

Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="50-56"/>
Address line 1	<input type="text" value="Brick Lane"/>
Address line 2	<input type="text" value="London"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text" value="E1 6RF"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="533916"/>
Northing (y)	<input type="text" value="181727"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="D"/>
Surname	<input type="text" value="Epstein"/>
Company name	<input type="text" value="Epra Fabrics Ltd"/>
Address line 1	<input type="text" value="50-56 , Brick Lane"/>
Address line 2	<input type="text" value="London"/>
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant? Yes No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area? (numeric characters only)

Unit

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	NGL300083
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Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? Yes No

Public/Private Ownership

5. Site Information

What is the current ownership status of the site?

Public Private Mixed

6. Description of the Proposal

Please note in regard to:

- Fire Statements - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- Permission In Principle - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- Public Service Infrastructure - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

Erection of rear extension to existing commercial storage space (Class E) with associated internal alterations, at 50- 56 Brick Lane, London, E1 6RF.

Has the work or change of use already started?

Yes No

7. Further information about the Proposed Development

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes No

Do the proposals cover the whole existing building(s)?

Yes No

Where proposals only affect part(s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floor')

Rear First and Second Floors at no's 50-54 Brick Lane.
Please see existing and proposed plans attached.
Please note the retail units on the ground floor are to remain as existing and the top floor residential use is to remain as existing.

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?
If the proposal does not include affordable housing, select 'No'.

Yes No

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	Rear Extension
Maximum height (Metres)	3
Number of storeys	1

Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes No

Projected cost of works

Please provide the estimated total cost of the proposal

Up to £2m

8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit?

Yes No

9. Superseded consents

Does this proposal supersede any existing consent(s)?

Yes No

10. Development Dates

Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
Building Works	January	2022	September	2022

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name? Yes No

Developer Information

Has a lead developer been assigned? Yes No

12. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The proposals seek to improve the efficiency of the commercial space by extending to the rear at first floor level. This will enlarge the first floor space and allow the showroom/storage for the shop below to be concentrated on one level. This will avoid the need to carry heavy goods up two floors. New openings in the rear elevation at this level are proposed to the extension. Please see Design and Access Statement for full details.

Demolition including non-original windows to be replaced are denoted on the existing plans attached.

13. Existing Use

Please describe the current use of the site

The ground floor of the site is currently occupied by a takeaway at no 50 (to remain as existing) and the shop/ showroom for Epra Fabrics Ltd. At first floor level, 52-56 Brick Lane provides storage for the ground floor use. The first floor of no.50 is currently in use as a 1 bedroom flat (to remain as existing). At second floor level, 52-56 is partially residential with an informal one bedroom flat occupying part of no 54. No 50 is residential as the floor below (to remain as existing) . The third floor level over 50-52 was granted permission for a new mansard roof extension to provide a 3 bed and a 2 bed flat. This has been implemented. The residential accommodation is accessed by separate stairs at no 50 and 54. The storage facilities are accessed by stairs at 52 and 56. The stair at 56 has been removed above first floor level.

Is the site currently vacant? Yes No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated Yes No

Land where contamination is suspected for all or part of the site Yes No

A proposed use that would be particularly vulnerable to the presence of contamination Yes No

14. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

14. Existing and Proposed Uses

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
OTHER Fabric Shop (Epra Fabric Ltd)	485	0	58.5
A5 - Hot food takeaways	87	0	0
C3 - Dwellinghouses	271	24	0
Total	843	24	58.5

15. Materials

Does the proposed development require any materials to be used externally?

Yes No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Roof	
Description of existing materials and finishes (optional):	Flat roof
Description of proposed materials and finishes:	Pitch roof, artificial slate or similar approved matching mansard over.

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Reinstating and restoring original features – such as the double hung timber sash windows which have been damage and lost.

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Raising brick walls to match existing with traditional brick on edge parapets.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

1031.000 Site Location Plan,
 1031.001A Ground Floor Plan Existing, 1031.002A First Floor Plan Existing, 1031.003B Second Floor Plan Existing, 1031.004 Third Floor Plan Existing,
 1031.011A Front Elevation Existing, 1031.012B Rear Elevations through terrace AA Existing, 1031.013B Rear Elevation through courtyard BB Existing,
 1031.016A Sections CC Existing,
 1031.101A Ground Floor Plan Proposed, 1031.102A First Floor Plan Proposed, 1031.103C Second Floor Plan Proposed, 1031.104A Third Floor Plan Proposed,
 1031.111A Front Elevation Proposed, 1031.112B Rear Elevations through terrace AA Proposed, 1031.113B Rear Elevation through courtyard BB Proposed,
 1031.116B Sections CC Proposed,
 1031.DA01A Design and Access Statement.

16. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

16. Pedestrian and Vehicle Access, Roads and Rights of Way

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

17. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes No

18. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes No

19. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

20. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

21. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features:

21. Biodiversity and Geological Conservation

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

c) Features of geological conservation importance:

- Yes, on the development site
- Yes, on land adjacent to or near the proposed development
- No

22. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space? Yes No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? Yes No

23. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system? Yes No Unknown

24. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal? Yes No

Please state the expected internal residential water usage of the proposal (litres per person per day)

0.00

Does the proposal include the harvesting of rainfall? Yes No

Does the proposal include re-use of grey water? Yes No

25. Waste and recycling provision

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste? Yes No

If no, please add details of every unit that does not provide all of the above, indicating what is and isn't provided and the reason why all of these spaces cannot be provided

all units	
Internal Dry Recycling	
Internal Food Waste	
Internal Residual Waste	
External Dry Recycling	

25. Waste and recycling provision

External Food Waste	
External Residual Waste	
Reason	Currently, a system of arranged street side refuse collections by Tower Hamlets is in use, and will remain as existing. The Conservation Area status, the tight nature of the site and narrow frontage with the ground floor taken up by commercial use, means that it would not be possible to supply a suitable refuse store accessible from the street.

26. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

27. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes No

Residential Units to be lost

Please provide details for each separate type and specification of residential unit being lost or replaced. Please enter details for all units being lost or replaced even if there is no net change in number.

Units Lost												
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land	
Other Informal one bedroom flat	1	Market for Rent	24	1	1							

Please add details for every unit of communal space to be lost

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes No

Total residential GIA (Gross Internal Floor Area) lost

24

28. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

29. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people

Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)

0

Older persons supported and specialised accommodation - Hostel (Sui Generis Use)

0

30. Utilities

Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

Fire safety

Is a fire suppression system proposed?

Yes No

Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

Has consultation with mobile network operators been carried out?

Yes No

31. Environmental Impacts

Community energy

Will the proposal provide any on-site community-owned energy generation?

Yes No

Heat pumps

Will the proposal provide any heat pumps?

Yes No

Solar energy

Does the proposal include solar energy of any kind?

Yes No

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

Yes No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

32. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

Existing Employees

32. Employment

Please complete the following information regarding existing employees:

Full-time	<input type="text" value="8"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="0.00"/>

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	<input type="text" value="8"/>
Part-time	<input type="text" value="0"/>
Total full-time equivalent	<input type="text" value="0.00"/>

33. Hours of Opening

Are Hours of Opening relevant to this proposal? Yes No

34. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? Yes No

Is the proposal for a waste management development? Yes No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

35. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? Yes No

36. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

37. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

38. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent. Yes No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

39. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- The applicant
 The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

40. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)