

London Borough of Hackney  
Planning and Regulatory Services  
2 Hillman Street  
London E8 1FB  
**[www.hackney.gov.uk](http://www.hackney.gov.uk)**  
Hackney Reference: 2019/2626

BWCP Architects  
Gorshott  
181 Petersham Road  
London  
TW10 7AW

24/02/2020

**Town and Country Planning (Development Management Procedure)  
Order 2015**

**Application Number:** 2019/2626  
**Site Address:** 128 Curtain Road  
Hackney  
London  
EC2A 3AQ

Thank you for your recent application for the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

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](mailto:planning@hackney.gov.uk), or by phone to 020 8356 8062.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Natalie Broughton'.

**Natalie Broughton**

**Acting Head of Planning and Building Control  
Neighbourhoods and Housing**



**PLANNING DECISION NOTICE**  
**Town and Country Planning Act 1990 as amended**  
**Town and Country Planning (Development Management Procedure) (England)**  
**Order 2015**

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<b>Agent:</b> BWCP Architects Gorshott 181 Petersham Road London TW10 7AW	<b>Applicant:</b> Mr Graham Prestcott PO Box 1075, JTC House, 28 Esplanade St Helier, Jersey JE4 2QP Channel Islands
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Part 1- Particulars of the Application	<b>Application No:</b> 2019/2626
	<b>Date of Application:</b> 18/07/2019
	<b>Date Validated:</b> 13/08/2019
	<b>Application Type:</b> Full Planning Permission

**Proposal:** Alterations to existing restaurant basement and ground floor to provide enhanced headroom and floorspace; new stair and new window formed on Rivington Street return

**Location:** 128 Curtain Road  
Hackney  
London  
EC2A 3AQ

**Plan Numbers:**

OS Plan, 01 Existing Basement Survey, 02 Existing Ground Floor Survey, SL-10  
Opening Up Works First and Ground Floor,  
2019-734 PL01 Rev C  
2019-734 PL02 Rev B  
2019-734 PL03 Rev B  
2019-734 PL05  
2019-734 PL06 Rev A  
2019-734 PL07  
2019-734 PL08  
2019-734 SK-10  
Design and Access Statement July 2019 DA734  
Design and Access Statement Revision August 2019 DA734  
Design and Access Statement Adendum  
planning Heritage  
Planning Statement  
Photographs  
Exterior Photos

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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 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.**

**2 - 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.**

**3 - Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works shall not be carried out otherwise than in accordance with the details thus approved:**

**Details of the proposed new window to the south elevation in the form of a 1:20 elevation drawing showing the glazing pattern, together with 1:5 section drawings through the frames, showing the material, dimensions and profiles of the frames and the location and dimensions of the glazing units.**

**Details of the location of the proposed new window to the south elevation within the opening in the form of a 1:20 vertical section drawing showing the window head (and any structural lintel), the window and the window sill and the location of the window within the reveal.**

**REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

**4 - No new plumbing, pipes, soil-stacks, 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 special regard is paid to protecting the special**

**architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

**5 - No new grilles, 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 special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

**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 - 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.

3 - Hackney Planning Service adopts a positive and proactive approach when engaging with applicants / agents in line with the National Planning Policy Framework. As part of our planning process, we endeavour to contact applicants / agents regarding any minor issues that may be able to be resolved during the course of the application, providing an opportunity to submit amendments before a final decision is made. We also encourage the pre-application service to avoid delays as a result of amendments and unforeseen issues during the planning process.

**Date of Decision:** 24/02/2020

Yours sincerely



**Natalie Broughton**

**Acting Head of Planning and Building Control  
Neighbourhoods and Housing**

## **Statement of Applicant's Rights - Appeals to the Planning Inspectorate**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Please carefully read the information provided below as different appeal deadlines will apply depending on the type of application or circumstances relevant to your application.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision, then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision, then you must do so within 8 weeks of the date of receipt of this notice.

If you want to appeal against your local planning authority's decision and the application refused does not fall within one of the criteria specified above, then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

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.

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 proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any

development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

### **Purchase Notices**

If either the local planning authority or the Planning Inspectorate 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. In these circumstances, the owner may serve a purchase notice on the Council. 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 and Section 32-37 of the Planning (Listed Buildings & Conservation Areas) Act 1990.