



Hackney Council
Planning and Regulatory Services
2 Hillman Street
London E8 1FB

www.hackney.gov.uk

Hackney Reference: 2015/2596

7 September 2015

Owner/Occupier
Ground Floor Front
50 Eagle Wharf Road
Hackney
N1 7ED



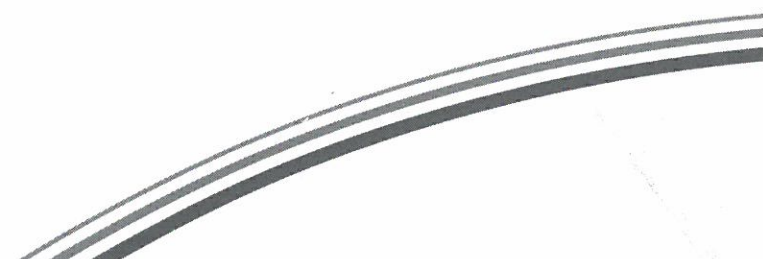
Dear Sir/Madam

**Town and Country Planning (Development Management General Procedure) (England) Order
2010**

Site Address: 49 - 50 Eagle Wharf Road London N1 7ED

Application Number: 2015/2596

Development Description: Partial demolition of existing buildings, retention of 3 storey building and former industrial chimney and redevelopment of the site to provide a mixed use scheme comprising blocks of 2 to 7 storeys and accommodating 4,393 sq. m, of commercial floorspace at basement, ground, part first floor and part second floor level, 64 residential units at part first, part second, third, fourth, fifth and sixth floor levels (proposed mix is 28 X 1 bed, 21 X 2 bed, 13 X 3 bed, 2 X 4 bed) as well as 253 sq. m. cafe floorspace (A3) at ground floor level, landscaped communal gardens, pedestrian link route to the Regents Canal and other associated works.



The Council has received a new application seeking planning permission for the above development and is undertaking community consultation as part of the planning assessment process.

The process of community consultation allows adjoining or nearby property owners and others the opportunity to look at a proposed development, consider the likely impacts it may have on them and provide comments before a decision is made.

You may view details of the application at the Ground Floor Reception Area, Hackney Service Centre, 1 Hillman Street, London, E8 1DY between 9 am and 5 pm on Mondays to Fridays (except public holidays).

Alternatively you can visit our website to comment on the planning application via the details provided below. Please note that application documents will be available to view online within two working days of the date of this letter.

Planning Online
www.hackney.gov.uk/planning-applications



The web address allows you to enter the application number (given above), view plans and comment on the proposal online

A Duty Planner is available on the telephone (0208 356 8062) between 9 am and 5 pm Mondays to Fridays and in person at the Hackney Service Centre, between 10 am and 12 noon and 2 pm and 4 pm Mondays to Fridays, should you require personal assistance.



Email -

Please Note – your address is automated, but your name, phone number and email are optional. We require the name and address details to acknowledge comments and supply information about Planning Sub-Committee dates and time.

Comments Form

Planning Application Number –	2015/2596
Site Address –	49 - 50 Eagle Wharf Road London N1 7ED
Planning Officer –	Jonathan Payne
	Tick as required
I support the application (please state reasons below if any).	
I object to the application (please state reasons below if any).	
I neither support nor object to the application.	
Ground Floor Front 50 Eagle Wharf Road Hackney N1 7ED Your comments –	
Please continue on additional pages if necessary.	

Return to –

Hackney Planning Service, 2 Hillman Street, London E8 1FB

Or submit your comments on-line via the add-a-comment feature at www.hackney.gov.uk/planning-applications.

Thank you for providing your input.

Commenting on a Planning Application

What can I comment on?

The planning officer will only be able to consider comments, whether in support of an application or objecting to it, in relation to 'planning issues'. This means that you must focus your comments on matters like the effect on traffic or parking, the appearance of the proposal, overlooking or disturbance, loss of light or privacy, impact on the local environment and whether the proposed use is suitable.

We cannot take into account matters like loss of property value, private disputes between neighbours, matters covered by leases or covenants, the impact of construction work and competition between firms. You may wish to discuss this application with your local councillor, your local councillors are:

Philip Glanville (Hoxton West)	
Clayton McKenzie (Hoxton West)	
Carole Williams (Hoxton West)	

Please visit our website for details of how to contact your Councillors, www.hackney.gov.uk/council-democracy, or alternatively write to them care of London Borough of Hackney, Town Hall, Mare Street, London, E8 1EA. Any comments that you wish the planning service to take account of should be provided using one of the above two methods.

Alternatively you can seek professional planning advice from – Planning Aid for London, Unit 301, Whitechapel Technology Centre, 65–75 Whitechapel Road, London E1 1DU, telephone 020 7247 4900, fax 020 7247 8005 and website www.planningaidforlondon.org.uk

Will my comments make a difference?

Yes, your comments are important to us. Where possible, we aim to negotiate improvements to applications and your comments received by the Council may be used in deciding a planning application. Your comments will, along with government guidance, regional and local planning policies, form part of our overall consideration of the application.

Who decides the application?

Approximately, 95 percent of applications are decided by the Assistant Director of Planning and Regulatory Services, including all proposals for Telecommunications equipment.

Major applications and applications that generate significant community concern on relevant planning issues are usually determined at the Planning Sub-Committee, which is made up of local Councillors.

For more information, please telephone the Planning Officer detailed on the letter. If the application is to be reported to Planning Sub-Committee, you will be notified in writing and advised of the date, time and location of the meeting.

Protecting your privacy on the web

This form is provided for you as a simplified way for you to send us your comments. You should be aware this part of the document will be available on the planning file, but will not be shown on the website. Only the comments you provide overleaf will be available on the web.

Personal Information –

Name -	
Phone Number -	



How to Comment:-

The attached sheet 'Commenting on a Planning Application' provides general information on how you can participate in the consideration of this application. Further information is available at www.hackney.gov.uk/PlanningInformationleaflet1

Your submission should be made in writing either **by letter** using the attached comment form or **on-line** via the web link shown on the first page of this letter and must be received by 28 September 2015. Comments received after this date may not be taken into consideration as the planning application may have been decided. Comments can be made by anyone and can be objections, expressions of support, or observations about the planning application.

Any submissions received are placed on the planning application file, which may be viewed by the general public. All comments received are acknowledged by post or email within 7 working days of receipt. Please note that only the organiser of a petition or the first person on the petition list will be sent an acknowledgement letter. I regret that I am unable to respond directly to comments received. Relevant planning comments will be responded to in my report which is available for viewing on-line once the application is determined.

If you wish to discuss this matter or be advised if the application will be reported to the Planning Sub-Committee and the likely committee date, please contact me on the details provided below.

Yours faithfully,

Jonathan Payne
Planning and Regulatory Services
020 8356 7737