



Hackney Council
Planning Services
2 Hillman Street
London E8 1FB
www.hackney.gov.uk
Hackney Reference:2019/3936

100 Pall Mall

07-12-2020

SW1Y 5NQ

Dear Sir/Madam

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

Application Number: 2019/3936

Number:

Site Address: 39 - 47 East Road, Hackney, London, N1 6AH

Address:

Development Description: Demolition of the existing office building and construction of a 23 storey building plus double basement accommodating offices (within the B1 Use Class) and a hotel (within the C works).

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 sincerely

Natalie Broughton

Head of Planning and Building Control
Neighbourhoods and Housing

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PLANNING DECISION NOTICE

Town and Country Planning Act 1990 as amended

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

Agent:
100 Pall Mall
SW1Y 5NQ

Applicant: C/O Agent

Part 1- Particulars of the Application

Application No: 2019/3936
Date of Application: 13-11-2019
Date Validated: 13-11-2019
Application Type: Full Planning Permission

Proposal: Demolition of the existing office building and construction of a 23 storey building plus double basement accommodating offices (within the B1 Use Class) and a hotel (within the C1 Use Class) works.

Location: 39 - 47 East Road, Hackney, London, N1 6AH

Plan Numbers: EST-FLA-ZZ-DR-A-05-002 P2, EST-FLA-ZZ-DR-A-05-005 P2, EST-FLA-ZZ-B1-DR-A-05-009 P1, EST-FLA-ZZ-00-DR-A-05-010 P1, EST-FLA-ZZ-01-DR-A-05-011 P1, EST-FLA-ZZ-02-DR-A-05-012 P1, EST-FLA-ZZ-03-DR-A-05-013 P1, EST-FLA-ZZ-04-DR-A-05-014 P1, EST-FLA-ZZ-RF1-DR-A-05-015 P1, EST-FLA-ZZ-RF2-DR-A-05-016 P1, EST-FLA-ZZ-XX-DR-A-05-020 P1, EST-FLA-ZZ-XX-DR-A-05-030 P1, EST-FLAZZ-B1-DR-A-05-098 P2, EST-FLA-ZZ-B1M-DR-A-05-098M P2, EST-FLA-ZZ-LG-DR-A-05-099 P2, EST-FLA-ZZ-LGM-DR-A-05-099M P2, EST-FLA-ZZ-00-DR-A-05-100 P2, EST-FLA-ZZ-LM-DR-A-05-100M P2, EST-FLA-ZZ-01-DR-A-05-101 P2, EST-FLA-ZZ02-DR-A-05-102 P2, EST-FLA-ZZ-03-DR-A-05-103 P2, EST-FLA-ZZ-04-DR-A-05-104 P2, EST-FLA-ZZ-05-DR-A-05-105 P2, EST-FLA-ZZ-06-DR-A-05-106 P2, EST-FLA-ZZZZ-DR-A-05-107 P2, EST-FLA-ZZ-RF-DR-A-05-120 P2, EST-FLA-ZZ-RFM-DR-A-05-120M P2, EST-FLA-ZZ-TP-DR-A-05-121 P2, EST-FLA-ZZ-XX-DR-A-05-200 P2, ESTFLA-ZZ-XX-DR-A-05-300 P2, EST-FLA-ZZ-XX-DR-A-05-301 P2 L-101 C, HERITAGE, TOWNSCAPE AND VISUAL ASSESSMENT MAY 2020, Air Quality Assessment May 2020, Outline Construction Logistics Plan May 2020, Outline Construction Management Plan May 2020, Archaeological Desk Based Assessment May 2020, Daylight & Sunlight Report Oct 2019, Daylight & Sunlight Addendum Letter May 2020, Draft Delivery and Servicing Plan May 2020 Waste Management Strategy May 2020, Drainage Strategy May 2020, Energy Assessment May 2020, Sustainability Assessment (including BREEAM pre-assessments) May 2020, Noise Assessment May 2020, Air Quality Assessment May 2020, Phase 1 Ecology Assessment May 2020, Archaeology Assessment May 2020, Ventilation/Extraction Assessment May 2020, Health Impact Assessment May 2020, Planning Statement May 2020, Design and Access Statement May 2020, Pedestrian Wind Assessment Oct 2019, Pedestrian Wind Assessment Addendum Note May 2020, Area Schedule dated 19/06/2020, Framework Travel Plan May 2020, Phase 1 Risk Assessment Sept 2019

Part 2 – Particulars of Decision: **Granted - Extra 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 there under permits the development referred to in Part1, in accordance with the plan(s) submitted and subject to the following condition(s):

Conditions:

- 1 Commencement within three yearsThe development hereby permitted must be begun not later than three years after the date of this permission. REASON: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.
- 2 Development in accordance with plans 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 Details to be approved Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (excluding demolition). The development shall not be carried out otherwise than in accordance with the details thus approved. 1. Samples of all external materials. 2. A 1:1 Mock Up of a typical part of the gridded, brick facade shall be built on site for inspection. The Mock Up should show how the proposed materials and brick grid system fit together 3. Typical window and door details at 1:20 4. Details of brick grid system REASON: To ensure that the external appearance of the building is satisfactory and does not detract from the character and appearance of the conservation area.
- 4 BREEAMNotwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority within 12 weeks of the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved. - A BREEAM post-construction assessment (or any assessment scheme that may replace it) confirming an 'Excellent' rating (or another scheme target of equivalent or better environmental performance) has been achieved. REASON: To ensure the development meets the sustainability requirements of the London Plan.
- 5 Air Permeability Testing Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved. - A full air permeability test report confirming the development has achieved an average air permeability of 5m3/hr/m2@50pa REASON: In the interests of the promotion of sustainable forms of development and construction.
- 6 Future Proofing Connections to District Heating Network Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.- Full detailed specification and layout of the main plant room confirming the location of the potential connection points to demonstrate how the development could be adapted to connect to a future district heating network REASON: In the interests of the promotion of sustainable forms of development and construction.
- 7 Plant Design and Specification Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (excluding demolition). The development shall not be carried out otherwise than in accordance with the details thus approved. 1. A study and justification of the energy strategy according to the system hierarchy as indicated in the GLA guidance for energy assessments; 2. Evidence assessing the viability of connection to nearby district heating networks. This should include further investigation of the potential for connection with relevant stakeholders (including Shoreditch, Bunhill and TFL) and to submit further details to demonstrate any constraints or otherwise associated with connecting; to act as an energy centre to satisfy the development's demand; 3. Any energy system to be adopted shall be future proofed to have the potential to connect to nearby district heating networks. 4. clarification as to how the ASHP for DWH will operate alongside heating and cooling or any other technologies being specified for the development; 5. details of the Seasonal Coefficient of Performance (SCoP) and Seasonal Energy Efficiency ratio (SEER); 6. full details of location of the condenser units from the VRF systems (or any other fixed plant adopted) and noise solutions to mitigate impact for nearby sensitive receptors; 7. information about refrigerants that are required to have a Low or Zero Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP) 8. commitment to monitor the performance of the energy system post-construction, to ensure the expected performance approved is achieved. REASON: In the interests of the promotion of sustainable forms of development and construction.
- 8 Plant ASHP Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved. - Confirmation of installation and commissioning reports associated with the energy systems approved in the last energy report. REASON: In the interests of the promotion of sustainable forms of development and construction.
- 9 Overheating Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved. - An assessment of the risk of overheating should be undertaken with dynamic simulation for a defined system capacity, and following methodology indicated in the Energy Assessment Guidance Greater London Authority guidance on preparing the energy assessments (2018), based on CIBSE TM52:2013 and adopting weather files as indicated in CIBSE TM49:2014, or any other methodology that may replace it. The assessment shall include strategies proposed to mitigate any overheating identified. REASON: In the interests of the promotion of sustainable forms of development and construction.
- 10 No new pipes and plumbing No new plumbing, pipes, soil stacks, flues, vents grilles, security alarms or ductwork shall be fixed on the external faces of the building unless as otherwise shown on the drawings hereby approved. 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.
- 11 Contaminated Land: Risk Assessment No development shall commence (excluding demolition) until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include: a survey of the extent, scale and nature of contamination; the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; ground waters and surface waters; ecological systems; and archaeological sites and ancient

monuments. REASON: To protect human health, water resources, property and the wider environment from harm and pollution resulting from land contamination.

12 Contaminated Land: Remediation Scheme No development shall take place (excluding demolition) where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

13 Contaminated Land: Implementation of Remediation Scheme The approved remediation scheme shall be carried out [and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority] before the development [or relevant phase of development] is occupied. REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

14 Reporting unexpected contamination In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site. An assessment must be undertaken in accordance with the requirements of the site investigation, and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority in accordance with the requirements of the approved remediation scheme. The measures in the approved remediation scheme must then be implemented in accordance with the approved timetable. Following completion of measures identified in the approved remediation scheme a validation report must be submitted to and approved in writing by the Local Planning Authority in accordance with the implementation of the remediation scheme. REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

15 Air Quality - Operational Phase Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved. - Details of independent air source electric heat pumps including low temperature hot water boilers powered by the heat pumps; - An assessment of any changes in pollution levels at height / receptor locations around the site and details of mitigation to protect future occupiers from existing poor air quality. REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

16 Restriction of noise from plant and equipment The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB (A) below the pre-existing background level at any residential window. REASON: To safeguard the amenity of nearby premises and the area generally

17 Privacy Mitigation Strategy Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The development shall not be carried out otherwise than in accordance with the details thus approved. - Details of obscured glazing, privacy screens and/or planting to mitigate overlooking of nearby uses from the windows on the west elevation at ground to fourth floor level. REASON: To ensure that the development will not have an adverse privacy impact upon the amenity of nearby uses.

18 Demolition and Construction Management Plan Notwithstanding the documents hereby approved, no development shall take place until a detailed Demolition and Construction Management Plan covering the matters set out below only has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the details and measures approved as part of the demolition and construction management plan, which shall be maintained throughout the entire construction period. The plan must include: - A demolition and construction method statement covering all phases of the development to include details of noise control measures and measures to preserve air quality (including a risk assessment of the demolition and construction phase); - A Dust Management Plan to control dust emissions during demolition and construction; - Details of compliance with 'chapter 7 of the Cleaner Construction Machinery for London: A Low Emission Zone for Non-Road Mobile Machinery' in relation to Only Non Road Mobile Machinery or used at the development site during the demolition and construction process along with details that all NRMM are entered on the Non Road Mobile Machinery online register at <https://nrmm.london/user-nrmm/register> before being operated. Where NonRoad Mobile Machinery, which does not comply with 'chapter 7 of the Cleaner Construction Machinery for London: A Low Emission Zone for Non-Road Mobile Machinery', is present on site all development work will stop until it has been removed from site. - A demolition and construction waste management plan setting out how resources will be managed and waste controlled at all stages during a construction project, including, but not limited to, details of dust mitigation measures during site clearance and construction works (including any works of demolition of existing buildings or breaking out or crushing of concrete), the location of any mobile plant machinery, - Details of measures to be employed to mitigate against noise and vibration arising out of the construction process demonstrating best practical means. - Details of the location where deliveries will be undertaken; the size and number of lorries expected to access the site daily; the access arrangements (including turning provision if applicable); construction traffic routing; details of parking suspensions (if required) for the duration of construction. REASON: To avoid hazard and obstruction being caused to users of the public highway, in the interest of public safety and amenity, in order to prevent the construction of the development having an unacceptable environmental impact upon neighbouring properties and to protect air quality, human health and to contribute to National Air Quality Objectives.

19 Delivery and Servicing Plan The development hereby approved shall not be occupied until a detailed Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. Delivery and Servicing to the site shall only be carried out in accordance with the details thus approved, unless otherwise agreed in writing by the Local Planning Authority. REASON: To avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity

20 Cycle Parking Notwithstanding the details shown on the approved plans, full details of cycle parking for 92 long stay and 10 short stay spaces serving the office component of the development and 26 long stay and 11 short stay space serving the hotel component shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development unless otherwise agreed in writing. Details should include the layouts, foundations, stand-types and spacing. REASON: To ensure that a reasonable provision is made within the site for the parking of bicycles in the interest of relieving congestion in surrounding streets and improving highway conditions in general.

21 Ecology Management Plan The enhancements recommended in the approved Ecology Report, including the provision of nesting boxes/bricks for small birds/bats, shall be implemented in full prior to the occupation of the development and retained at the development thereafter unless otherwise agreed in writing by the Local Planning Authority. REASON: In order improve ecology and biodiversity of the site.

22 Waste Strategy Prior to occupation of the development hereby approved, a refuse strategy shall be submitted to and approved in writing by the Local Planning Authority. Refuse collection shall only be carried out in accordance with the details thus approved, unless otherwise agreed in writing by the Local Planning Authority. REASON: To ensure the development is satisfactorily served in terms of refuse collection and safeguard against the build-up of pollution.

23 Roof plant No roof plant (including all external enclosures, machinery and other installations) other than any shown on the drawings hereby approved shall be placed upon or attached to the roof unless otherwise agreed in writing by the Local Planning Authority. 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.

24 Obstruction of footways No doors or gates shall be erected in a way that enables them to be opened over or across the adjoining footways, carriageways and rights of way. REASON: In the interests of public safety and to prevent obstruction of the public highway.

25 Written Scheme of Investigation No demolition to ground level or below or development requiring a new foundation scheme at ground level or below shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. - The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works. - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI. REASON: To safeguard and protect archaeological remains.

26 Sustainable Drainage Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (other than works of demolition). The development shall not be carried out otherwise than in accordance with the details thus approved. a) Construction details and specifications, including cross-sections, of the surface water attenuation system and green roofs b) Details of how the attenuation tank will be waterproofed and how areas and equipment situated under the tank will be protected in case of failure REASON: In order to provide an adequate provision for Sustainable Urban Drainage.

27 Groundwater Site Investigation Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development (excluding demolition). The development shall not be carried out otherwise than in accordance with the details thus approved. a) An intrusive groundwater site investigation to confirm that the proposed development will have minimal impact on neighbouring sites including details of any proposed mitigation (where necessary). REASON: In order to provide an adequate provision for Sustainable Urban Drainage.

28 Flood Resilience Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA prior to the commencement of the development (other than works of demolition). The development shall not be carried out otherwise than in accordance with the details thus approved. a) A scheme for the provision and implementation of flood resilient and resistant construction details and measures for the basement against groundwater flood risk). The scheme shall be carried out in its entirety before the basement is occupied and; constructed and completed in accordance with the approved plans in line with BS 8102:2009 code of practice for "protection of below ground structures against water from the ground". REASON: In order to provide an adequate provision for Sustainable Urban Drainage.

29 Wheelchair Accessibility 10% of the rooms in the hotel hereby approved shall be provided as wheelchair accessible. REASON: In order to ensure the development is adequately accessible.

30 Hotel Use The proposal will provide a hotel use with no more than 210 hotel rooms. REASON: In order to control the extent of the development.

31 Piling No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. REASON: The proposed works will be in close proximity to underground water utility infrastructure.

Informative/s:

1 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. **2** Control Of Pollution (Clean Air, Noise, Etc) The Pollution Control Service, 28-33 Independent Place, Shackwell Lane, E8 2HE, Telephone No: 0208 356 4455, should be consulted regarding the Environmental Protection Act 1990. **3** 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. **4** 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 **5** 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. **6** Landscaping "Landscaping" means the treatment of land (other than buildings) being the site or part of the site in respect of which this planning permission is granted, for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means, planting of trees, hedges, shrubs or grass, formation of banks, terraces or other earth works, laying out of gardens or courts, and other amenity features. **7** The Construction (Design & Management) Regulations 1994 The development proposed may be subject to the Construction (Design and Management) Regulations 1994 which govern health and safety through all stages of a construction project. The regulations require clients (i.e. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Clients have further obligations. Your designer will tell you about these and your planning supervisor can assist you in fulfilling them. Further information is available from the Health and Safety Executive infoline (Tel: 0541 545500). **8** Advertisements shown need advert consent **9** Prior consent for construction required from the Local Authority. **10** A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths, private swimming pools and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, commercial swimming pools, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pretreatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200. **11** With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. **12** A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. **13** It is therefore recommended that flood resilience and/or resistance constructions are used for the basement to reduce the risk of groundwater ingress. Refer to the guidance document 'Improving the Flood Performance of New Buildings Flood Resilient Construction, 2007' by Department for Communities and Local Government for further guidance

Date of Decision: 07-12-2020

Yours sincerely



Natalie Broughton

**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.