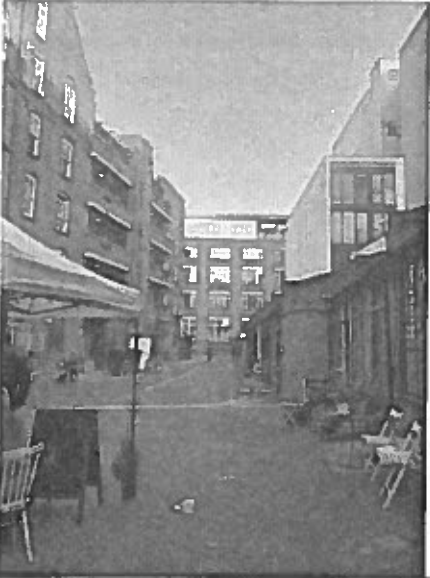



# Hackney

Delegated report – Source of delegation NH232 (Neighbourhoods and Housing) for applications and decisions that are non-committee items

<b>Address:</b> 1 Cleeve Workshops Boundary Street Hackney London E2 7JD		
<b>Date of Visit:</b> 27/05/2019		<b>Reference No:</b> 2019/1596 (Full Planning Permission) 2019/1664 (Listed Building Consent)
<b>Case officer:</b> Louise Smith		<b>Ward:</b> Hoxton East and Shoreditch Ward
<b>Locally/Listed Building:</b> Grade II		<b>Conservation Area:</b> South Shoreditch
<b>Consultation Check:</b>	<b>Officer Initial</b>	<b>Date</b>
Yes	LS	01/07/2019
<b>Core Strategy Allocation:</b> Area Exempt from Office to Residential, Archaeological Priority Area, Central Activities Zone, City Fringe OAFP, Priority Employment Area		
<b>Proposal:</b>  2019/1596 - Refurbishment of existing workshops and erection of three new buildings (Class B1) in the courtyard and other associated external alterations to include hard and soft landscaping. Full Planning Permission  2019/1664 Refurbishment of existing workshops and erection of three new buildings (Class B1) in the courtyard and other associated external alterations to include hard and soft landscaping. Listed Building Consent		
<b>Photos of Site &amp; Surroundings:</b>		<b>Photos of Site &amp; Surroundings:</b>
		



**Site Description:**

The application site is known as the Cleve Workshops which are currently rented out to a number of individual tenants which creates a vibrant mix of artists and tradesmen.

The buildings are nationally listed by Historic England at Grade II (LEN: 1264906) with the following listing description: "Row of workshops. 1895-8. Architect, Reginald Minton Taylor of London County Council. Yellow brick. Low pitched roofs to eaves. 1 storey. Each workshop has wide door to right, planked with upper part glazed; small panes; glazing bars. Above and to left of door further glazing (4-lights to left of door and 3-lights to fanlight); small panes, glazing bars. Party walls project above roofline between units. An integral part of the pioneering Boundary St Estate (qv Tower Hamlets)."

The buildings are in the setting of Cleeve House, which is also nationally listed by Historic England at Grade II (LEN: 1235776) The buildings are also in the South Shoreditch Conservation Area. The application site is located within the Shoreditch Priority Employment Area.

**Development Constraints North:**  
Residential

**Development Constraints East:**  
Residential

**Development Constraints South:**  
Residential

**Development Constraints West:**  
Residential

**Relevant History:**

**Pre Application History**

Pre-Application Advice: 2018/0018/PA

Description of Development: Erection of a 2-storey building for workspace, single storey WC building, new gate and gate lodge.

Summary: whilst the principal of the development may be considered acceptable, initial concern is raised with regard to the impact of the proposed workshop building (Block A) on

the historic yard space and the impact on the setting of Cleeve House. Any future application should strike a balance between proposing sufficient development to allow the scheme to come forward and provide the necessary facilities whilst enabling the refurbishment works which will help improve significance of the workshops to go ahead. Any future formal application should be accompanied by a Schedule of Works detailing the repairs to take place to the workshops (particularly their re-roofing with an appropriate material). The Council would look to secure any repairs proposed to the existing workshop buildings through a Section 106 agreement. Concerns are also initially raised with the impact of the proposed workshop building (Block A) on the properties to the north and west of the application site if these units are in residential use. This should be considered further prior to the submission of a formal application.

### **Planning History**

Application Number: 2015/0773

Decision Date: 22/05/2015

Decision Status: Granted

Decision Level: Delegated

Development Description: Erection of 2 metre high gates to yard entrance (Listed Building Consent)

Application Number: 2015/0833

Decision Date: 22/05/2015

Decision Status: Granted

Decision Level: Delegated

Development Description: Erection of 2 metre high gates to yard entrance.

Application Number: 2018/3408

Decision Date:

Decision Status:

Decision Level: WITHDRAWN

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

Application Number: 2018/3420

Decision Date:

Decision Status:

Decision Level: WITHDRAWN

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

### **Appeal History**

None

### **Enforcement History**

None

### **Neighbour Consultations/Responses:**

#### **Summary:**

- 96 adjoining owner/occupiers consulted, Site Notice erected outside the premises and advertised in Hackney Today.

- At the time of writing 1 objection has been received which raises the following concerns.
  - No Site Notice.
  - Address not correct.
  - Application similar to the previous proposal.
  - Development is insensitive and unnecessary.

*Officer Comment: A Site Notice was erected on 06/06/2019 outside the premises. The address has been rectified but for consultation purposes is considered to be adequate. The proposal has been revised since the earlier withdrawn applications. The main differences are the detail and that the massing has been reduced. The necessity for the development is not a material planning consideration.*

**Consultations (Internal):**

Drainage: No response received at the time of writing.

Pollution Land and Air: No response received at the time of writing.

Conservation and Urban Design: No objection.

**Consultations (External):**

Shoreditch CAAC: No objection

Historic England (Archaeology): No response received at the time of writing.

**Policy:**

Development Plan	London Plan:	4.1 Developing London's Economy 4.2 – Offices 6.3 – Assessing effects of transport accessibility 6.9 – Cycling 6.10 – Walking 7.6 – Architecture 7.8 – Heritage assets and archaeology
	Core Strategy:	CS16 – Employment Opportunities CS17 – Economic Development CS18 – Promoting Employment Land CS24 – Design CS25 – Historic Environment CS33 – Promoting Sustainable Transport
	Development Management Local Plan:	DM1 – High Quality Design DM15 – New Business Floorspace DM17 – Priority Employment Areas DM28 – Managing the Historic Environment DM45- Development and Transport DM46 – Walking and Cycling

		DM47 – Parking, Car Free and Car Capped Development
	<b>SPD/SPG:</b>	South Shoreditch Conservation Area Appraisal
<b>National Guidance</b>	<b>Planning Policy Guidance/Statement:</b>	NPPF NPPG

**Assessment and Reasons:**

The proposal involves the erection of three additional buildings within the courtyard to provide WC accommodation whilst rationalizing the temporary buildings currently within the site. Works are also proposed to refurbish the existing workshops.

The proposal raises the following planning considerations

Land Use

CS18 states that any employment floorspace should contribute to the economic objectives of the borough set out in the Delivering Sustainable Growth chapter, be of high quality, flexible, have natural light and be easily adaptable to the modern needs of businesses. Given the site is already used for employment purposes, the principal of additional accommodation is considered acceptable.

Whilst no marketing report has been provided as part of the proposal, given the improvements proposed to the existing accommodation, which includes the provision of a WC, the quality of accommodation is considered to be acceptable.

Design/Heritage

The three new proposed buildings; A (new workspace), B (toilets) and C (gate lodge) will result in some infilling of the historic yard. The size of building A has been reduced following the pre-application enquiry and previous submission and is now single storey which is considered to be more appropriate for the Listed Building and surrounding streetscape. The curved volumes are considered to offer an interesting and novel way of unapologetically inserting additional space into the existing courtyard.

Alterations to the existing workshops, which include the removal of the unlawful security grills across the front of all of the workshops are considered to be acceptable. Conditions are recommended on any approval to secure details of replacement windows and doors as well as the removal and replacement of the existing roof.

The creation of a lodge gate is justified within the Design Access and statement as the site needing additional security following the removal of the security grills. Further details of the materials which are recommended to be secured through condition.

The proposal includes some hard and soft landscaping, details of which are recommended to be secured through condition.

On the above basis, the proposal is considered to be acceptable and would preserve the special interest of the Grade II Listed Building and would preserve the character and appearance of the South Shoreditch Conservation Area.

Amenity

London Plan policy 7.4 states development should have regard to the form, character and function of an area and the scale, mass and orientation of surrounding buildings.

The impact of the development on outlook and daylight and sunlight is considered to be acceptable by virtue of the separation distances with nearby residential buildings and that the bulk/scale of the new buildings would only be single storey with the adjacent accommodation within Cleeve House being commercial at ground floor level. For the same reasoning the proposal is not considered to have an unacceptable overbearing impact. Whilst the proposal would include new openings, this is not considered to result in any unacceptable loss of privacy over and above the existing situation.

Given the minimal uplift in employment floorspace, the proposal is considered to have an acceptable impact in terms of noise disturbance.


Transportation

Given the minimal floorspace increase, the impact on the surrounding highway network is considered to be acceptable. It is anticipated that servicing will continue as per the existing situation and is considered to be acceptable.

**Conclusion**

On the above basis, the proposal is considered acceptable in land use, design/heritage and amenity terms subject to conditions.

**Recommendation: Graham Callam**

	NAME/SIGNATURE	DATE
Planning Officer	Louise Smith	01/07/2019
Team Leader	Graham Callam 	03/07/19