**Hackney Neighbourhoods & Regeneration**

Graham Loveland Interim Assistant Director (Regeneration & Planning),
2 Hillman Street, Hackney, E8 1FB

London Borough of Hackney Development Control
DELEGATED REPORT

**Address:** 41 Pitfield Street London N1 6DA

**Date of Visit:** n/a  
**Reference No:** 2010/2058

**Case Officer:** Gillian Nicks  
**Ward:** Hoxton (R)

**Locally/Listed Building:** Locally  
**Conservation Area:** N/a

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<th>Consultation Check</th>
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**UDP Allocation:** Locally listed

**Proposal:** Change of use of basement and ground level from B1 to be integrated to be integrated to provide an enlarged 3 x bedroom house.

**Site Description:** The site is situated to the west side of Pitfield Street, in a mixed terrace between Chart Street to the north and Charles Square to the south. The building is a three storey, brick built property. Access is available to rear along the Levington Place as well as from Pitfield Street.

The site is surrounded by a mix of uses with surrounding buildings ranging in height.

**Relevant History:**

Application Number:2006/2809  
Decision Date:  
Decision Status:  
Development Description: Change of use of the ground floor mezzanine, first and second floors from workshop (B1) and the erection of 2-storey rear extension to provide one 2-bedroom house with courtyard and roof garden terrace, together with external alterations to the front and rear elevations, demolition of the rear ground floor mezzanine and roof and refurbishment of ground floor to provide studio garage and office (B1)

Application Number:2004/2030  
Decision Date:24/03/2005  
Decision Status: Refused  
Development Description: Change of use of basement, ground and first floor vacant Class B1 (Business) workshop to Class A3 (Bar/Restaurant) use plus creation of new mezzanine floor level (additional 50sqm floor space) with opening times Sunday to Wednesday 0900 to 0100 hours, Thursday 0900 to 0200 hours and Friday and Saturday 0900 to 0300 hours together with installation of 2 new condenser units on rear elevation at mezzanine floor level.
Application Number: 2007/2830  
Decision Date: 18/01/2008  
Decision Status: Approved  
Development Description: Conversion to mixed business and residential use to provide a three-bedroom dwelling with rooftop terraces, office and associated internal parking area, external alterations to the front and rear elevations, and internal refurbishment.

Neighbour Consultations/Responses:
Letters were sent to 78 surrounding occupiers, no responses were received.

Consultations (Internal):
Highways and Transportation – No representation received.
Pollution Group – No representation received.
Private Sector Housing – No comment.

Consultations (External):
Not applicable.

Policy: EQ1 – Development requirements and EQ20 – Buildings of local significance.

Material Considerations:
The proposal seeks to extend the existing residential component of the site, at mezzanine, first and second floor level, by inclusion of the ground floor area currently used as office. On plan, no changes to the structural layout of the property are proposed, and the existing office accessed from Levington Place would be incorporated into a home office. Given the site is situated outside of a Defined Employment Area, the principle of conversion of such a small area to bring the building into one use is considered acceptable in land use terms.

There are no design, transport or amenity issues raised by this proposal.

Recommendation: Approve subject to condition.

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<td>PLANNING OFFICER</td>
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<td>Area Manager/ Deputy Area Manager</td>
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