

Mr. Jonathan Phillips

Dear Sir/Madam

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

**Application Number:** 2021/0561

**Site Address:** Land adjoining Great Eastern Street and Hewett Street, London EC2A 3NT

**Development Description:** Variation of conditions 2 (Scale parameters), 3 (length of temporary permission) and 4 (Visitor Management Strategy) attached to planning permission 2018/3078 dated 07/12/2018 for temporary change of use to outdoor food market (sui generis use) and erection of associated structures. Effect of variation would be to extend the period the development can operate until 05/08/2024, allow for changes to market structures and implement a revised visitor management strategy.

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 sincerely



**Natalie Broughton**

**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

□

**Agent:** Jonathan Phillips

**Applicant:** .

□

Part 1- Particulars of the Application

<b>Application No:</b>	2021/0561
<b>Date of Application:</b>	22-02-2021
<b>Date Validated:</b>	22-02-2021
<b>Application Type:</b>	Removal/Variation of Condition(s)

**Proposal:** Variation of conditions 2 (Scale parameters), 3 (length of temporary permission) and 4 (Visitor Management Strategy) attached to planning permission 2018/3078 dated 07/12/2018 for temporary change of use to outdoor food market (sui generis use) and erection of associated structures. Effect of variation would be to extend the period the development can operate until 05/08/2024, allow for changes to market structures and implement a revised visitor management strategy.

**Location:** Land adjoining Great Eastern Street and Hewett Street, London EC2A 3NT

**Plan Numbers:** EX000; EX001; EX002; EX003; PR001; PR002; PR003; Visitor Management Strategy Noise Impact Assessment; Existing Photo Survey; Cover letter dated 22/02/2021; Premises Licence

#### 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 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 uses hereby permitted shall be operated for a limited period until 05 August 2024 after which date the use shall be discontinued, and all structures related to the use removed.

**REASON:** To ensure that the use does not result in a long term detrimental impact to the amenity of adjoining occupiers or prejudice local amenity generally.

**2-** The development hereby permitted shall be carried out in accordance with the scale parameters indicated on drawing numbers PR001; PR002; and PR003 **REASON:** For the avoidance of doubt and in the interests of good planning.

**3-** Amplified sound, and noise from the operation of equipment relating to the use hereby approved shall at all times be at least 10dB(A) below the existing background level (when the use is not in operation), with noise levels measured at any nearby residential or commercial window.

**REASON:** To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

**4-** The use hereby permitted may only be carried out between 12.00 hours and 00.00 hours Monday to Thursday, 12:00 hours and 00:30 hours (the following day) Friday and Saturday; and 12.00 hours and 23.30 hours on Sundays and Bank Holidays.

**REASON:** To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

5- The uses hereby permitted shall be operated for a limited period until 05 August 2024 after which date the use shall be discontinued, and all structures related to the use removed.

REASON: To ensure that the use does not result in a long term detrimental impact to the amenity of adjoining occupiers or prejudice local amenity generally.

6- The use hereby permitted shall be operated in full accordance with the contents of the Visitor Management Strategy hereby approved.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb adjoining occupiers or prejudice local amenity generally.

7- Vehicles shall enter and leave the site in a forward direction only.

REASON: To ensure that vehicles entering and leaving the site do not compromise road users or pedestrian safety.

8- Deliveries to the site by motor vehicle may only be undertaken prior to 12.00 or between the hours of 12.00 and 16.00 provided the site is not open to the public at that time or if deliveries are being made from a nearby loading bay.

REASON: To ensure that the use is operated in a satisfactory manner and does not unduly disturb the public highway.

**Informatives:**

1-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:** 19-04-2021

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](mailto: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.