

Hackney Council  
Planning and Regulatory Services  
2 Hillman Street  
London E8 1FB  
[www.hackney.gov.uk](http://www.hackney.gov.uk)  
Hackney Reference: 2014/2582

Firstplan  
25 Floral Street  
London  
WC2E 9DS

26 June 2015

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

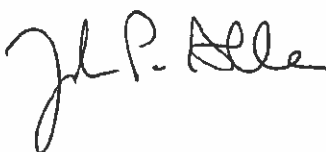
**Application Number:** 2014/2582  
**Site Address:** Hackney Marshes

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,



**John Allen**



**Assistant Director (Planning and Regulatory Services)  
Legal, Human Resources and Regulatory Services**

**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> Firstplan 25 Floral Street London WC2E 9DS	<b>Applicant:</b> London Borough of Hackney 1 Hillman Street London E8 1DY
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<b>Part 1- Particulars of the Application</b>	<b>Application No:</b> 2014/2582
	<b>Date of Application:</b> 07 August 2014
	<b>Date Validated:</b> 14/08/2014
	<b>Application Type:</b> Full Planning Permission

**Proposal:** Demolition of existing North Marsh changing room building and the erection of a single storey pavilion building to provide changing and associated facilities, provision of cricket nets, associated car parking and landscaping at North Marsh and the reinstatement of a car park at East Marsh

**Location:** Hackney Marshes

**Plan Numbers:**

1242\_PL\_003 Rev 03, 004 Rev 03, 005 Rev 03, 006 Rev 03, 011 Rev 02, 012 Rev 01, 1242\_RE\_009 Rev 00, 010 Rev 03, 100 Rev 06, 109 Rev 00, 110 Rev 05, 200 Rev 07, 299 Rev 00, 300 Rev 05, A1729-TN-L 101, S4062, PL02 Rev B.

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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 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.

- 2 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.

- 3 Notwithstanding the details shown on the plans and documents hereby approved, full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall not be carried out otherwise than in accordance with the details thus approved.

- Typical windows, door and parapet details, including sections at 1:20
- Typical facade sections at 1:20
- Samples of all external materials
- Details of fibre cement panels, exposed columns, plinth and steel channel.

REASON: To ensure that the external appearance of the pavilion is satisfactory and does not detract from the visual amenity of the area.

- 4 The use of the North Marsh pavilion hereby approved shall only be open to the public between 08:00 to 22:00 Monday to Sunday from 1st April - 30th September and 09:00 to 17:00 Monday to Sunday the rest of the year, unless otherwise agreed in writing by the Local Planning Authority

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

- 5 Prior to occupation of the development hereby approved, a management plan containing full details of how the North and East Marsh car parks hereby approved will be managed/maintained shall be submitted to and approved in writing by the Local Planning Authority in consultation with TFL. The car park shall be managed/maintained in accordance with the management plan approved.

REASON: To ensure a suitable environment for prospective users and nearby occupants.

- 6 Prior to occupation of the development hereby approved, full cycle parking details illustrating both the design and layout of cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the details approved and made available for use prior to occupation of North and East Marsh Car Parks.

REASON: To reduce vehicular congestion in the surrounding highway network and promote the use of sustainable modes of transport.

- 7 Prior to first occupation of North and East Marsh, the accessible parking spaces as shown on approved drawings A1729 GA Rev K and PL\_02 Rev B shall be marked out for, and used in perpetuity by registered disabled people only.

REASON: To ensure the residential accommodation and church/community facilities are accessible to those with mobility restrictions.

- 8 Prior to occupation of the development hereby approved, a revised travel plan shall be submitted to and approved in writing by the Local Planning Authority. The revised Travel Plan will contain arrangements for reviewing the Electric Vehicle Charging Points on an annual basis for the lifetime of the Travel Plan (5 years); and shall submit the result of an Electric Vehicle Charging Points Survey to the Council. Where the survey of the Electric Vehicle Charging Points reveal an increased demand that exceeds the capacity of the current 'Active' Electric Vehicle Charging Points, the applicant shall provide additional 'Active' Electric Vehicle Charging Points up to the maximum number agreed. In the event that additional 'Active' Electric Vehicle Charging Points are required, the applicant shall submit to the Council for approval in writing, a proposal that contains details of the number and location of the additional 'Active' Electric Vehicle Charging Points.

REASON: To promote sustainable transport modes.

- 9 The total number of car park spaces hereby approved shall be reduced as set out below.

	Proposed Reduction	Total Parking at North Marsh (Reduction)	Total Parking at East Marsh (Reduction)	Total Parking at North and East Marsh (Reduction)
Baseline Survey (10/06/15)	No reduction	68 (0)	57 (0)	125 (0)
End of Year 1 (10/06/16)	No reduction	68 (0)	57 (0)	125 (0)
End of Year 2 (10/06/17)	9 Spaces	65 (-3)	51 (-6)	116 (-9)
End of Year 3 (10/06/18)	10 Spaces	62 (-3)	44 (-7)	106 (-10)
End of Year 4 (10/06/19)	10 spaces	58 (-4)	38 (-6)	96 (-10)
End of Year 5 (10/06/20)	No reduction	58 (0)	38 (0)	96 (0)

The area occupied by the converted former car parking space shall be landscaped and maintained in perpetuity.

REASON: To encourage sustainable modes of transport and reduce private car

trips

- 10 Prior to occupation of the development hereby approved, details showing the location of the 5 active and 14 passive electric vehicle charging points to be installed on North and East Marsh shall be submitted to and approved in writing by the Local Planning Authority. The approved electric charging points shall then be installed and be operational within 12 months of the date of the permission and thereafter maintained in perpetuity.

REASON: To promote the use of sustainable modes of transport.

- 11 Prior to first occupation, a remediation statement covering the following points should be submitted to and approved in writing by the Local Planning Authority.

- Details of the materials used as part of the scheme - in particular it is understood that the MOT type materials were used beneath this area from a virgin source and so shouldn't be impacted by contamination;
- Any works that will be undertaken as part of the proposal;
- An updated risk based statement regarding the longer term use of the area.
- Details on the asbestos verification on soils to be imported on to the new playing field area

REASON: To protect the end user(s) of the development, any adjacent land user(s) and the environment from contamination.

- 12 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

REASON: To safeguard against contaminants in the ground to leach into the underlying aquifer.

- 13 Prior to the commencement of works on the development hereby approved, a tree protection method statement shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard existing trees in the vicinity of the site.

- 14 Bio diverse, substrate-based extensive green/brown roof (80mm minimum depth) should be established on the roofs of the proposal, as shown on the approved plans. Full details thereof shall be submitted and approved in writing by the local planning authority, prior to occupation. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: To enhance the character and ecology of the development, to provide undisturbed refuges for wildlife, to promote sustainable urban drainage and to enhance the performance and efficiency of the proposed building.

- 15 Prior to the commencement of development, a hard and soft landscaping scheme for the works to North and East Marsh, illustrated on detailed drawings, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include: all trees and other planting showing location, species, type of stock, numbers of trees/plants, and areas to be seeded or turfed. All 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 to the satisfaction of the Local Planning Authority for a period of ten years, such maintenance to include the replacement of any plants that die, or are severely damaged, seriously diseased, or removed.

REASON: To enhance the character, appearance and ecology of the development and contribution to green infrastructure.

- 16 Prior to the commencement of works to North Marsh, details of any external lighting to shall be submitted to and approved in writing by the Local Planning Authority. Details should include specification, location and lux level omission.

REASON: To safeguard against adverse impacts to natural habitats.

- 17 Prior to commencement of works to North Marsh, a full BREEAM New Construction assessment shall be submitted to and approved in writing by the Local Planning Authority. After completion of the North Marsh Pavilion, a Post Construction certification confirming the building has achieved a minimum score of 67 points shall be submitted to the Local Planning Authority.

REASON: To ensure the development meets the principles of sustainable design and construction.

- 18 Part A: Prior to commencement of works, excluding demolition details of the biodiesel space and hot water heating systems to be installed will be submitted to and approved by the Local Planning Authority demonstrating the emission of pollutants has been minimised as far as is practicable and that the fuel store includes adequate protection to prevent accidental spillage or leakage of the fuel. As a minimum the biodiesel fired boiler must achieve dry NO<sub>x</sub> emission levels equivalent to or less than 40 mg/kWh and include mitigation measures to reduce or eliminate emissions of particulate matter.

Part B: Prior to occupation of the North Marsh Pavilion, evidence the agreed boiler(s) and storage tanks have been installed will be submitted to and approved in writing by the Local Planning Authority..

REASON: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

**Informative/s:**

**1 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**

**2 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.**

**3 Sanitary, Ventilation and Drainage Arrangements**

**Before any drainage works are commenced on site, detailed plans, giving notice of intention to build/permission to drain/construct/reconstruct or alter pipes and drains must be submitted for approval under the Building Regulations 1991 to Building Control Service, Hackney Service Centre 1 Hillman Street, LONDON, E8 1DY, Telephone No: 020 8356 5000. Please note that it will be necessary to consult the Thames Water Utilities Ltd., Waste Water Connections, Kew Business Centre, Brentford, Middlesex, TW8 0EE. Telephone No: 020 7713 3865, Fax No: 020 7713 3875.**

- 1) All information appertaining to the existing public sewerage system.**
- 2) Requests for sewer connections. All works will be carried out by the London Borough of Hackney at the applicant expense. All new developments will be required to have new sewer connections.**
- 3) Building over sewers.**
- 4) System of drainage to be provided on site.**
- 5) Adoption of sewers.**

**Advisory Note:**

**It should be noted that most sewers throughout the Borough flow full or surcharge during periods of heavy storm and conditions may be imposed restricting discharge to the system. The prime condition is that any large development shall not cause an increase in the rate of flow to the public sewerage system. This requirement is normally met in the case of new developments by separation on site and storage of surface water flows in tanks or oversized pipes on sites. Where sites adjoin a suitable watercourse or storm relief sewer into which surface water can be discharged by gravity**



then the policy is for sites to be separated and have their surface water discharged to the watercourse or storm relief sewer. In the case of developments/ rehabilitation/ conversions etc., involving the use of basements these are likely to be particularly vulnerable to the effects of surcharge and applicants must therefore demonstrate that adequate drainage arrangements exist at all times.

#### **4 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)**

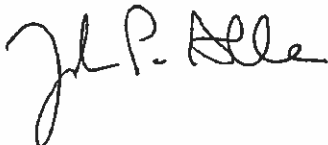
Your attention is drawn to the provisions of Section 60 of the Control of Pollution Act 1974 which imposes requirements as to the way in which building works are implemented including the hours during which the work may be carried out. This Act is administered by the Councils The Pollution Control Service, 28-33 Independent Place, Shackwell Lane, E8 2HE, Telephone No: 0208 356 4455 and you are advised to consult that Division at an early stage.

- 5 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**

- 6 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:** 26 June 2015

**Signed**



**John Allen  
Assistant Director (Planning and Regulatory Services)  
Legal, Human Resources and Regulatory Services**

## **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.

