

Mr Raymond Lam
155a Regents Park Road
London
London
NW1 8BB

Dear Sir/Madam

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

Application Number: 2020/3491

Site Address: 146a Lea Bridge Road, Hackney, London, E5 9RF

Development Description: Change of use of building to provide Buddhist Monastery (Use Class D1) and self-contained residential unit (Use Class C3); erection of single-storey side extension; external works of repair to Listed Building, including provision of windows, doors and bell; hard and soft landscaping including provision of gates and fences.

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, or by phone to 020 8356 8062.

Yours sincerely



Natalie Broughton

Head of Planning and Building Control
Neighbourhoods and Housing

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PLANNING DECISION NOTICE

Town and Country Planning Act 1990 as amended

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

Agent: Raymond Lam 155a Regents Park Road London London NW1 8BB	Applicant: Long Huynh Princess Of Wales, 146 Lea Bridge Road Hackney London E5 9RB
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Part 1- Particulars of the Application	Application No: 2020/3491
	Date of Application: 16-11-2020
	Date Validated: 16-11-2020
	Application Type: Full Planning Permission

Proposal: Change of use of building to provide Buddhist Monastery (Use Class D1) and self-contained residential unit (Use Class C3); erection of single-storey side extension; external works of repair to Listed Building, including provision of windows, doors and bell; hard and soft landscaping including provision of gates and fences.

Location: 146a Lea Bridge Road, Hackney, London, E5 9RF

Plan Numbers: A000; A110 Rev 2; A110; A150; A201 Rev 1; A202 Rev 1; A203 Rev 1; A250; A251; A400; A401; A403; A404; A405; A406; A410; A601; EC102; Design and Scheme Amendment Statement, including Structural Appraisal and Site Progress Photographs; Heritage Statement Addendum

Part 2 – Particulars of Decision: **Granted - Extra 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 there under 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 development, full details and particulars of the below shall be submitted to and approved in writing by the LPA:

a) the proposed works detailing the materials, method and finishes of the proposed repair and alteration works;

- b) all proposed windows, doors and rooflights with details of the materials to be used;
- c) the proposed boundary treatment and the garden sub-division;
- d) opaque glazing; shall be as previously approved by the Local Authority under reference 2018/3789 except insofar as amended by this permission.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the listed building and the character and appearance of the Conservation Area.

4- The first floor Bedroom 1 window, as shown on drawing number A110 Rev 2, shall be opaque glazed and fixed shut to a height of 1.8m.

REASON: To safeguard against overlooking and a loss of privacy.

5- The details of the Tree Protection Method Statement shall be as previously approved by the Local Authority under reference 2018/3789 except insofar as amended by this permission. The measures identified in the Method Statement shall be implemented in full during the construction works associated with the development.

REASON: In order to safeguard the trees which are an important amenity feature in the surrounding area.

6-The details of the hard and soft landscaping scheme for the front of the development shall be as previously approved by the Local Authority under reference 2018/3789 except insofar as amended by this permission. All landscaping in accordance with the scheme, when approved, shall be carried out 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 maintained in perpetuity.

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

7-No works of excavation adjacent to the trees on site shall take place until an Arboricultural Method Statement has been submitted to, and approved in writing by, the local planning authority. The works shall then be carried out in strict compliance with the approved method statement.

REASON: To safeguard the trees of significant amenity value.

8-The residential unit hereby permitted shall only be occupied in association with the place of worship and shall not be used as a separate independent residential unit.

REASON: To safeguard the amenities of the users of the shrine room and the occupier of the residential unit.

Informative/s:

1- The applicant is advised that the wider application site includes Canal and River Trust land. The applicant is advised that any encroachment into, or access over Trust property, including landscaping and drainage, requires the written consent of the Canal and River Trust and they should contact the Canal and River Trust Estates Surveyor (Bernadette.mcNicholas@canalrivertrust.org.uk) for more information. The applicant is advised that any existing hoardings or enclosure of Canal and River Trust property requires the written consent of the Trust, and they should contact the Trust's Estates Surveyor (Bernadette.mcNicholas@canalrivertrust.org.uk) regarding the same. The applicant is advised to review the Canal & River Trust's "Code of Practice for works affecting the Canal & River Trust" and to contact the Trust's works Engineer, Steve Ellis (Steven.Ellis@canalrivertrust.org.uk) in order to ensure that any necessary consents are obtained and that the works are compliant. (<https://canalrivertrust.org.uk/business-and->

trade/undertaking-works-on-our-propertyandour-code-of-practice)

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, 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.

3-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.

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 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: 11-01-2021

Yours sincerely



Natalie Broughton

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

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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.