

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: 2020/1553

23/07/2020

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

**Application Number:** 2020/1553  
**Site Address:**

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', written in a cursive style.

**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**  
**Town and Country Planning (General Permitted Development) (England) Order 2015**  
**(as amended)**

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**Agent:** Mr Mark Strawbridge      **Applicant:**

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Part 1- Particulars of the Application	<b>Application No:</b>	2020/1553
	<b>Date of Application:</b>	28/05/2020
	<b>Date Validated:</b>	28/05/2020
	<b>Application Type:</b>	Commercial Prior Notification

**Proposal:** Prior notification for change of use from A1 (cake shop) to A3 (cafe /coffee shop).

**Location:**

**Plan Numbers:** Site Location Plan; 0775.P.0101; Planning Statement

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### Part 2 – Particulars of Decision:

The London Borough of Hackney (“the Council”) has considered the development proposals, set out in the Schedule below, in accordance with ), Schedule 2, Part 3, Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

The London Borough of Hackney, as Local Planning Authority, hereby confirm that their **prior approval is required and granted subject to condition/s** for the proposed development at the location shown above, as described by the proposal shown above, and in accordance with the information that the developer provided to the local planning authority shown above (the Plan Numbers):

#### Condition/s:

1. The development shall be undertaken in full accordance with the conditions set out in the relevant part of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

REASON: To comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

2. It is a requirement of Condition C.2, of Class C of part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as

amended, that the development must be completed within a period of 3 years from the date of this prior approval decision.

The development shall be undertaken in full accordance with the conditions set out in the relevant part of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

REASON: To comply with the requirements of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3. The use hereby permitted may only be carried out between 07:00 and 20:00 Mondays to Saturdays and 07:00 and 18:00 Sundays.

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

**Informative/s:**

1. Confirming that your proposed development is lawful

Note: It is important to note that this written notice does not indicate whether or not the proposed development is lawful and would comply with any of the other limitations or conditions of Schedule 2, Part 3, Class C. If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2, Part 3, Class C), then you should submit an (optional) application to the local planning authority for a Lawful Development Certificate.

2. Building Regulations Approval

Building Regulations Approval will be required for your development. If you use the Council's Building Control Service, you will not need to comply with the conditions referred to above as they will notify the Planning Service of the date on which the works were completed on your behalf. Further information about the Council's Building Control Service can be found on our web site at [www.hackney.gov.uk/building-control](http://www.hackney.gov.uk/building-control) or call 0208 356 8124.

**Date of Decision: 23/07/2020**

Yours sincerely



**Natalie Broughton**

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