

Good Growth

James Leuenberger
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70 St Mary Axe
London
EC3A 8BE

GLA ref. GLA/2026/0130/S3
LB Hackney ref. 2024/2201
Date: XX October 2026

Dear Mr Leuenberger,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Site: Site bounded by Worship Street, Curtain Road, Scrutton Street and Holywell Row, EC2A
GLA reference: GLA/2026/0130/S3
LB Newham reference: 2024/2201
Applicant: Linea Properties Limited

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED – XX October 2026

The Deputy Mayor of London for Planning, Regeneration, and the Fire Service, acting as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted therewith):

“Phased redevelopment of the site to provide an office-led, mixed use development (including commercial, business and service (Use Class E), Urban Room (Sui Generis) and residential (Use Class C3) uses) comprising a variety of: retention and / or extension; part demolition and adaptation; demolition; and provision of new buildings, resulting in buildings of different uses plus basement excavation, together with new public, private, and communal open space, hard and soft landscaping, and other associated and ancillary works.”

at Site bounded by Worship Street, Curtain Road, Scrutton Street and Holywell Row, EC2A in the London Borough of Hackney.

Subject to the following planning conditions and informatives:

Conditions

1. Statutory Time Limit

The first phase of the 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. Approved Plans

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved, and listed below, and any subsequent approval of details.

PLAN LIST

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

3. Environmental Statement

The Development hereby permitted shall be carried out in accordance with the mitigation measures set out in the Environmental Statement, unless otherwise provided for in any of these Conditions or subject to any alternative mitigation measures as may be approved in writing by the Local Planning Authority.

Reason: To ensure that the development hereby permitted is carried out in full accordance with the Environmental Statement hereby approved.

4. Phasing

Prior to the commencement of development, a phasing plan shall be submitted and approved by the Local Planning Authority, providing the timescales for the commencement of each phase. The development shall be carried out in accordance with the phasing plan thereby approved.

Reason: In order to comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 as amended.

Prior to Commencement of any works (site-wide)

5. Archaeology: Written Scheme of Investigation

No demolition or development 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. b) If heritage assets of archaeological interest are identified by Stage 1 then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the Stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed Stage 2 WSI which shall include:

- i. The statement of significance and research objectives, programme and methodology of investigation and recording and nomination of a competent person(s) or organisation to undertake agreed works;

- ii. Where appropriate, details of a programme for delivering related positive public benefits;
- iii. 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 the archaeological interest on this site.

6. Biodiversity Net Gain (BNG)

Prior to the commencement of the development, a Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority and should include as a minimum:

- i. Information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat.
- ii. The pre-development biodiversity value of the onsite habitat.
- iii. The anticipated post-development biodiversity value of the onsite habitat.
- iv. Any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development.
- v. The plan will set out how the biodiversity gain objective of at least 10% net gain will be met.
- vi. Any biodiversity credits purchased for the development.
- vii. Any such other matters as the Secretary of State may by regulations specify.

Reason: To ensure the development delivers a biodiversity net gain through both on site and off site delivery, in accordance with Schedule 7A of the Town and Country Planning Act 1990, Hackney's Local Plan Policy LP47 and London Plan Policy G6.

7. Habitat Management and Monitoring Plan

Prior to the commencement of the development, a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Net Gain Plan for the relevant phase of the development shall be submitted to, and approved. The HMMP shall include as a minimum:

- i. a non-technical summary.
- ii. The roles and responsibilities of the people or organisation(s) delivering the HMMP.
- iii. The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Net Gain Plan.
- iv. All landscaping in accordance with the scheme.
- v. The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan shall be carried out for a period of 30 years from the completion of development.
- vi. Such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.
- vii. Specific measurable targets linked to target habitat condition.

- viii. The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP, and Monitoring Reports shall be submitted to local planning authority in accordance with the methodology and frequency specified in the HMMP, and unless otherwise agreed in writing.

Reason: To ensure the development delivers a biodiversity net gain through both on site and off site delivery, in accordance with Schedule 7A of the Town and Country Planning Act 1990, Hackney's Local Plan Policy LP47 and London Plan Policy G6.

8. Urban Greening Factor

Prior to the commencement of the development (other than demolition), an updated Urban Greening Factor (UGF) masterplan shall be submitted to and approved in writing by the Local Planning Authority, demonstrating how the development as a whole and each phase thereof will contribute toward achieving a minimum UGF target score of 0.30. The submission must include a clearly colour-coded masterplan identifying the proposed surface cover types within the development, a completed UGF calculation table detailing each surface cover type with its corresponding UGF value, the total area of each surface type, the weighted score for each feature, and the cumulative total UGF score for the development. The development shall be completed in accordance with the approved details prior to first occupation, and the greening features and soft landscaping must be maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates appropriate urban greening measures to enhance biodiversity, mitigate urban heat effects and contribute to environmental sustainability, in accordance with Hackney's Local Plan LP48 and London Plan Policy G5.

9. Road Safety Audit

- a) Prior to the Commencement of Development (excluding site clearance and demolition): The applicant shall submit to and have approved in writing by the Local Planning Authority (LPA), in consultation with LBH Streetscene, a comprehensive RSA Delivery Strategy. This strategy shall confirm whether audits will be submitted on a site-wide basis or a phase-by-phase basis, mapping out the timing for Stages 1 through 4 for all new vehicular access points, landscaping interference, and highway works.
- b) Prior to the Commencement of Above-Ground Works for any given Phase: The applicant shall submit a Stage 1/2 RSA (Design Stage) for that specific phase. Any design changes or remedial measures identified must be incorporated into the final construction drawings and approved by the LPA.
- c) Prior to Occupation of any given Phase: The Stage 3 RSA (Completion Stage) for that phase must be carried out and submitted to the LPA. No dwellings or units within that phase shall be occupied until any identified safety-critical remedial works have been implemented to the satisfaction of the LPA, in consultation with LBH Streetscene.

REASON: To ensure highway safety is maintained throughout the construction lifecycle and to protect vulnerable road users per Local Plan policy, while allowing for the manageable delivery of the development in distinct phases.

10. Infiltration Test

Prior to the commencement of the development an infiltration test shall be undertaken in accordance with Building Research Establishment (BRE) Digest 365, and all drainage designs shall be based on actual infiltration rates obtained through percolation testing. Infiltration components must demonstrate the ability to half-empty the provided storage volume within 24 hours for the 1 in 10-year return period storm event across all rainfall durations.

Reason: To ensure the appropriateness of the drainage strategy for on-site and off-site drainage.

Prior to commencement (by phase or building)

11. Compliance with Environmental Statement

Prior to the commencement of each phase of the development hereby approved, a Demolition & Construction Management Plan (DCMP) shall be submitted to and approved in writing by the local planning authority. The Plan shall be in accordance with Hackney Council's Code of Construction Practice and the Mayor of London's Control of Dust and Emissions during Construction and Demolition SPG, and other relevant guidance relating to dust and air quality. The development shall be implemented in accordance with the details and measures approved in the Plan, covering the matters set out below, and shall be maintained throughout the entire construction period for the phase(s) of the development to which it relates:

- i. Demolition and construction method statement, covering the relevant 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 phases);
- ii. Construction waste management plan, setting out how resources will be managed and waste controlled at all stages of the project, including, details of dust mitigation measures to deal with construction waste during site clearance, demolition and construction works (including any breaking or crushing of concrete), and details of measures to be employed to mitigate noise and vibration demonstrating best practical means;
- iii. Details of precautionary working methods to protect wildlife, including -
Hazardous Materials: All fuel and chemicals must be stored in a secure, bunded, and locked area. - Spill Management: Immediate remediation protocols for any accidental spillages. - Entrapment Prevention: At the end of each working day, all open excavations must either be securely covered or provided with mammal escape routes (e.g., sloped earth ramps or sturdy wooden planks). - Pipework: All exposed pipework must be capped off at the end of each day to prevent animals becoming trapped;
- iv. An air quality and dust management plan, to include details of measures to control and mitigate emissions of dust from site clearance, demolition and construction activity, following best practice guidance. This should outline a scheme of monitoring of particulate matter (PM10) at the application site boundary, in line with the Mayor of London's SPG and other relevant guidance;
- v. Details of locations where deliveries will be undertaken, the size and number of vehicles expected to access the site per day, access arrangement (including

- turning arrangements if necessary), details of parking suspensions (if required) and the duration of works;
- vi. Details of how the site will comply with the relevant Non-Road Mobile Machinery (NRMM) regulations;
- vii. The operation of site equipment generating noise and other nuisance causing activities, audible beyond the site boundary, shall only be carried out between the hours of 08:00-18:00 Mondays to Fridays, 08:00-13:00 Saturdays, and at no time on Sundays or bank holidays unless otherwise agreed in writing by the local planning authority. The best practical means available, in accordance with British Standard Code of Practice BS5228-1:2009 shall be employed at all times to minimise emission of noise and vibration;
- viii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- ix. Arrangements for liaison with the Council's Community Safety Team;
- x. A barrier shall be constructed around the site, to be erected prior to demolition; and
- xi. Confirmation of a Section 61 agreement with the Local Authority that includes specific noise and vibration limits at neighbouring properties, if required.

Reason: To comply with Hackney Local Plan 2033 Policy LP58 and London Plan Policy SI 1, to protect air quality and human health by minimising emissions during construction, to minimise nuisance caused by dust, noise and vibration, to avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity. To protect and preserve urban biodiversity in accordance with Policy LP47 of the Hackney Local Plan (LP33).

12. Demolition and Construction Environmental Management Plan

Prior to the commencement of each phase of the development a Demolition and Construction Management Plan (DCEMP) shall be submitted to and approved in writing by the local planning authority. The Plan shall be in accordance with Hackney Council's Code of Construction Practice and the Mayor of London's Control of Dust and Emissions during Construction and Demolition SPG, and other relevant guidance relating to dust and air quality. The development shall be implemented in accordance with the details and measures approved in the Plan, covering the matters set out below, and shall be maintained throughout the entire construction period for the phase(s) of the development to which it relates:

- i. Demolition and construction method statement, covering the relevant 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 phases);
- ii. Construction waste management plan, setting out how resources will be managed and waste controlled at all stages of the project, including, details of dust mitigation measures to deal with construction waste during site clearance, demolition and construction works (including any breaking or crushing of concrete), and details of measures to be employed to mitigate noise and vibration demonstrating best practical means;
- iii. An air quality and dust management plan, to include details of measures to control and mitigate emissions of dust from site clearance, demolition and construction activity, following best practice guidance. This should outline a scheme of

- monitoring of particulate matter (PM10) at the application site boundary, in line with the Mayor of London's SPG and other relevant guidance;
- iv. Details of locations where deliveries will be undertaken, the size and number of vehicles expected to access the site per day, access arrangement (including turning arrangements if necessary), details of parking suspensions (if required) and the duration of works;
 - v. Details of how the site will comply with the relevant Non-Road Mobile Machinery (NRMM) regulations;
 - vi. The operation of site equipment generating noise and other nuisance causing activities, audible beyond the site boundary, shall only be carried out between the hours of 08:00-18:00 Mondays to Fridays, 08:00-13:00 Saturdays, and at no time on Sundays or bank holidays unless otherwise agreed in writing by the local planning authority. The best practical means available, in accordance with British Standard Code of Practice BS5228-1:2009 shall be employed at all times to minimise emission of noise and vibration;
 - vii. Procedures for maintaining good public relations including complaint management, public consultation and liaison;
 - viii. Arrangements for liaison with the Council's Community Safety Team;
 - ix. A barrier shall be constructed around the site, to be erected prior to demolition;
 - x. Confirmation of a Section 61 agreement with the Local Authority that includes specific noise and vibration limits at neighbouring properties, if required.

Reason: To comply with Hackney Local Plan 2033 Policy LP58 and London Plan Policy SI 1, to protect air quality and human health by minimising emissions during construction, to minimise nuisance caused by dust, noise and vibration, to avoid hazard and obstruction being caused to users of the public highway and in the interest of public safety and amenity.

13. Energy Strategy

Prior to the commencement of works for each building a building specific Energy strategy for each residential and non-residential building shall be submitted to and approved in writing by the Local Authority. Each energy strategy shall:

- a) adhere to a minimum of the principles and targets set out in the hereby approved site wide Energy Statement;
- b) report performance separately for residential and non-residential areas, as well as for new build areas (including extension) and refurbished areas in existing buildings;
- c) demonstrate that carbon savings have been maximised beyond the minimum compliance threshold through reductions in regulated CO2e emissions to achieve net zero in line with the London Plan and Hackney Local Plan policies at the time of any submission(s);
- d) calculate performance using the appropriate best practice industry methodology at the time of any submission;
- e) use a representative sample for the purpose of each building specific energy modelling which shall include:
 - i. at least one unit for each identified flat type/area type, and;

- ii. any unit subject to the following criteria: units (a) with large glazing areas, (b) on the topmost floor, (c) having limited shading, (d) having large, sun-facing windows, (e) having a single aspect, or (c) having limited opening windows;
- f) estimate carbon offsets a last resort to achieve net zero as a minimum.

Shortfalls would be dealt with via the relevant clause within the legal agreement. Each building specific energy statement shall include the following:

- g) Calculations of the Overall carbon savings (in % and tonnes CO₂e). These will be supported by Energy Use Intensity (kWh/m²/yr) and as built Space Heating Demand (kWh/m²/yr) estimations calculated using predictive modelling and reported separately for both Tenant and Landlord areas.
- h) Calculations of the Be Lean carbon savings of (% and tonnes CO₂e) accompanied by:
 - i. a set of drawings detailing what passive design measures have been considered and implemented to reduce the operational energy load, such as but not limited to, orientation, form factor and glazing ratio.
 - ii. a set of drawings (plan, elevation, section) detailing the thermal envelope.
 - iii. the relevant performance data for each elements such as but not limited to windows, external walls, ground floor slab, roof - performance shall be reported as u-value (W/m²K), g-value and air permeability (m³/h/m²@50pa), where variations of performance occur within the same system (eg. facade), a detailed statement shall be prepared detailing how the risk of thermal bridging between elements have been mitigated.
- i) A third party review report of all predictive modelling calculations;
- j) A building specific GLA Carbon Emission Reporting Spreadsheet.

Where retention and/or refurbishment is proposed, in addition to the above, each building specific energy strategy shall include:

- k) A set of scope drawings (such as plan, section, elevation and 3D axonometry) detailing the extent of the existing, demolished, retained, refurbished and new build elements;
- l) An area schedule quantifying gross external area (GEA) and gross internal area (GIA) calculations for each of the identified existing, demolished, retained, refurbished and new build areas to demonstrate that a minimum of 50% of the existing thermal elements and/or existing energy systems are retained G. Calculations of the overall carbon savings (in % and tonnes CO₂e) using the assumptions detailed in the GLA Energy Statement Guidance Appendix 3 (or equivalent guidance adopted at the time of submission), or site surveys where available. These will be supported by Energy Use Intensity (kWh/m²/yr) and Space Heating Demand (kWh/m²/yr) estimations, calculated using predictive modelling and separately reported for both Tenant and Landlord areas.
- m) Calculations of the Be Lean carbon savings (in % and tonnes CO₂e) using the assumption detailed in the GLA Energy Statement Guidance Appendix 3 (or equivalent guidance adopted at the time of submission), or site surveys where available. These will be accompanied by:
 - i. a set of drawings (plan, elevation, section) detailing the thermal envelope ac
 - ii. the relevant performance data for each elements such as but not limited to windows, external walls, ground floor slab, roof - performance shall be reported as u-value (W/m²K), g-value and air permeability (m³/h/m²@50pa), where variations

of performance occur within the same system (eg. facade), a detailed statement shall be prepared detailing how the risk of thermal bridging between elements have been mitigated.

The development shall not be carried out other than in accordance with the details thereby approved

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

14. Whole life-cycle carbon (WLC)

Prior to the commencement of works for each building, a building specific WLC strategy shall be submitted to and approved in writing by the Local Planning Authority. Each strategy shall:

- i. adhere to a minimum of the principles and targets set out in the hereby approved outline site wide Whole Life-Cycle Carbon Statement;
- ii. seek to maximise reductions in upfront embodied, whole lifecycle embodied and operational carbon as far as possible beyond minimum benchmarks, seeking to attain aspirational targets set out by the GLA that are relevant for the year of design and construction;
- iii. Demonstrate how embodied carbon has been minimised as far as possible by detailing and quantifying opportunities and constraints for further reduction;
- iv. Demonstrate how a 'fair-share' approach is being taken to ensure that carbon savings are providing genuine carbon savings impacts on a global and local scale adopting finite low-carbon resources, e.g. GGBS and recycled steel;
- v. Include the updated building specific GLA Whole Life Cycle spreadsheet accompanied by supporting calculations for Upfront Embodied Carbon (modules A1-5), Embodied Carbon (modules A-C excluding B6&7), Whole Life Carbon (modules A-C including biogenic carbon);

The development shall not be carried out other than in accordance with the details thereby approved.

Reason: to limit carbon impacts associated with the construction, operation, maintenance and end-of-life of the development and support sustainable development in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

15. Circular Economy (CE)

Prior to the commencement of works for each building, a building specific WLC strategy shall be submitted to and approved in writing by the Local Planning Authority. Each strategy shall:

- i. Adhere to a minimum of the principles and targets set out in the hereby approved site wide Circular Economy Strategy;
- ii. Include any relevant and/or required GLA and Local Planning Authority reporting evidence for circular economy and waste management strategies and performance implementation as required at the time of submission;
- iii. Detail how the reuse and high level circularity of existing assets on site, in relation to circular economy best practice, have been maximized;

- iv. Include the relevant building specific reports namely:
 - a demolition audit for each building.
 - a pre-redevelopment audit for each building.
 - a circular economy statement detailing circular opportunities and constraints for the phase iv. the updated GLA Circular Economy Statement spreadsheet.
- v. Quantify how waste in deconstruction and downcycling have been minimised as far as possible in demolition, construction, operation and end-of-life stages.

16. Archaeology: Foundation Design

No phase of the development shall take place until details of the final foundation design have been submitted by the applicant and approved in writing by the planning authority. The development shall only take place in accordance with the approved details.

Reason: The planning authority wishes to secure physical preservation of the site's archaeological interest in accordance with the NPPF.

17. Unexploded Ordnance

Prior to the commencement of below ground works for each phase of the development (exc. above ground site preparation, demolition to ground floor slab level, and enabling works), details shall be submitted to and approved by the Local Planning Authority of a survey in relation to Unexploded Ordnance (UXO), which shall have been provided to the main contractor responsible for Health & Safety matters on and off site under the CDM Regs 2015.

Reason: To ensure the safety of the construction process.

18. Radon

Prior to the commencement of works for each phase of the development, details shall be submitted to and approved by the Local Planning Authority in respect of Radon levels in the relevant phase.

Reason: To protect human health and the environment by ensuring no harm is caused by Radon contamination.

19. Contaminated Land

Prior to the commencement of below ground works for each phase of the development (exc. above ground site preparation, demolition to ground floor slab level, and enabling works) a scheme including the following components to address the risks associated with site contamination shall be submitted to, and approved in writing by, the LPA, noting for the avoidance of doubt, that this condition can be discharged in parts.

- i. A quantitative risk assessment that identifies the risk to all receptors potentially affected, including those off site.
- ii. In the event that remediation measures are deemed necessary following the results of (i), an options appraisal identifying feasible remediation options, detailing evaluation of options, and selecting the most appropriate remediation option(s).

- iii. A remediation strategy focused on the remediation option(s) selected in (ii) setting site specific monitoring objectives and criteria, providing details of monitoring and maintenance, and containing full details of the remediation measures required, and how they are to be undertaken
- iv. A verification plan explaining how the effectiveness of the remediation works set out in (iii) will be measured, and how data will be collected and assessed to demonstrate that the remediation objectives and criteria will be met.
- v. A verification report demonstrating that remediation objectives and criteria identified in have been met, assessing the remediation performance, and creating a final record of the land quality whilst providing a plan for long term monitoring and maintenance (if required). Any investigation and risk assessment must be undertaken in strict accordance with the requirements of the Environment Agency's Land Contamination Risk Management (LCRM), and if additional significant contamination is found at any time when carrying out the approved development, it must immediately be reported in writing to the LPA.

Reason: To protect human health and the environment by ensuring no harm is caused by land contamination, in line with paragraphs H, I and J of policy LP58 of the Hackney Local Plan 2033 and the Hackney Contaminated Land Strategy 2022/2030.

20. Dust monitoring during construction

Prior to the commencement of each phase of development, details of a scheme of real-time automatic monitoring of dust and particulate matter (PM10) to be employed during the construction phase is to be submitted to and approved in writing by the local planning authority. The scheme is to be in accordance with Section 5 of Hackney Council's Code of Construction Practice, the Mayor of London's Control of Dust and Emissions during Construction and Demolition SPG and the IAQM's Guidance on Monitoring in the Vicinity of Demolition and Construction Sites. The scheme of monitoring is to be installed, operated and maintained for the duration of dust-generating works. The scheme must include:

- i. Details of the type (model) and locations of the real-time monitors to be installed, which must meet MCERTS 'Indicative' certification;
- ii. The PM10 high emission alert (trigger) levels to be employed in the event of excessive emissions of dust and PM10;
- iii. How emissions alerts are to be communicated to on-site personnel, and the responsibilities of on-site personnel in the event of an alert;
- iv. Reporting on an agreed regular basis of measured PM10 concentrations, exceedances of the trigger levels and action taken to reduce emissions of dust and PM10.

Reason: To comply with London Plan Policy SI 1, to protect air quality and human health and in the interest of public amenity by minimising and controlling emissions of particulate matter and dust during construction.

21. Structural Method Statement

Prior to the commencement of demolition works to any existing building, a Structural Method Statement shall be prepared by a suitably qualified and experienced structural engineer and submitted to and approved in writing by the Local Planning Authority. The Structural Method Statement shall address how the retained elements stand, how they

will be supported during the works of demolition and how they will be supported as part of the completed building. The development shall not be carried out other than in accordance with the details as approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the heritage benefit of the retention of the non-designated heritage asset is achieved.

22. Soundproofing

Prior to the commencement of above ground works for each relevant phase, a scheme of sound insulation designed to prevent the transmission of excessive airborne noise between the proposed commercial and residential uses of the buildings shall be submitted to and approved in writing by the Environmental Protection Team and, where appropriate, heritage officers. The airborne sound insulation performance shall achieve R_w 55dB for the building elements separating the commercial and residential components of the development, a higher level of sound insulation than in the advice given in Approved Document E of the Building Regs for residential developments alone. The sound insulation shall be installed and maintained only in accordance with the details so approved. Before commencement of the use hereby permitted a test shall be carried out prior to the discharge of this condition to show the standard of sound insulation required shall be met and the results submitted to the Environmental Protection Team for approval. The insulation thereby approved shall be maintained throughout the lifespan of the development.

Reason: To ensure that occupiers of the neighbouring and proposed residential premises do not suffer a loss of amenity by reason of noise.

23. BREEAM (Interim Design Certificate)

Prior to the commencement of all above ground works of building in the development, a BREEAM Interim Design Certificate shall be submitted to and approved in writing by the Local Planning Authority, providing full details to demonstrate at least BREEAM Excellent has been attained. All the targeted credits shall be presented in a tracker comparing credits targeted at BREEAM Pre Assessment stage. The development hereby approved shall not be carried out otherwise than in accordance with the details approved.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

24. Overheating risk mitigation strategy

Prior to the commencement of above ground works of each building in the development, a building specific Overheating risk mitigation strategy for each residential and non-residential buildings for the relevant phase shall be submitted individually to and approved in writing by the Local Authority. Each strategy shall assess all units following the CIBSE TM52 (non-residential) & TM59 (residential) methodology. The assessment must include design specific details of how each steps of the Cooling Hierarchy has been implemented, for reference:

- Step 1: Reduce the amount of heat entering a building in summer through orientation, shading, albedo, fenestration, insulation and green roofs and walls.
- Step 2: Minimise internal heat generation through energy efficient design.

- Step 3: Manage the heat within the building through exposed internal thermal mass and high ceilings.
- Step 4: Passive ventilation.
- Step 5: Mechanical ventilation.
- Step 6: Active cooling systems.

All report results of the dynamic modelling in line with the CIBSE TM52 and TM59 compliance criteria must clearly set out the pass rate (%) of each of the Cooling Hierarchy steps, using baseline scenario and additional modelled scenario to test all mitigations (passive first, active as last resort) measures required until all units pass the overheating risk assessment - as follows:

- Step 1 mitigation measures leading to pass rate of XX%
- Step 2 mitigation measures leading to pass rate of XX%

All units must be assessed against weather files CIBSE TM49 DSY1, DSY2 and DSY3, results should demonstrate a 100% pass rate for all units shown under weather file DSY1. In the exceptional circumstance that all units cannot be reasonably assessed, a representative sample must be used and shall include:

- at least one unit for each identified flat type/area type, and
- any unit subject to the following criteria: units (a) with large glazing areas, (b) on the topmost floor, (c) having limited shading, (d) having large, sun-facing windows, (e) having a single aspect, or (c) having limited opening windows.

The applicant should provide supporting evidence, such as scope drawings, highlighting what units/area have been included in the modelling, and where any additional remedial mitigation measures are required, the product specifications and details must be provided.

The development shall not be carried out otherwise than in accordance with the details thereby approved.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

25. Active Cooling

Prior to the commencement of above ground works of each building in the development, (except the listed buildings) the applicant shall demonstrate that active cooling has been reduced as far as possible through the integration of passive measures and adoption of the cooling hierarchy. Active cooling measures agreed with the Local Planning Authority as acceptable shall mitigate environmental harms as far as possible. The strategy for any active cooling shall be submitted to and approved in writing by the Local Planning Authority pre-commencement. Details on active cooling systems to be provided and agreed with the Local Planning Authority should include:

- Updated cooling strategy to incorporate Peak Lopping and 26 degree Set Points for any ASHP system as preference;
- The SEER for any cooling systems;

- iii. Details of location of the condenser units from any agreed VRF systems (or any other fixed plant adopted) and noise solutions to mitigate impact for nearby sensitive receptors;
- iv. Details of refrigerants that are required, confirming a Low or Zero Global Warming Potential (GWP) and Zero Ozone Depleting Potential (ODP) as incorporated in WLC assessment;
- v. The development hereby approved shall not be carried out otherwise than in accordance with the details thereby approved.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

26. Solar Photovoltaic (PV) Panels

Prior to the commencement of above ground works of each phase of the development, a PV panels strategy for each building of the relevant phase where PVs have been specified shall be submitted to and approved in writing by the Local Authority. The strategy for each building shall include:

- i. A detailed roof plan (1:50) showing the PV array (sq.m.), opportunities such as solar radiation, free area, and constraints such as overshadowing, maintenance and access paths, other plants and services, landscaping including fire breaks;
- ii. Details of the PV panels system (and any other related fixed plant adopted) specification and fire safety risk assessment;
- iii. Estimate of the annual electricity peak generation (kWp);
- iv. Details of the renewable energy usage strategy by Landlord and Tenants, where applicable;
- v. Details of the battery storage capacity, where applicable;
- vi. A detailed Operation and Maintenance manual including fire risk assessment, where applicable.

The development shall not be carried out otherwise than in accordance with the details thereby approved.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

27. District Heat Network (DHN) Strategy

Prior to the commencement of above ground works of each building in the development, the applicant shall provide suitable supporting information towards a single point of connection to future connection to a local district heating network. Drawings shall be provided demonstrating a safe-guarded pipe route to the site boundary, and sufficient space in cross section for primary district heating pipes where proposed routes are through utility corridors. This shall include updated evidence of correspondence between the applicant, the relevant local authority and network provider confirming the identified DHN has the capacity to serve the development, as well as supporting estimates of the CO2 emission factor to meet the limit set out in Part L 2021, installation cost and timescales for connection.

Where capacity is available, the DHN Strategy shall include details including layout of energy centre/plant room showing space for future heat exchanger; layout of obstacle free safeguarded route between heat exchanger and incoming DEN entry point; details of on-site connection with pre-installed and capped with flange; details of pre-installed pipework connecting identified plant room/ heat exchanger to proposed heating system(s). Where it has been robustly demonstrated that a refrigerant based heating system (VRF) is the only viable option, a building specific retrofit plan shall be submitted to and approved in writing by the Local Planning Authority. The retrofit plan should: F. Detail how such system will be upgraded to a wet system compatible with a local DHN when there is a viable connection opportunity or when the system reaches its end of useful life whichever comes first; and identify who will be responsible to implement the upgrade.

Where capacity is not available, the DHN Strategy shall include a commitment to continue to investigate connection opportunities with local district heat network providers, including for planned heat networks in Hackney and Islington, and strategy, evidence and supporting documentation following the GLA Energy Assessment Guidance shall be submitted to and approved in writing.

The development shall not be carried out otherwise than in accordance with the details thereby approved.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

28. Groundwater Flood Risk

Prior to the commencement of below ground works for each phase of the development (exc. above ground site preparation, demolition to ground floor slab, and enabling works), a scheme for the management of groundwater flood risk shall be submitted to and approved in writing by the LPA, in consultation with the LLFA. The scheme shall include:

- i. Flood resilient and resistant construction measures for the basements, designed in accordance with BS 8102:2022 (Protection of below ground structures against water ingress – Code of practice), including the specification of waterproofing grades and long-term groundwater protection. The approved temporary measures shall be implemented in full during construction, and the permanent measures shall be completed in their entirety prior to the occupation or use of the relevant phase, in accordance with the approved details.
- ii. A construction-phase groundwater management plan, including a dewatering strategy to manage both perched and natural groundwater during excavation, contingency measures for unexpected ingress, and an assessment of potential impacts on nearby properties or infrastructure.

The approved temporary measures shall be implemented in full during construction, and the permanent measures shall be completed in their entirety prior to the occupation or use of the relevant phase, in accordance with the approved details.

Reason: To ensure that the development does not contribute to flooding on-site or to neighbouring land.

29. Flood Prevention

Prior to the commencement of works for each phase of the development detailed drawings and specifications confirming Finished Floor Levels (FFLs) for all proposed buildings shall be approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority (LLFA). The submitted details shall demonstrate that:

- i. FFLs are set above the predicted 1 in 100-year pluvial flood event level, including an allowance for climate change, wherever reasonably practicable;
- ii. Inclusive access requirements are achieved, with any necessary mitigation measures clearly identified where level access cannot be provided; and
- iii. Surface water management and flood mitigation measures, including any attenuation, SuDS features, or conveyance infrastructure designed to manage surface water runoff safely and prevent an increase in flood risk on and off-site.

The development shall be carried out in full accordance with the details approved for each phase, and the approved measures shall be implemented in full prior to the occupation of the relevant phase.

Reason: To ensure that the development does not contribute to flooding on-site or to neighbouring land.

30. Flood Resilience

Prior to the commencement of above ground works of each building in of the development, a scheme for the provision and implementation of flood resilient and resistant construction details and measures for the site against surface water flood risk shall be submitted to and agreed, in writing with the Local Planning Authority in consultation with the LLFA. The scheme shall be carried out in its entirety before the site is occupied in accordance with the approved plans in line with BS 8582:2013 code of practice for surface water management for development sites.

Reason: To ensure that the development does not contribute to flooding on-site or to neighbouring land.

31. Sustainable Drainage Systems

No phase of the development shall commence, other than works of demolition, until full detailed specification of the sustainable drainage system supported by appropriate calculations, construction details, drainage layout and a site-specific management and maintenance plan of the sustainable drainage system has been provided. Details shall include but not limited to:

- i. the proposed blue/green roofs (with a substrate depth of at least 80mm not including vegetative mats);
- ii. permeable paving with geocellular sub-base;
- iii. bioretention systems (raingardens);
- iv. underground geocellular attenuation;
- v. flow control devices.

Surface water from the site shall be managed according to the proposal referred to in the Flood Risk Assessment and Drainage Strategy (Ref.: 70089897, dated August 2025) by

WSP, and shall be restricted to a peak discharge rate of 8.0 l/s for all return periods up to and including the 1-in-100-year plus 40% climate change event.

Surface water discharge to the combined sewer network shall only be permitted where infiltration is demonstrated to be unfeasible.

The development shall be carried out in full accordance with the approved drainage details for each phase, and the approved measures shall be implemented in full prior to the occupation of the relevant phase.

Reason: To ensure the appropriateness of the drainage strategy for on-site and off-site drainage.

32. Elevations and plans at 1:50

Prior to the commencement of each phase of the development, elevation drawings of all of the buildings of the phase at a scale of 1:50 shall be submitted to and approved by the Local Planning Authority. All elevation plans shall have measurements, including floor levels.

The development shall not be carried out other than in accordance with the details as approved.

Reason: To ensure that the external appearance of the development is satisfactory.

33. Detailed Drawings

Prior to the commencement of each phase of the development, detailed coloured drawings of elevations and sections of all windows (including jambs head and sill), external doors, screening, balconies, balustrades, parapets, planters and associated elements, all at a scale of 1:20, shall be submitted to and approved by the Local Planning Authority. The elevation drawings shall include locations of expansion joints, vents, lighting. The drawings shall be labelled to show material specifications and the on-site locations of 1:1 mock-ups. The development shall not be carried out other than in accordance with the details as approved.

REASON: To ensure that the external appearance of the development is satisfactory.

34. External materials

Prior to commencement of above ground works for each building in the development, the following shall be submitted to the Local Planning Authority for their written approval:

- i. Sample panels of all external facing materials, and surface finishes at the ground floor to be used in the carrying out of the development shall be presented on site and approved by the Local Planning Authority before any above ground work is carried out;
- ii. Samples of bricks, mortar and pointing, joints and cladding and any other external elevational treatment, (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority) shall be retained on site until the details are approved;
- iii. Details of the external windows, communal entrances, duplex entrances, doors, screen, louvres and balustrading (annotated plans at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority);

- iv. Cross section through façade and typical bay showing depth of window reveals, frames, cills, headers, colonnades and soffits (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority);
- v. Shop fronts, entrances and openings (annotated plans / sections at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority) showing window reveals, frames, fascias, cills and headers);
- vi. Rooftop plant; and
- vii. boundary treatment, gates, railing and other forms of enclosure, including details and specification (including screening) of balconies and communal terraces, at a scale of 1:20.

The details shall, where necessary, should reflect any mitigation measures necessary to ensure acceptable wind, solar glare and microclimate conditions. The development shall not be carried out otherwise than in accordance with any such approval given and retained thereafter.

Reason: To ensure that the external appearance of the development is satisfactory.

35. Detailed drawings of hard landscaping structures

Prior to the commencement of each phase of the development, detailed drawings of all the hard landscaping structures, at a scale of 1:20, shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out other than in accordance with the details as approved.

Reason: To ensure that the external appearance of the development is satisfactory.

36. Landscaping scheme

Prior to the commencement of above ground works for each phase of the development the final proposed soft landscaping scheme, including green roofs, roof terraces, and ground level planting, for the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i. A tree planting plan consisting of a diverse mix of species that follows as a minimum, the 10-20-30% rule (species/genus/family diversity), including both those adapted to changing climatic conditions and native species, which are known to have value to wildlife;
- ii. A detailed tree planting plan including details of trees and shrubs showing species, size at planting, type of stock, age of tree at planting, numbers of trees and shrubs to be included;
- iii. Tree pit specifications including soil volumes and underground tree guying or other appropriate tree supports;
- iv. Projected mature height and crown spread of proposed new trees;
- v. Tree pit specifications and planter specifications for above ground tree planting;
- vi. Methods of tree support - e.g. staking or underground guying and protection - e.g. tree guards, grilles etc.;
- vii. A diverse planting plan for all landscaped areas including a varied structure, incorporating flowering plants, evergreen species, and shrubs to enhance habitat diversity;

- viii. A diverse distribution of plant species to avoid block planting;
- ix. A maintenance and management plan to ensure the long-term success of the planting scheme, including details on watering, mulching, weeding, young tree maintenance, removal of guys, stakes and ties when no longer necessary, monitoring, and replacement of failed plants;
- x. Areas to be grass seeded or turfed. In the event of any tree(s) or shrub dying, being removed or becoming seriously damaged or diseased within 5 years from the completion of the development, it shall be replaced within the next planting season with others of similar size and species (unless the Local Planning Authority gives written consent to any variation), and evidence of the replacement shall be submitted and approved in writing by the Local Planning Authority.

All soft landscaping in accordance with the scheme, when approved, shall be carried out within a period of twelve months from the date on which the development of the site commences or shall be carried out in the first planting (and seeding) season following completion of the development, and shall be maintained in accordance with the HMMP .

Reason: To ensure that the site protects and enhances biodiversity, and in accordance with LP47 and LP51 of the Hackney Local Plan as well as Section 15 of the National Planning Policy Framework.

37. Play Spaces

No Above Ground Works within a phase shall take place until details of the proposed children's play strategy including location and equipment for the relevant phase has been submitted to and approved in writing by the Local Planning Authority. These shall include:

- i. boundary treatments and access points
- ii. details of age provision and age appropriate equipment in relation to supporting child yield figures
- iii. associated planting and street furniture
- iv. security considerations including lighting, proximity to roads, natural surveillance from adjacent properties, access from family accommodation
- v. risk and safety testing of imaginative and innovative play proposals.

The development shall not be occupied/used until it has been carried out in accordance with the approved details. The development shall thereafter be retained as such.

Reason: To provide adequate amenities for future occupiers.

38. Biodiverse Green Roof

Prior to commencement of above ground works for each phase of the development full details and specifications of the green roofs shall be submitted to and approved in writing by the Local Planning Authority, and the submission shall include the following:

- i. Detailed drawings of a roof plan identifying where the green roofs will be located and the measurement of their coverage; this should include other structures on the roof including location of PV panels, roof lights and access points where applicable, and their relationship with the green roof;

- ii. The design of the green roof should be in line with GRO's code of best practice;
- iii. Section drawings demonstrating a minimum substrate depth of no less than 250mm for intensive living roof, 400mm for medium shrubs;
- iv. Details of the proposed type of invertebrate habitat with a minimum of one feature per 30m²; which could include areas of bare, unplanted substrates, log piles, boulder or stone piles, sand piles or containers;
- v. Details of the drainage system for the roof;
- vi. Details of the planting mix; all roofs to be sown with a wide mix of species, the roof should not rely on one species of plant life;
- vii. Management and maintenance plan, including access arrangements, irrigation, and general maintenance actions. Within a month of the first occupation of the development, evidence must be submitted to and approved by the Local Planning Authority that the green roof(s) has been delivered in line with the approved details unless otherwise agreed in writing.

The green roof shall be retained thereafter for the lifetime of the development in accordance with the approved management and maintenance plan.

Reason: To promote biodiversity on site through green roofs, in line with Hackney's Local Plan LP33, policy LP46.

39. Public realm lighting strategy / external lighting

Prior to the commencement of relevant works, a public realm lighting strategy is to be submitted and approved by the Local Planning Authority. No external lighting related to the development hereby permitted shall be installed unless it is in full accordance with details which have been previously submitted to, and approved in writing by, the local planning authority. Such details shall include the location, height, type, colour and direction of light sources and intensity of illumination, with a lux levels plan. Harsh lighting shall be minimised to avoid making habitats (including the green roofs) unfavourable to local species. The use of low-intensity lighting is prioritised. All lighting fixtures are shielded or directed to limit light pollution. The approved lighting scheme shall be implemented prior to the occupation of the development and maintained thereafter in accordance with the approved details.

Reason: To improve the permeability and useability of the new public realm and to protect local wildlife, particularly bats, from the negative impacts of artificial lighting, and to ensure compliance with the Bat Conservation Trust guidelines in accordance with Hackney Local Plan policy LP47 and National Planning Policy Framework (NPPF) Chapter 15.

40. Bee bricks

Prior to the commencement of construction of the relevant phase, details of the following shall be submitted to and approved in writing by the Local Planning Authority: full specifications of a minimum of 4 bee bricks incorporated into the design of the development hereby approved. The bricks shall be placed in a south facing wall in a sunny location at least 1 metre above ground level, in close distance to pollinator friendly planting. The development shall not be undertaken otherwise than in accordance with the details hereby approved, which shall be installed in full prior to the first occupation of the development and maintained thereafter for the lifetime of the development.

Reason: To support bee populations in Hackney and preserve endangered urban biodiversity in accordance with Hackney's Local Plan LP33 policy LP47.

41. Entrances to the site, wayfinding, surface finishes and artworks

Prior to the commencement of relevant works, detailed designs for the public art, the undercrofts and other routes into the site shall be submitted to and approved by the Local Planning Authority. Such details shall include but not be limited to; lighting proposals, surface finishes, public artwork, and wayfinding signage

The development shall not be carried out other than in accordance with the details as approved.

Reason: To ensure the legibility of the site and improve its permeability in practice.

42. Wind mitigation

Prior to the commencement of the superstructure, details of wind mitigation measures, to be designed in line with the findings of the wind assessments hereby approved and to be based on the findings of the further wind tunnel testing required by that wind assessment, shall be submitted to and approved in writing by the Local Planning Authority. The details shall describe the following situations:

- i. The wind mitigation measures to be implemented during the construction period of each phase, and the impact that these will have on the on-site and off-site microclimate prior to the completion of the development. The details shall include a schedule of works to describe when each mitigating element will be constructed;
- ii. The permanent wind mitigation measures to be implemented on each phase of the development and the impact that these will have on the on-site and off-site microclimate following the completion of the development.

The wind mitigation measures designed for the construction period shall be implemented in accordance with the approved details and thereafter maintained as such. The permanent wind mitigation measures shall be implemented in accordance with the approved details, be completed prior to the first occupation of the relevant phase of the development and thereafter maintained as such.

Reason: In order to ensure that the amenity areas and surrounding public realm are usable for users of the development and the public more generally.

43. Piling Method Statement: Sewerage infrastructure and waste water assets

No piling shall take place for any phase of the development 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 sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe 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 and piling layout plan.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure.

44. Piling Method Statement: Subsurface water infrastructure and clean water assets

No piling shall take place for any phase of the development 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) and piling layout plan including all Thames Water clean water assets, the local topography and clearance between the face of the pile to the face of a pipe 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 and piling layout plan.

Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

45. Cycle Parking

Prior to the commencement of each phase of the development, full details of the secure cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include the layout, stand type, and spacing, ensuring the provision of accessible cycle parking spaces. Any two-tier stands must include integrated mechanisms to assist lifting and incorporate side bars to allow both the frame and at least one wheel to be secured. The layout must provide policy-compliant aisle widths and minimum head heights to ensure the facilities are usable and accessible. The required quantum of spaces shall not include non-standard storage solutions, such as folding bicycle lockers, unless otherwise agreed in writing. Such details thereby approved shall be implemented prior to the occupation of the development and shall thereafter be retained for the lifetime of the development, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that adequate, safe, and high-quality provision for the storage of bicycles is made for all occupants and visitors in accordance with Hackney Local Plan policies

46. Secured by Design

Prior to commencement of any above ground works for each phase of the development, a full and detailed application for the Secured by Design award scheme shall be submitted to and approved by the Local Planning Authority and the Metropolitan Police NE Designing out Crime Office, demonstrating how Secured by Design Certification will be achieved for this scheme".

Reason: To ensure that crime prevention, community safety, and physical security measures are embedded directly into the design and layout of new buildings or public spaces.

Completion of Superstructure

47. Water efficiency

Prior to the completion of superstructure works for each phase of the development a water efficiency strategy for each building of the relevant phase shall be submitted to and

approved in writing by the Local Authority. Each strategy shall include a statement to confirm that the building has been designed to be water efficient and to reduce water consumption as far as possible. It will demonstrate that the development will not exceed a maximum water use of 105 litres of water per person per day, with an additional maximum water use allowance for external water consumption of 5 litres. The BREEAM maximum water-efficiency credits shall be attained. The development shall not be carried out otherwise than in accordance with the details thereby approved.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

Prior to occupation

48. Operational Management Plan

Prior to the occupation of each of the buildings of the development, an Operational Management Plan must be submitted to and approved in writing by the Local Planning Authority. The management plan will include but not be limited to:

- i. Arrangements for each of the proposed uses within the building;
- ii. Details of maximum amplified volume, to be controlled by sound limiter, at all events in the Urban Room / public realm;
- iii. Details of the type and maximum number (by week/month/year) of proposed events in the Urban Room / public realm;
- iv. Arrangements for dispersal of patrons after events;
- v. A telephone number for the on-site manager;
- vi. A system for responding to contact from residents and managing complaints; The use of the premises hereby approved will be strictly carried out in accordance with the approved Operational Management Plan.

Reason: To protect the amenity of nearby sensitive receptors and the local area and ensure satisfactory management of the proposed uses.

49. Energy strategy

Prior to the occupation of each building of the development hereby approved, a final “as-built” energy strategy for each building of the relevant phase shall be submitted and approved in writing by the Local Planning Authority confirming the key metrics have been achieved or improve upon the pre commencement figures.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

50. Overheating risk management strategy

Prior to the occupation of each of the buildings of the development hereby approved, a final “as-built” overheating risk assessment shall be submitted individually and approved pass rates for each TM49 weather file have achieved or improved upon pre-commencement figures.

If 100% pass rate is not achieved under weather files DSY2 and 3, a retrofit plan must be submitted to and approved by the Local Authority detailing how further mitigation measures can be installed and who will be responsible for managing future overheating risk for 100% of units to pass under both weather files DSY2 and DSY3.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

51. Active cooling

Prior to the occupation of any buildings within the relevant phase of the development hereby approved in which it has been agreed that active cooling is necessary, full details including detailed location plans and installation certificates by a suitable contractor must be submitted to and approved in writing by the Local Authority to demonstrate that the pre-commencement standards have been met or improved upon.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

52. Solar PV panels

Prior to the occupation of each phase of development, full details and installation certificates by a MCS registered contractor must be submitted individually to and approved in writing by the Local Authority to demonstrate at least the pre-commencement standards have been met. Where shortfalls are identified prior to occupation, a remedial plan and associated cost plan must be submitted to and approved by the Local Authority, detailing the necessary measures to meet or improve upon the approved pre-commencement performance. Shortfalls may attract an additional financial contribution to the carbon offset fund.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

53. Air permeability

Prior to occupation of each phase of the development air permeability certificates for each building of the relevant phase, prepared by a suitable contractor, must be submitted individually to and approved in writing by the Local Planning Authority confirming the pre commencement figures within an approved post-planning Energy Strategy have been achieved or improved upon.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

54. District Heat Network (DHN) Strategy

Prior to the occupation of each phase of development, as built drawings and product specifications demonstrating the ability for future connection to District Heat Network (DHN) shall be submitted to and approved in writing by the Local Planning Authority. The

submitted details shall include, but not be limited to, drawings drafted at the appropriate scale and full detailed specification of the following:

- i. as built layout of energy centre/plant room showing space for future heat exchanger;
- ii. as built layout of obstacle free safeguarded route between heat exchanger and incoming DEN entry point;
- iii. as built details of on-site connection with pre-installed and capped with flange;
- iv. as built details of pre-installed pipework connecting identified plant room/ heat exchanger to proposed heating system(s). The development shall not be carried out otherwise than in accordance with the details thereby approved.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

55. Circular Economy

Prior to the occupation of each building, a postconstruction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance. The report should be submitted to and approved by the LPA in writing.

Reason: To maximise the re-use of materials and in the interests of sustainable waste management.'

56. Whole Life-Cycle Carbon

Prior to the occupation of each building, the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. Together with any supporting information, it should be submitted to, and approved by the LPA in writing.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.

57. Internal Noise Levels

Prior to commencement of the use of each building hereby permitted a test shall be carried out to show the standard of sound insulation required shall be met and the results submitted to the London Borough of Hackney Environmental Protection Team and approved in writing. The insulation thereby approved shall be maintained throughout the lifespan of the development.

All residential premises shall be designed in accordance with BS 8233:2014 "Guidance on sound insulation and noise reduction for buildings" to attain the following internal noise levels:

Activity	Location	07.00 to 23.00	23.00 to 07.00
Resting	Living room	35 dB LAeq	None
Dining	Dining area	40 dB LAeq	None
Sleeping	Bedroom	35 dB LAeq	30 dB LAeq

Reason: To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess environmental noise.

58. Secured by design

Prior to occupation, the development shall achieve a Certificate of Compliance to the relevant Secure by Design Guide(s) submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police. The development shall be carried out in accordance with the approved details and thereafter shall be fully retained and maintained as such for the lifetime of the development.

Reason: To ensure that crime prevention, community safety, and physical security measures are embedded directly into the design and layout of new buildings or public spaces.

59. Open Space Strategy

Prior to first occupation of the development a management and access strategy shall be submitted for approval to the local planning authority. The strategy shall set out that the site shall be kept in an open condition, with the routes to the courtyard open at all times. The strategy shall also set out the publicly accessible areas of the site and the times of day at which these are accessible; access arrangements for all communal private amenity terraces and the play area to ensure equitable access for different housing tenure types; security and management arrangements for the courtyard and terraces including gates and railings; access and opening hour arrangements for all commercial amenity terraces. The development shall be operated at all times in full accordance with the approved strategy.

Reason: To ensure that publicly accessible open spaces and private communal amenity spaces are accessible, and appropriately managed.

60. Bat and bird boxes

Prior to the occupation of the development hereby approved, details and full specifications of 4 bird boxes, 4 swift bricks/boxes, and 2 bat boxes, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i. A minimum of 9 swift bricks (same requirements for swift box) incorporated into the design of the development. They should be installed in groups of at least 3, and placed at or close to eaves level of the development hereby approved. They should be placed at least 5 metres above the ground with a 5 metres unobstructed flight path, both below and in front of the swift brick. The swift brick should be located facing north, east, or north east (direct sunlight should be avoided) and should not be placed immediately above doors or windows. Where possible, swift bricks should be set flush into the external wall to match adjacent brickwork.

- ii. A minimum of 6 bird boxes incorporated into the design of the development, with a variety of box types (including different sized entrance holes) to provide habitat for diverse bird species. The boxes should be installed at or close to the eaves level of the development hereby approved. The boxes should be between 3 and 5 metres from the ground, and there should be a clear flight path without any obstructions below and directly in front of the box. The boxes should be facing north, east or north east (direct sunlight should be avoided), and should not be placed immediately above doors or windows. Boxes located in the same area should not be placed too close together.
- iii. A minimum of 6 bat boxes incorporated into the design of the development. Boxes should be placed at or close to the eaves level of the development and at least 4m above the ground. The boxes should be placed away from artificial light sources and ideally located near dark tree lines or hedgerows where possible. The boxes should be located facing south, southeast or southwest, and exposed to sun for part of the day. The details hereby approved shall be delivered, in full, prior to the first occupation of the development and shall be maintained for the lifespan of the development.

Reason: To support bird and bat populations, including swifts, in Hackney and preserve endangered urban biodiversity, by providing nesting opportunities, in accordance with Hackney's Local Plan LP33 policy LP47 which states that all development schemes involving buildings with an eaves height or roof commencement height of 5 metres and above are required to provide nesting boxes for swifts, sparrows, starlings, and/or bats as appropriate.

61. Delivery and Servicing Plan

Prior to first occupation of each phase of development, the detailed Delivery and Servicing Plan (DSP) should be submitted and approved by the Local Planning Authority, in accordance with TfL guidance. This should include, but not limited to:

- Frequency of deliveries
- Size of vehicles
- How vehicles would be accommodated on the highway.
- A commitment to last mile logistics
- Demonstration of how mitigation measures such as the below have been considered;
- On site management system
- Booking system
- Peak hour restrictions
- Use of cargo bikes.

Thereafter, deliveries and servicing should be carried out in the accordance of the approved plan.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic, cyclist and public safety along the neighbouring highway(s).

62. Travel Plan

Prior to the occupation of the relevant phase of the development, a Travel Plan (TP) covering that phase shall be submitted to and approved in writing by the Local Planning Authority. The TP shall detail measures to encourage sustainable and active travel including the provision of local travel information and restrictions on car parking and vehicle use within the development to occupiers; and establish a long term management strategy with measurable targets and outcomes; and include details of implementation, monitoring and regular review mechanisms; and Set out the measures to enforce the TP for the relevant block and/or building.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic, cyclist and public safety along the neighbouring highway(s).

63. Sustainable Drainage Systems

Prior to first occupation of each phase of development evidence (including as-built drawings, photographs, post-construction surveys) and a final completion statement signed off by a qualified drainage engineer should be submitted to and approved in writing by the LPA showing that the sustainable drainage system has been constructed as per the approved designs and in accordance with best practice.

Reason: To ensure the appropriateness of the drainage strategy for on-site and off-site drainage.

64. Thames Water: Foul Water Network Upgrades

No phase of the development shall be occupied until confirmation has been provided and agreed in writing that either:

- a) Foul water Capacity exists off site to serve the development, or
- b) A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water.

Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or

- c) All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

65. Thames Water: Surface Water Network Upgrades

No phase of the development shall be occupied until confirmation has been provided and agreed in writing that either:

- a) Surface water capacity exists off site to serve the development, or
- b) A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water.

Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or

- c) All Surface water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents.

66. Thames Water: Water Network Upgrades

No phase of the development shall be occupied until confirmation has been provided and agreed in writing that either:

- a) all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- b) a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development

67. Refuse Strategy

Prior to the occupation of each phase of the development full details of the arrangements for storage for refuse and recycling areas, including details of doors to storage chambers, details of locking arrangements, details of ventilation and details of the management arrangements (including assisted collection servicing arrangements) and proposed collection points for residential and commercial waste to be presented twice weekly (general waste/recycling) and once weekly (food waste) prior to collection, to facilitate collection of waste, shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented prior to the occupation of the development and shall thereafter be retained.

Reason: To protect the amenity of existing and future residents, to ensure that there is adequate provision for the hygienic and convenient storage of refuse and recycling and to ensure that the drag distances for refuse are appropriate each collection day.

68. Waste and recycling facilities

Prior to the first occupation of each phase of the development, waste and recycling facilities shall be provided in accordance with the details contained within the approved drawings for that phase.

Reason: To ensure adequate provision is made for the storage of refuse and recycling in the interests of amenity.

69. Opaque glazing: Holywell Court

Prior to the occupation of Holywell Court a sample of obscure glazing and scale drawings to show the location of obscure glazing at the first floor north and west facing windows shall be submitted to, and approved in writing by the Local Planning Authority. The windows shown on the drawings thereby approved shall be fitted with the obscure glazing thereby approved and shall be unopenable up to a height of 1.8m. The windows shall be maintained as such for the lifetime of the development.

Reason: To ensure that the development will not have an adverse impact on the overlooking of nearby residential uses.

70. Screening: Holywell Court

Prior to first occupation of the Holywell Court details of boundary treatments to the terraces of Holywell Court to prevent undue overlooking of residential units adjacent to the site from the proposed roof terraces shall be submitted for approval to the local planning authority. The approved details shall be installed prior to first occupation and retained and maintained thereafter.

Reason: To prevent undue overlooking and loss of privacy to neighbouring residential units.

71. No Primary Cooking

Prior to the occupation of the relevant phase of the development, full details of the proposed kitchen extraction and ventilation system shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include, but not be limited to:

- The location, design and height of the extract flue;
- Specifications of odour-control and fume-suppression measures (including filtration, carbon filters, and grease traps);
- Noise attenuation measures for all associated plant and equipment;
- A maintenance schedule for all filtration and odour-control components.

The approved extraction system shall be installed and made fully operational before the use commences and shall thereafter be retained, operated and maintained in accordance with the approved details.

Reason: No flue is proposed for the commercial units, so the restriction would ensure that occupiers of neighbouring premises would not suffer a loss of amenity by reason of odour.

Post-occupation

72. BREEAM

Within 6 months of occupation of the relevant building in the development, a BREEAM Final Design Certificate shall be submitted to and subsequently approved by the Local Planning Authority, providing full details confirming the final rating and credits have been achieved or improved upon the pre-commencement figures. The achieved credits shall be compared to the credits achieved at BREEAM Interim Certification stage.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

73. NABERS

Plots A “Verso”, D “Mason”, G “Carman House” (Phase 1) and Plot B “St James House” (Phase 2) of the development hereby approved shall achieve the minimum of NABERS rating set out in the hereby approved site wide Energy Strategy.

The following building specific information shall be submitted for each building within 6 months of occupation and approved in writing by the Local Authority:

- i. Signed Design for Performance Agreement confirming a minimum of NABERS 5.5 stars is targeted.
- ii. Final certification NABERS Rating “Outstanding” delivered by an accredited assessor.

Reason: To reduce carbon emissions, enhance climate resilience, promote the circular economy, and support low carbon development, in accordance with the London Plan, GLA guidance, Hackney Local Plan policy and the NPPF.

Compliance

74. Use as offices only

The units shown as ‘Office’ or ‘Affordable Workspace’ on the drawings hereby approved shall be used only as offices or light industrial units (Use Class E(g)) and for no other use, which for the avoidance of doubt shall include other uses within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) or such relevant provision as from time to time may be in force.

Reason: To protect against an unacceptable loss of office space from the site, in line with the aims of local and regional planning policy.

75. Building Regulations M4(2)

All dwellings within the development (except those completed to M4(3) requirements) hereby approved shall be completed in compliance with Building Regulations Optional Requirement Part M4(2) ‘accessible and adaptable dwellings’ (or any subsequent replacement) prior to first occupation and shall be retained as such thereafter.

Reason: To ensure that the proposed development is adequately accessible for future occupiers.

76. Fire Strategy

The development, including landscaping, shall be carried out in full accordance with the measures in the fire statements hereby approved (Gateway One Planning Statement Fire Engineering September 2024 by Hoare Lea, London Plan Fire Safety Statement Rev04 06 August 2025 by Hoare Lea, Response to HSE ‘Re: LPA PLANNING REF 2024/2201, 25-0834’ dated 20 November 2025 by Hoare Lea). All details in accordance with the approved fire statements shall thereafter be retained, unless subsequently approved in writing by the Local Planning Authority.

Reason: To ensure that the development incorporates the necessary fire safety measures in accordance with London Plan Policies D5 and D12.

77. Withdrawal of permitted development rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by any order revoking and re-enacting that Order with or without modification) no development within Schedule 2, Part 1, Class(es) AA, A, B, C, D, E, F, G and H, or Schedule 2, Part 2, Class A, or Schedule 2, Part 3, Class MA to that Order shall be carried out without express planning permission from the Local Planning Authority or Secretary of State first being obtained.

Reason: To ensure a satisfactory appearance to the development and a high quality of design, preserve and enhance the character and appearance of the Conservation Area, to ensure a mix of uses across the site and to safeguard the residential amenity of future occupiers of the development.

78. No new pipes and plumbing

No new plumbing, pipes, soil stacks, flues, vents grilles, lights, meter boxes, aerials, security alarms or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved or approved pursuant to a condition attached to this permission.

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.

79. No visible or additional roof plant

No fixed plant or equipment, including rooftop man safe railings, shall be positioned on the roofs of the development unless as otherwise shown on the drawings hereby approved. The fixed plant and equipment shown on the roof plans hereby approved shall be located and installed so as not to be visible above the roof lines or parapets of the buildings.

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.

80. Thames Water: Construction near water main

No construction shall take place within 5 metres of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works have the potential to impact on local underground secure water utility infrastructure.

81. Noise from plant and machinery

Noise levels from fixed plant and machinery associated with the proposed development shall be 10dB(A) or more below the background noise level when measured at any nearby noise sensitive premises at any time.

Reason: To ensure that occupiers of the neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from fixed plant and machinery.

82. Agent of Change

The applicant shall ensure that adequate noise control measures are incorporated into the residential and commercial units hereby approved that shall effectively mitigate the potential impact of noise and /or nuisance arising from the existing licensed premises in the vicinity of the development. The noise control measures shall be designed, implemented and maintained such that future occupants of the residential and commercial development hereby approved shall have no justifiable grounds to formally complain about nuisance.

Reason: To ensure that existing noise creating uses surrounding the site are not adversely affected by the approved development.

83. Non-Road Mobile Machinery

All Non-Road Mobile Machinery (NRMM) of net power of 37 kW and up to and including 560 kW used during the course of site preparation, demolition and construction phases shall comply with the emissions standards of the Mayor of London's NRMM Low Emission Zone. Unless in compliance with the NRMM Low Emission Zone standards, no NRMM shall be on-site, at any time, whether in use or not, without the prior written consent of the local planning authority. The applicant shall keep an up-to-date register of all NRMM used during site preparation, demolition and construction phases on the online register at <https://www.london.gov.uk/programmes-and-strategies/environment-and-climate-change/pollution-and-air-quality/nrmm>

Reason: To comply with London Plan Policy SI 1 and to ensure emissions from the site during the construction phase are acceptable with regard to public health and amenity.

84. Back up Generators

Prior to the commencement of development of each building (other than demolition), the applicant shall submit for approval to the Local Planning Authority: 1) Details of the backup power sources for life safety systems (other than sprinklers and wet risers) 2) Manufacturers details of the generator or other backup power source to be utilised for sprinklers and wet risers for each building. The emissions standard or rating of these systems must, as a minimum, meet Stage V as defined in Regulation 2016/1628 (of the European Parliament and of the Council) and accord with or improve upon the exhaust release parameters detailed in the submitted Environmental Statement and associated environmental assessments. The systems shall be installed in accordance with the details approved and thereafter maintained.

Reason: To protect air quality and human health and in the interest of public amenity by minimising and controlling emissions of particulate matter during the operational phase of the development.

85. Hours of use

The Class E and Sui Generis uses within the buildings hereby permitted shall only be open to the public between 07:00 and 24:00 hours, Monday to Saturday and between 08:00 and 20:00 on Sundays and Bank Holidays.

Reason: To ensure the uses are operated in a satisfactory manner and does not unduly disturb existing or future occupiers, or prejudice local amenity generally.

86. Hours of use: terrace

The external terraces hereby approved shall not be used outside the following hours: 08:00-21:00 on Monday to Saturday.

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

87. Survey for birds and bats

Any demolition and site clearance works shall be carried out outside of the bird nesting season or a pre-works ecological check for nesting birds shall be carried out by a suitably qualified ecologist during the nesting season (March - August).

Prior to any demolition or site clearance works undertaken between May - August, a bat dusk survey must be undertaken by a suitably qualified ecologist to establish the likely presence of a bat roost on site. Prior to any demolition or site clearance works undertaken outside of May - August, a pre-works bat check must be undertaken by a suitably qualified ecologist to establish the likely presence of a bat roost on site.

The pre-works check for nesting birds (during the nesting season) and pre-works bat dusk survey (if works commence between May - August), or pre-works bat check (if works commence outside of May - August) must be undertaken no longer than 48 hours prior commencement of any demolition or site clearance works. If nesting birds and/or a bat roost are identified on site then no demolition works or site clearance works may commence until a further pre-works ecological check for birds or bats are undertaken (no longer than 48 hours before any demolition or site clearance commences) and which identify no nesting birds or bat roosts. The findings and recommendations of all surveys, including any necessary mitigation or avoidance measures, must be submitted to the Local Planning Authority (LPA) within 2 weeks of the commencement of any demolition or site clearance works. Works shall proceed strictly in accordance with the recommendations of the surveys.

REASON: To support and protect bird and bat populations in Hackney and preserve endangered biodiversity, in line with the Wildlife and Countryside Act 1981 and Local Plan policy LP47.

88. Tree protection

The works hereby approved shall not be carried out unless in accordance with the approved Tree Protection Plan produced by CBA Trees, dated September 2024. The measures set out in the Tree Protection Plan shall remain in place until the completion of the construction.

REASON: To safeguard existing tree(s) in the interests of visual amenity, having regard to Policy LP51 in the Local Plan 2033 (adopted 2020).

Informatives

1. Working with the Applicant

In dealing with this application, the Local Planning Authority (LPA) has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, the LPA has made available detailed advice in the form of our statutory policies in the relevant constituent parts of the Local Plan and London Plan, Supplementary Planning documents, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure that the Applicant has been given every opportunity to submit an application which is likely to be considered favourably.

2. Approved Drawings

The works hereby approved are only those specifically indicated on the drawing(s) and/or other documentation referred to above.

INFORMATIVES TO BE CONFIRMED

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Deputy Mayor, acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report GLA/2026/0250/S3. The Deputy Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 39 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

insert signature

Allison Flight

Interim Head of Development Management

Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

NOTES TO APPLICANTS

Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

If you are aggrieved by the decision of the 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.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months 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 of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the The Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/government/organisations/planning-inspectorate>

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.

Purchase Notices and Compensation

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to 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 requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.