

London Borough of Hackney
Planning and Regulatory Services
2 Hillman Street
London E8 1FB
www.hackney.gov.uk
Hackney Reference: 2019/1664

Bath Conservation Architects Ltd
Lower Ground Floor
30 Brock Street
Bath
BA1 2LN

03/07/2019

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

Application Number: 2019/1664
Site Address: Cleeve Workshops Boundary Street London E2 7JD

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, 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
Planning (Listed Buildings and Buildings in Conservation Areas) (Section 73) Act
1990
Town and Country Planning General Regulations 1992

Agent: Bath Conservation Architects Ltd Lower Ground Floor 30 Brock Street Bath BA1 2LN	Applicant: Mr Ben Chesterfield 91 Paul Street London EC2A 4NY
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Part 1- Particulars of the Application	Application No: 2019/1664
	Date of Application: 30/04/2019
	Date Validated: 08/05/2019
	Application Type: Listed Building Consent

Proposal: Refurbishment of existing workshops, erection of three new buildings (Class B1) in the courtyard, and other associated external alterations to include hard and soft landscaping.

Location: Cleeve Workshops Boundary Street London E2 7JD

Plan Numbers:

Site Location Plan, Block Plan, 1001, 1003, 1101 B, 1103 B, 1121, 1122, 1123, 1124 B (Section A - A as Proposed), 1124 A (South Elevation as Existing and as Proposed) 1125 B, 1126 (Proposed Elevations), 1126 (Roof Plan as Proposed) and Design and Access Statement.

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 - The Development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

3 - All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, colour, texture and profile, and in the case of brickwork, facebond and pointing unless shown otherwise in the drawings hereby approved.

REASON: To ensure that the special architectural and historic interest of this building is safeguarded and that the proposal does not detract from the character and appearance of the Conservation Area.

4 - Before work begins, proposals for the method and extent of repointing shall be submitted to and approved in writing by the Local Planning Authority. The required detail shall include 1 metre square sample panels showing the proposed joints, mortar mix, profile and finish. The development shall then only be carried out in accordance with the details 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 - All existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors, staircase balustrading shall remain undisturbed in their existing position and shall be fully protected during the course of works on site, unless specifically authorised otherwise on the drawings hereby approved.

REASON: To ensure that those features which contribute to the special architectural and historic interest of the building are retained.

6 - Before work begins on the relevant part of the development, details shall be approved in writing by the Local Planning Authority to ensure that precautions are taken to secure and protect the windows during the building work, particularly the historic window glass, the extent of which must be specifically identified. The agreed measures shall be carried out in full. No such glazing shall be disturbed or damaged or removed temporarily or permanently to facilitate protection works except as indicated on the approved drawings or with prior approval in writing. Any intact historic window glass damaged during the building work shall be reported to the Local Planning Authority and shall be replaced like-for-like from a suitable approved source.

REASON: To ensure that those features which contribute to the special architectural and historic interest of the building are retained.

7 - No cleaning of masonry, other than low pressure (20-100 psi) surface cleaning using a nebulous water spray shall be used.

REASON: To ensure that those features which contribute to the special architectural and historic interest of the building are retained.

8 - Notwithstanding the submitted details, following the strip out of the first roof of the workshops no further work will commence until an inspection by the Local Planning Authority has been undertaken and written confirmation of the visit submitted to and approved, in writing, by the Local Planning Authority.

REASON: To ensure that the special architectural and historic interest of this building is safeguarded and that the proposal does not detract from the character and appearance of the Conservation Area.

9 - 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.

10 - No roof plant (including all external enclosures, machinery and other installations) shall be placed upon or attached to the roof or other external surfaces of the building.

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.

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 Council's 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: 03/07/2019

Yours sincerely

A handwritten signature in black ink, appearing to read 'I. Rae', written over a light grey rectangular background.

**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.