

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: 2019/2023

Philip Koscién  
21 First Ave  
London  
W3 7JP

29/07/2019

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

**Application Number:** 2019/2023  
**Site Address:** 55 Curtain Road London EC2A 3PT

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



**Ian Rae**  
**Head of Planning**  
**Planning Service**  
**Neighbourhoods and Housing**



## PLANNING DECISION NOTICE

**Town and Country Planning Act 1990 as amended**  
**Town and Country Planning (Development Management Procedure) (England)**  
**Order 2015**  
**The Town and Country Planning (Control of Advertisements) (England)**  
**Regulations 2007**

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**Agent:** Philip Koscienc  
21 First Ave  
London  
W3 7JP

**Applicant:** Mr Justin Myers  
3-8 Carburton Street  
London  
W1W 5AJ

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Part 1 - Particulars of the  
Application

**Application No:** 2019/2023  
**Date of Application:** 03/06/2019  
**Date Validated:** 03/06/2019  
**Application Type:** Advertisement Consent

**Proposal:** Installation of scaffold should screen advertisement comprising image of the building facade with inset area for public information and advertising measuring 6m x 6.8m.

**Location:** 55 Curtain Road London EC2A 3PT

**Plan Numbers:**

PY3544/001, /002, /003, /004, /005, /006, /007, Design and Access Statement,

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Part 2 – Particulars of Decision: **REFUSED**

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 refuses the development referred to in Part 1, in accordance with the plan(s) submitted.

**Summary of Reasons for the Decision**

- 1 The proposal, given its size and location would have an unacceptable impact upon the character and appearance of the subject building, the surrounding streetscene and would fail to preserve or enhance the character and appearance of the South Shoreditch Conservation Area. As such the proposal is harmful in visual amenity terms and contrary to policies 7.4 (Local character), 7.6 (Architecture) and 7.8 (Heritage assets and archaeology) of the London Plan 2016; policies 24 (Design) and 25 (Historic Environment) of the Hackney Core Strategy 2010; and policies DM1 (High quality design), DM28 (Managing the historic environment) and DM29 (Advertisements) of the Hackney Development

Management Local Plan 2015

**Date of Decision: 29/07/2019**

Yours sincerely

A handwritten signature in black ink, appearing to read 'I. Rae', with a long horizontal line extending to the right.

**Ian Rae  
Head of Planning  
Planning Service  
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.