

London Borough of Hackney  
Planning and Regulatory Services  
2 Hillman Street  
London E8 1FB  
[www.hackney.gov.uk](http://www.hackney.gov.uk)  
Hackney Reference: 2020/0994

Concept Planning  
17 Tower Hamlets Road  
London  
E17 4RQ

13/07/2020

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

**Application Number:** 2020/0994  
**Site Address:** 5 Meynell Crescent  
London  
E9 7AS

Thank you for your recent application for the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council, either by post to the Hackney Planning Service, 2 Hillman Street, London, E8 1FB, by email to [planning@hackney.gov.uk](mailto:planning@hackney.gov.uk), or by phone to 020 8356 8062.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Natalie Broughton'.

**Natalie Broughton**

**Acting Head of Planning and Building Control  
Neighbourhoods and Housing**



## PLANNING DECISION NOTICE

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

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<b>Agent:</b> Concept Planning 17 Tower Hamlets Road London E17 4RQ	<b>Applicant:</b> Mr Jean Dumas Flat 4 44 Chesterton Road London W10 6ER
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Part 1- Particulars of the Application	<b>Application No:</b> 2020/0994
	<b>Date of Application:</b> 23/03/2020
	<b>Date Validated:</b> 11/05/2020
	<b>Application Type:</b> Householder Planning Consent

**Proposal:** Erection of a flat roof rear dormer constructed in grey standing seam zinc standing cladding, with three (3) roof lights on the top of the dormer, and two (2) roof lights on the front roof slope.

**Location:** 5 Meynell Crescent  
London  
E9 7AS

**Plan Numbers:**

1905-PL-OSMAP, /001 P1, /012 P1, /013 P1, /014 P1, /020 P1, /021 P1, /022 P1, /023 P1, /112 P1, /113 P2, /114 P2, /120 P2, /121 P2, /123 P1

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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 - Prior to the commencement of the relevant part of works, full details, with samples, of the materials to be used on the external surfaces of the buildings, including glazing, shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with the details thus approved.**

**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.**

**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 any work is commenced. The development shall not be carried out otherwise than in accordance with the details thus approved.**

- Rooflights in front roofslope to be conservation style and flush with the roof.**
- Rooflights in roof of dormer.**
- Windows in dormer.**
- Planter box at rear of dormer.**

**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.**

**5 - Prior to commencement of the relevant part of works, details of the landscaping to the dormer shall be submitted to and approved in writing by the Local Planning Authority. All landscaping shall be implement in accordance with the approved details within a period of six 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 permanently maintained thereafter to the satisfaction of the Local Planning Authority, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.**

**REASON: To ensure that the landscaping is feasible and contributes to the visual amenity of the area.**

**6 - The balustrade to the full height sliding windows within the hereby approved dormer, shall be fixed internally and permanently be retained as such.**

**REASON: To safeguard the design of the approved dormer and minimise visual clutter to ensure that it does not detract from the character and visual amenity of the area.**

**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, 2 Hillman Street, LONDON, E8 1FB. Telephone No: 020 8356 8124. 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 Councils The 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 - Hackney Planning Service adopts a positive and proactive approach when engaging with applicants / agents in line with the National Planning Policy Framework. As part of our planning process, we endeavour to contact applicants / agents regarding any minor issues that may be able to be resolved during the course of the application, providing an opportunity to submit amendments before a final decision is made. We also encourage the pre-application service to avoid delays as a result of amendments and unforeseen issues during the planning process.

**Date of Decision: 13/07/2020**

Yours sincerely



**Natalie Broughton**

**Acting Head of Planning and Building Control  
Neighbourhoods and Housing**

## **Statement of Applicant's Rights - Appeals to the Planning Inspectorate**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Please carefully read the information provided below as different appeal deadlines will apply depending on the type of application or circumstances relevant to your application.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

If this is a decision to refuse planning permission for a householder application and you want to appeal against your local planning authority's decision, then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement and you want to appeal against your local planning authority's decision, then you must do so within 8 weeks of the date of receipt of this notice.

If you want to appeal against your local planning authority's decision and the application refused does not fall within one of the criteria specified above, then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any

development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

### **Purchase Notices**

If either the local planning authority or the Planning Inspectorate refuses planning permission or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990 and Section 32-37 of the Planning (Listed Buildings & Conservation Areas) Act 1990.