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the development without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

6. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.
Purchase Notices

1. If either the local planning authority or the Secretary of State refuses planning permission or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

NOTE:
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