

Hackney Council  
Neighbourhoods and Housing  
Directorate  
2 Hillman Street  
London E8 1FB  
[www.hackney.gov.uk](http://www.hackney.gov.uk)  
Hackney Reference: 2016/2265

Drawing and Planning Ltd  
Mercham House  
25-27 The Burroughs  
Hendon  
NW4 4AR

11 August 2016

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

**Application Number:** 2016/2265

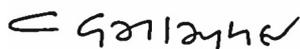
**Site Address:** 227-229 Hoxton Street London N1 5LG

Thank you for your recent planning application for the above address on which a decision has now been made.

**Important Information about this Decision**

- The decision on your Planning Application is attached.
- Please carefully read all of the information contained in these documents.
- If you were granted permission, it may be subject to conditions. Some of the conditions may require action before you start the development and it is important that you seek to have these conditions discharged by the Council before any work commences.
- The Council's Planning Enforcement team may monitor planning permissions to ensure that development is being undertaken in accordance with the permission granted. Any breaches of planning control will be robustly pursued.
- Failing to comply with all of the conditions of this permission may result in a breach of planning control and may lead to enforcement action by the Council.
- If you decide to implement it, then it is your duty to ensure that all conditions are complied with. Failure to do so may cause difficulties if the property is sold or transferred. Failure to comply with conditions may also result in the development not being lawful.
- Where material samples have been provided as a part of the application you must return to collect these within 28 days of the date of your decision notice. If they are not collected they will be disposed of. Please arrange collection with your case officer.
- Please quote your application reference number in any correspondence with the Council, either by post to the Hackney Planning Service, 2 Hillman Street, London, E8 1FB, by email to [planning@hackney.gov.uk](mailto:planning@hackney.gov.uk), or by phone to 020 8356 8062.
- This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) and does not relate to any other permissions that may be required by any other legislation, enactment or byelaw.

Yours faithfully,



**Cathy Gallagher**  
**Assistant Director**  
**Neighbourhoods and Housing Directorate**

**PLANNING DECISION NOTICE**

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

---

<b>Agent:</b>	Drawing and Planning Ltd Mercham House 25-27 The Burroughs Hendon NW4 4AR	<b>Applicant:</b>	Mrs Linda Anderson 227-229 Hoxton Street London N1 5LG
---------------	---	-------------------	---

---

Part 1- Particulars of the Application	<b>Application No:</b>	2016/2265
	<b>Date of Application:</b>	15 June 2016
	<b>Date Validated:</b>	16/06/2016
	<b>Application Type:</b>	Full Planning Permission

**Proposal:** Change of use from bakery (use class A1) and ancillary restaurant (use class A3) to bakery and restaurant (use class Sui Generis)

**Location:** 227-229 Hoxton Street London N1 5LG

**Plan Numbers:**

HXTNST-E001, E101, P101, P102, L001, L002, L101, P002, P001, S001, S101  
Design and Access Statement

---

Part 2 – Particulars of Decision: **GRANTED SUBJECT TO CONDITIONS**

Notice is hereby given that the London Borough of Hackney as local planning authority in pursuance of its powers under the above mentioned Act and Rules, Orders and Regulations made thereunder permits the development referred to in Part1, in accordance with the plan(s) submitted and subject to the following condition(s):

**Conditions**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 as amended.

- 2 The Development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

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

- 3 The use hereby permitted may only be carried out between 0730-2300 Mon-Sat and 1200-1800 Sun and Bank Holidays.

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

- 4 Detailed drawings/full particulars of the proposed development showing the matters set out below must be submitted to and approved by the Local Planning Authority, in writing, before the use is commenced. The development shall not be operated otherwise than in accordance with the details thus approved.

- An operational management plan, to include details as to how the noise impacts of the use will be mitigated

REASON: In order to safeguard the amenity of neighbouring residential occupiers

- 5 Soundproofing shall be provided to ensure that dwelling houses, flats and rooms for residential purposes sharing a party element with a premises to which this planning permission relates shall receive a minimum airborne sound insulation on the party element which achieved DnT'w of 60 dB before the first use of the development hereby approved.

REASON: To ensure that neighbouring occupiers do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the premises

#### **Informative/s:**

- 1 Building Control

Your attention is drawn to the provisions of the Building Act 1984 and other Building Control legislation, which must be complied with to the satisfaction of The Building Control Service, Hackney Service Centre, 1 Hillman Street, LONDON, E8 1DY. Telephone No: 020 8356 5000. Before any building work (including improvements to means of escape and changes of use) is commenced on site, detailed plans, together with the appropriate application form must be submitted for approval and early consultation is advised.

- 2 Hours of Building Works (Monday to Friday 08:00-18:00 hours; Saturdays 08:00-13:00 hours; at no time on Sundays and Public Holidays)

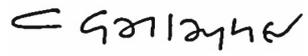
Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 which imposes requirements as to the way in which building works are implemented including the hours during which the work may be carried out. This Act is administered by the Council's Pollution Control Service, 1, Hillman Street, Hackney, E8 1DY Telephone No: 020 8356 3000. You are advised to consult that Division at an early stage.

- 3 The Building Regulations Approved Document B1/2, Fire Safety, require new schemes to be provided with smoke alarms that are mains-operated. If you require further clarification regarding whether your scheme requires mains wired smoke alarms please contact Building Control, Hackney Service Centre, 1 Hillman Street, London E8 1DY Tel. 0208 356 8124
- 4 Hackney Planning Service adopts a positive and proactive approach when engaging with applicants / agents in line with the National Planning Policy Framework. As part of our planning process, we send out update letters to applicants / agents post submission, highlighting any planning issues that may have arisen and providing an opportunity to submit amendments before a final decision is made. We also encourage the pre-application service to avoid delays as a result of amendments and unforeseen issues during the planning process.

Date of Decision:

11 August 2016

Signed

A handwritten signature in black ink, appearing to read 'Cathy Gallagher'.

Cathy Gallagher

Assistant Director

Neighbourhoods and Housing Directorate

## Statement of Applicant's Rights arising from the Grant of Planning Permission

### Appeals to the Secretary of State

1. If you are aggrieved by the decision of the Hackney Council to grant permission for the proposed development subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
2. 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.
3. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
4. 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.
5. 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 development without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
6. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

## Purchase Notices

1. If either the local planning authority or the Secretary of State refuses planning permission or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
2. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

### **NOTE:**

Please quote the application number in any correspondence, which should be sent to: Planning Service, 2 Hillman Street, London, E8 1DY. Email: [planning@hackney.gov.uk](mailto:planning@hackney.gov.uk). Telephone 020 8356 8062.