

LLDC Delegated Decisions Report - August 2018

Appendix 2

Application Number	Application Type	Registration Date	Location	Full Development Description	Applicant	Decision Date	Decision Description	Officer Name	Officer Comments
17/00412/AOD	Approval of details (conditions)	25/08/2017	80-84 & 90b Wallis Road, Hackney, London, E9 5LW	Submission of details pursuant to Condition 15 (Construction Waste Management Plan) of planning permission 14/00387/FUL as varied by 16/00467/VAR.	Telford Homes Plc	01/08/2018	Approve	Russell Butchers	
18/00227/LBC	Listed building consent	02/05/2018	Gainsborough Primary School, Berkshire Road, Hackney, London, E9 5ND	Refurbishment works comprising: - replacement of yellow and red bricks where damaged or missing to the elevations of main school building and caretaker house, as well as the chimney stacks on the roof; - replacement of gauged, corbel and moulded bricks to main school building where condition has severely deteriorated or bricks are missing; - installation of new lime mortar flaunching at high level of main school building; - Re-roofing of existing roof turrets due to severe weathering. Stripping off existing roof tiles. Timber splice repairs to Louvres where damaged associated with the main school building; - Miscellaneous repairs to cast iron rainwater goods to securely fix them to the external facade and seal the connections where severely eroded, cracked and damaged beyond repair associated with the main school building; - Install new Garland high-performance felt roofing membrane in colour dark grey to newly completed roof deck on outbuilding, where the existing roofing is damaged beyond repair; - Removal of the existing damaged chain-link fence to install a new freestanding system. Rebuilding the masonry boundary wall to the northwest boundary wall to match existing, where the wall is leaning into an adjoining property and structurally unsafe; - Installing new strip foundations and new steel posts to support new perimeter fencing on the entire length of the north boundary, to replace the existing chainlink fence previously causing damage to this section of wall; - Repairs to stonework on the return waves and apex of the gables to the roof of the children's centre, where severely damaged and in danger of falling, or to prevent further deterioration; and - Roof tiles to be refixed and like for like replacements installed on the children's centre where the tiles have either slipped or are missing. Proposed works are association with Full Planning application reference 18/00226/FUL.	London Borough of Hackney	02/08/2018	Approve	Josh Hackner	The proposed restoration and repair works would serve to enhance the non-designated heritage asset, which is considered to represent a significant public benefit by preserving the building and securing its long-term future. As such the proposal were considered to be in accordance with paragraph 134 of the NPPF and Policy BN.16 (Preserving and enhancing heritage assets) of the Local Plan. Overall, the proposals were considered to be policy compliant and therefore a delegated decision was deemed appropriate.
18/00226/FUL	Full planning application	02/05/2018	Gainsborough Primary School, Berkshire Road, Hackney, London, E9 5ND	Refurbishment works comprising: - replacement of yellow and red bricks where damaged or missing to the elevations of main school building and caretaker house, as well as the chimney stacks on the roof; - replacement of gauged, corbel and moulded bricks to main school building where condition has severely deteriorated or bricks are missing; - installation of new lime mortar flaunching at high level of main school building; - Re-roofing of existing roof turrets due to severe weathering. Stripping off existing roof tiles. Timber splice repairs to Louvres where damaged associated with the main school building; - Miscellaneous repairs to cast iron rainwater goods to securely fix them to the external facade and seal the connections where severely eroded, cracked and damaged beyond repair associated with the main school building; - Install new Garland high-performance felt roofing membrane in colour dark grey to newly completed roof deck on outbuilding, where the existing roofing is damaged beyond repair; - Removal of the existing damaged chain-link fence to install a new freestanding system. Rebuilding the masonry boundary wall to the northwest boundary wall to match existing, where the wall is leaning into an adjoining property and structurally unsafe; - Installing new strip foundations and new steel posts to support new perimeter fencing on the entire length of the north boundary, to replace the existing chainlink fence previously causing damage to this section of wall; - Repairs to stonework on the return waves and apex of the gables to the roof of the children's centre, where severely damaged and in danger of falling, or to prevent further deterioration; and - Roof tiles to be refixed and like for like replacements installed on the children's centre where the tiles have either slipped or are missing. Proposed works are association with Listed Building Consent application reference 18/00227/LBC.	London Borough of Hackney	02/08/2018	Approve	Josh Hackner	Linked to Listed Building Consent 18/00227/LBC.
16/00679/AOD	Approval of details (conditions)	31/03/2017	1 Smeed Road and 79-85 Monier Road, London, E3 2PS	Application for the approval of details pursuant to condition 18 (Green/Brown Roofs), 19 (Landscaping) and approval of condition 14 (Cycle Storage) of planning permission 14/00374/FUL, in relation to the residential units only.	Weston Homes Plc	02/08/2018	Approve	Josh Hackner	
17/00430/FUL	Full planning application	06/09/2017	The Lock Building, 72, High Street, Stratford, E15 2QB	Construction of 9 flats (1 x studio, 3 x 1 bed, 4 x 2 bed, 1 x 3 bed) in rear / side extension to existing building. Extensions and alterations to the commercial area of the building, including the insertion of a mezzanine floor and division of the commercial space into four units with a flexible A1/A2/A3 and/or B1 use class and the installation of glazed shopfronts	Renegade Investment Properties Ltd	03/08/2018	Approve	Russell Butchers	Minor application for creation of 9 flats through change of use of part of the ground floor commercial floorspace of this development, with alterations and extension. Stratford High Street commercial frontage retained and design and quality of residential units and external appearance considered acceptable by officers and decision therefore taken under delegated powers.
18/00369/NMA	Non-Material Amendment (Section 96A applications)	25/07/2018	Land to the east of Hancock Road and west of the River Lea Navigation, Bromley by Bow E3, (Bow River Village Phase 2)	Application for non-material amendment for the removal of condition C28b (Code for Sustainable Homes Assessment) of planning permission PA/11/02423/LBTH dated 27th September 2012 (as varied by planning reference 16/00427/VAR dated 14 November 2016) as it relates to Phase 2 of the development.	Southern Housing Group	07/08/2018	Granted NMA	Russell Butchers	The application sought to remove part b) of condition C28, which required the applicant to submit a final Code for Sustainable Homes (CFSH) assessment prior to first occupation of the development. The proposed amendment would not alter the original assessment or outcome of the planning permission, as granted. Approved with amended condition wording to secure submission and approval of details of the design stage Code for Sustainable Homes Pre-Assessment, showing that the development phase will achieve a minimum of Code Level 4.
18/00353/NMA	Non-Material Amendment (Section 96A applications)	11/07/2018	International Square, Westfield, Zone 1 Stratford City, London	Application for non-material amendments to the approved planning permission 16/00486/VAR, seeking alterations to amend the design of the cycle parking, to provide conventional Sheffield stands.	Westfield Europe Ltd.	07/08/2018	Granted NMA	Russell Butchers	Application to vary the approved cycle stands to be provided to International Square (west of Stratford International Station). Proposed design was Sheffield stands which officers approved as in keeping with cycle stands used throughout QEOP area.
18/00331/106	Section 106 Details	29/06/2018	Land to the east of Hancock Road and west of the River Lea Navigation, Bromley by Bow E3, (Bow River Village Phase 2)	Submission of details pursuant to Schedule 1 (Site Specific Covenants), Clause 5.8 (Affordable Housing Provider) of the s106 agreement attached to planning application PA/11/02423/LBTH in relation to Phase 2 of the development.	Higgins Construction PLC	07/08/2018	S106 Response Letter	Russell Butchers	Agrees Southern Housing Group as the Affordable Housing provider, following consultation with LB Tower Hamlets.
18/00015/AOD	Approval of details (conditions)	18/01/2018	Hackney Wick Overground Station, Wallis Road, Hackney, London, E9 5ER	Submission of details pursuant to fully discharge condition 19 (Surface Water Drainage) of planning permission 14/00275/FUL dated 23rd September 2014.	VolkerFitzpatrick Ltd	08/08/2018	Approve	Anne Ogundiya	
18/00322/AOD	Approval of details (conditions)	14/06/2018	68 Wallis Road, Hackney, London, E9 5LH	Submission of details to fully discharge condition 5 (Flood Risk Management) of planning permission 17/00391/FUL dated 17th November 2017.	Woodridings	08/08/2018	Approve	Grant McClements	
18/00321/AOD	Approval of details (conditions)	14/06/2018	68 Wallis Road, Hackney, London, E9 5LH	Submission of details to fully discharge condition 11 (Short Stay-Cycle Parking Scheme) of planning permission 17/00391/FUL dated 17th November 2017.	Woodridings Ltd	08/08/2018	Approve	Grant McClements	
18/00316/FUL	Full planning application	08/06/2018	Unit NR2, Block 1D-D, Chobham Manor, Abercrombie Road, PDZ 6.1, Stratford	Application for proposed change of use from the permitted retail use (A1-A5 Use) to office use (B1(a) Use).	Chobham Manor LLP	09/08/2018	Approve	Grant McClements	The application related to a unit of 194sqm, which had planning permission for retail (A1-A5 Use Classes). The unit had been unoccupied since June 2017. Marketing of the unit was carried out between February 2017 and the submission of the application (8th June 2018). The applicant stated that there had been no interest from retail operators with feedback that the size of the unit was considered too large for an independent operator. Majority of the interest had been from operators looking for office space. The LCS set a maximum of 124sqm of office space within PDZ 6. The change of use results in the threshold being exceeded by 157sqm. However, whilst the proposal exceeded the development threshold for office space within PDZ6, it was considered the application was not strategic and should be considered separately to the LCS Outline Planning Permission. The proposal was considered to be acceptable on balance owing to the demand for office space and lack of retail market interest at this location. However, a condition has been imposed limiting the B1(a) use class in this unit to either 15 years or the date in which the unit becomes vacant (whichever is sooner), to allow the retail market position to be revisited. In summary, a delegated decision was consider appropriate in this instance.
18/00085/AOD	Approval of details (conditions)	26/03/2018	Chobham Farm Site Zone 4, Leyton Road, Stratford, London, E15 1DR	Submission of details pursuant to Condition AZ.79 (Interim Uses and Boundary Treatment Strategy) associated with planning permission 12/00146/FUM as varied by 14/00439/NMA & 14/00440/NMA.	Telford Homes Plc	09/08/2018	Approve	Grant McClements	
18/00228/AOD	Approval of details (conditions)	02/05/2018	Endeavour Square, The International Quarter London (IQL) South, Land adjacent to Westfield Avenue, Zone 2 Stratford City, London	Approval of details pursuant to Conditions B10 (Material Samples), Q4 (Landscape) part d) (lighting) and part e) (any features or artworks) of the Stratford City Outline Planning Permission (SC OPP) (ref: 10/90641/EXTODA) in so far as it relates to the artwork within Endeavour Square.	Stratford City Business District Limited	10/08/2018	Approve	Josh Hackner	

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Application Number	Application Type	Registration Date	Location	Full Development Description	Applicant	Decision Date	Decision Description	Officer Name	Officer Comments
18/00025/FUL	Full planning application	23/01/2018	2, Keirin Road, Stratford, LONDON, E20 1GU	Use of part of the annex roof as private amenity space, and erection of an external staircase	David Pelle	10/08/2018	Approve	Sophie Hockin	A small roof terrace at 1st floor level, where there are already a number of high level amenity spaces locally. Neighbours objections were considered, and officers concluded that, subject to appropriate conditions being applied, the development would not have an unacceptable impact upon residential amenity. Impact on the streetscene was considered acceptable, and this part of the Chobham Manor estate would benefit from the proposed softer landscaping/greening.
18/00053/106	Section 106 Details	08/02/2018	Chobham Farm Site Zone 4, Leyton Road, Stratford, London, E15 1DR	Submission of details pursuant to Schedule 10 (Zonal Travel Plans), Paragraphs 1.1.1 (Zone 4 Travel Plan) and 1.1.2 (Appointment of Travel Plan Monitoring Officer) of the Section 106 Agreement associated with planning permission 12/00146/FUM as varied by 14/00439/NMA & 14/00440/NMA.	Telford Homes Plc	13/08/2018	S106 Response Letter	Hilary Wrenn	Requirement of Chobham Farm Outline Planning Permission 12/00146/FUL as amended. Travel Plan approved for Zone 4 and monitoring officer appointed.
18/00089/AOD	Approval of details (conditions)	26/02/2018	East Wick and Sweetwater, PDZ 4 and 5	Application for approval of details reserved by Condition LCS0.33 (Details of Public Realm Lighting) of outline planning permission 11/90621/OUTODA as varied by 14/00036/VAR in so far as it relates to the Specified Infrastructure Works (SIW) in PDZ4 and 5 which relate to the Bridge H14, Bridge H16 and the North-South Highway Link	East Wick and Sweetwater Projects and LLDC	14/08/2018	Approve	Daniel Davies	
18/00213/AOD	Approval of details (conditions)	01/05/2018	Chobham Farm Zone 4, Leyton Road, Stratford, London, E15 1DN	Submission of details pursuant to Conditions A2.35 (Code for Sustainable Homes - certification), AZ.38 (BREEAM - education etc uses), AZ.40 (BREEAM - D1, D2, B1 uses) and AZ.42 (BREEAM - A1-A3 uses) associated with planning permission 12/00146/FUM as varied by 14/00439/NMA & 14/00440/NMA as it relates to Zone 4 of the Chobham Farm development.	Telford Homes Plc	14/08/2018	Approve	Grant McClements	
18/00033/AOD	Approval of details (conditions)	29/01/2018	Neptune Wharf - Phase 1, Wyke Road, London, Tower Hamlets, E3 2PL	Submission of details pursuant to condition DZ.4 (Details/Samples of Materials) parts A, D, E and F of planning permission 12/00210/OUT in relation to Block A within Phase 1 of the development.	Peabody / Hill	16/08/2018	Approve	Grant McClements	
18/00041/106	Section 106 Details	01/02/2018	Chobham Farm Site Zone 4, Leyton Road, Stratford, London, E15 1DR	Submission of details pursuant to Schedule 5 (Family Housing), Paragraph 1.5.1 (Provision of Family Housing Percentage) of the Section 106 Agreement associated with planning permission 12/00146/FUM as varied by 14/00439/NMA & 14/00440/NMA.	Telford Homes Plc	20/08/2018	S106 Response Letter	Hilary Wrenn	Requirement of Chobham Farm Outline Planning Permission 12/00146/FUL as amended for Zonal Family housing to be agreed. 44.8% of the Zone 4 units have 3 or more bedrooms (exceeds the 44.3% set out in the s106 agreement).
18/00384/106	Section 106 Details	30/07/2018	Duncan House, High Street, Stratford, LONDON, E15 2JB	Submission of details pursuant to Schedule 7 (Highways Works and Improvements) Clause 2.1 (Highways Agreement) of the Section 106 Agreement associated with planning permission 15/00598/FUL dated 25 August 2016.	Watkin Jones Group	21/08/2018	S106 Response Letter	Anne Ogundiya	The application provided the LPA with evidence in the form of a signed and dated s78 agreement (highway agreement) confirming that the applicant had agreed the necessary highway works on / adjacent to the site with the Local Highway Authority. Officers were satisfied that it was appropriate to discharge the s106 clause as a delegated item as it confirmed the requirements of the s106 clause is met.
18/00364/106	Section 106 Details	23/07/2018	33-35 Monier Road, London, E3 2PR	Submission of details pursuant to Schedule 7 (Design Monitoring), Clauses 1.1, 1.2 and 3.1.1 (Design Team/Architect Retainment) of the Section 106 Agreement associated with planning permission 15/00212/FUL dated 24 March 2016, regarding the Design Team	CMA Planning	21/08/2018	S106 Response Letter	Anne Ogundiya	The application provided the LPA with evidence that the architect defined in the section 106 development are retained by the applicant to deliver the planning permission and are instructed to do so up to the completion of the project. Officers were satisfied that it is appropriate to discharge the s106 clause as a delegated item as it confirmed the requirements of the s106 clause is met.
18/00229/AOD	Approval of details (conditions)	02/05/2018	Land at Cooks Road, Pudding Mill Lane, Stratford, London, E15 2PW	Approval of Details submitted pursuant to Condition 17 (Mechanical Ventilation for Blocks B1-B3) of planning permission reference 15/00392/FUL dated 12th August 2016 as varied by 16/00534/VAR as it relates to the development at Cooks Road.	Bellway Homes (Thames Gateway) c/o Agent	22/08/2018	Approve	Daniel Davies	
18/00020/AOD	Approval of details (conditions)	24/01/2018	Plot N24, Manhattan Loft Gardens, Zone 3, Stratford City, London, E20 1YY	Submission of details to fully discharge Condition 8 (Accessible Hotel Rooms and Leisure Facilities) attached to planning permission 10/90285/FUMODA as amended by 13/00423/VAR, dated 21 March 2014, insofar as it relates to the leisure facilities.	Creative Property (UK) LLP	22/08/2018	Approve	Daniel Davies	
18/00030/AOD	Approval of details (conditions)	22/01/2018	Plot N24, Manhattan Loft Gardens, Zone 3, Stratford City, London, E20 1YY	Submission of details to discharge Condition 7 (Proposed Disabled Toilets) attached to planning permission 10/90285/FUMODA as amended by 13/00423/VAR, dated 21 March 2014, in so far as it relates to the 7th floor restaurant	Creative Property (UK) LLP	22/08/2018	Approve	Daniel Davies	
18/00031/AOD	Approval of details (conditions)	22/01/2018	Plot N24, Manhattan Loft Gardens, Zone 3, Stratford City, London, E20 1YY	Submission of details to fully discharge Condition 34 (Confirmation of Hotel Rooms) attached to planning permission 10/90285/FUMODA as amended by 13/00579/VAR, dated 28 October 2014	Creative Property (UK) LLP	22/08/2018	Approve	Daniel Davies	
18/00151/AOD	Approval of details (conditions)	21/03/2018	Plot N24, Manhattan Loft Gardens, Zone 3, Stratford City, London, E20 1YY	Submission of details pursuant to Condition 13 (Water Efficiency) of planning permission 10/90285/FUMODA as amended by 13/00423/VAR, dated 21 March 2014, insofar as it relates to the hotel only.	Manhattan Loft Gardens Ltd and LCR	22/08/2018	Approve	Daniel Davies	
17/00205/AOD	Approval of details (conditions)	09/05/2017	2-12 High Street, Stratford, London, E15 2PW	Submission of details pursuant to condition 25 (Assessment of the condition of the river wall) of planning permission 10/90519/FUMODA, as varied by 14/00112/VAR.	Galliard Homes Ltd, c/o Agent	23/08/2018	Approve	Russell Butchers	
16/00111/AOD	Approval of details (conditions)	31/03/2016	2-12 High Street, Stratford, London, E15 2PW	Submission of details pursuant to Condition 5 (Ribbon Mesh) of planning permission 10/90519/FUMODA as varied by 14/00112/VAR.	Galliard Homes Ltd	23/08/2018	Approve	Russell Butchers	
17/00137/AOD	Approval of details (conditions)	12/12/2017	Land at Cooks Road, Pudding Mill Lane, Stratford, London, E15 2PW	Application for Approval of Details submitted pursuant to Condition 7 (Landscaping Plan) of planning permission reference 15/00392/FUL dated 12 August 2016.	Bellway Homes (Thames Gateway)	24/08/2018	Approve	Richard McFerran	
18/00304/DOV	Deed of Variation	31/05/2018	52-54 White Post Lane, London, E9 5EN	Proposed deed of variation for modifications to Schedule 1, Clause 2.1 and Appendix 1 of the section 106 agreement attached to planning permission 15/00416/FUL.	CMA Planning	28/08/2018	S106 Response Letter	Hilary Wrenn	Changes in Aitch's development programme on the Bagel Island site (52-54 White Post Lane/24-26 White Post Lane/25-37 Rothbury Road) means that 52-54 WPL units will be complete prior to 25-37 RR. Deed of Variation allowing occupation of up to 44 (80%) market units within 52-54 WPL block prior to delivery of affordable units in 25-37 RR. Members briefed in April 2018 and raised no objection to the principle in this instance; there is retained obligation to deliver all AH units prior to occupation of all market housing.
18/00006/106	Section 106 Details	04/01/2018	2-12 High Street, Stratford, London, E15 2PW	Submission of details pursuant to part a (v) of Clause 6.3.1 (Notification of completion of final binding transfer) of the Section 106 Agreement for planning permission 10/90519/FUMODA, as varied by 14/00112/VAR.	Galliard Homes	29/08/2018	S106 Response Letter	Russell Butchers	Fulfilling S106 requirements to inform of final binding transfers within the development.
17/00493/106	Section 106 Details	03/10/2017	2-12 High Street, Stratford, London, E15 2PW	Submission of details pursuant to part a (iv) (Notification of 172nd binding contract for a Transfer) of Clause 6.3.1 (Sales Completion of the Residential Development) of the Section 106 Agreement for planning permission 10/90519/FUMODA, as varied by 14/00112/VAR.	Galliard Homes	29/08/2018	S106 Response Letter	Russell Butchers	Fulfilling S106 requirements to inform of transfer of 172nd building sale contract within the development.
18/00186/106	Section 106 Details	10/04/2018	2-12 High Street, Stratford, London, E15 2PW	Submission of details pursuant to part 5 (TV Reception) of Clause 4.3 (Reception Consultants Report) of Schedule 1 (The Developer's Obligation) of the Section 106 Agreement for planning permission 10/90519/FUMODA, as varied by 14/00112/VAR.	Galliard Homes	29/08/2018	S106 Response Letter	Russell Butchers	Submission of TV reception impact report required by the s106 agreement.
18/00087/AOD	Approval of details (conditions)	26/02/2018	Plot N08, East Village, Land west of Celebration Avenue and north east of Victory Park, Stratford City, London, E15	Submission of details to partially discharge Condition 3 (Detailed Drawings) attached to full planning permission reference 14/00034/REM dated 29 May 2014 insofar as it relates to Part 7 (Seating and planting beneath the courtyard pergola and at upper terrace levels).	QDD Athletes Village UK Limited	30/08/2018	Approve	Grant McClements	
18/00148/AOD	Approval of details (conditions)	20/03/2018	Building S5, International Quarter London (IQL) South, land adjacent to Westfield Avenue, Zone 2 Stratford City, London	Application for the approval of details pursuant to Condition M7 (Remediation Validation Report) of Stratford City Outline Planning Permission 10/90641/EXTODA insofar as it relates to Plot S5 only.	Stratford City Business District Limited	30/08/2018	Approve	Josh Hackner	
18/00168/AOD	Approval of details (conditions)	04/04/2018	Building S6, International Quarter London, Zone 2, Stratford City	Application for the partial approval of details pursuant to condition P12 (Ventilation Details) of planning permission 10/90641/EXTODA insofar that it relates to Building S6 only.	Stratford City Business District Limited	30/08/2018	Approve	Josh Hackner	
18/00361/FUL	Full planning application	13/07/2018	19 Mallard Close, Hackney, London, E9 5JL	Erection of a pitched roof to existing building.	Ozan Sahin	30/08/2018	Approve	Russell Butchers	Minor application for development to match other roofs added since original construction of single storey flat roof housing in Trowbridge estate. Design and impact acceptable; roofspace proposed for storage use; non-contentious application.
18/00236/AOD	Approval of details (conditions)	18/05/2018	Plot M7, Zone 1, Stratford City	Submission of details to discharge condition K6 (BREEAM/Code for Sustainable Homes Ratings) associated with planning permission 10/90641/EXTODA dated 30 March 2012 (and modifications dated 22 January 2014 and 18 September 2015) in so far as it relates to Plot M7.	Westfield Europe Ltd c/o Agent	30/08/2018	Approve	Victoria Bates	

LLDC Delegated Decisions Report August 2018 - Application Type Totals

Application Type	Total
Advert (Express Consent)	0
Approval of details (conditions)	22
Change of use applications	0
Full Major Application	0
Full planning application	5
Demolition Prior Notification	0
Listed building consent	1
Non-Material Amendment (Section 96A applications)	2
Outline planning application with some / all matters reserved	0
Part 16 Prior Notification Telecomms	0
Prior Approval of a Proposed Larger Home Extension	0
Prior Notification for Change of Use	0
Removal / works to Tree Preservation Order	0
Reserved Matters Application	0
Scoping Opinions	0
Screening Opinions	0
Section 106 Details	8
Variation of conditions (Section 73 applications)	0
Deed of Variation	1
Total Applications Determined this Month	39

