

**From:** [Planning Enquiries](#)  
**To:** [Planning Enquiries](#)  
**Subject:** 21/00328/PRNSDB - Planning Appeal Consultation  
**Date:** 07 August 2022 13:30:23

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From: [REDACTED]  
Date: Thu, Mar 17, 2022 at 8:52 am  
Dear Sir/Madam,

I am writing regarding **Planning Application - APP/M9584/W/22/3290261** for a proposed 2 storey extension to 94-111 Leabank Square, Hackney, LONDON, E9 5LR. I am dismayed to see this planning application has been made once again after the strong opposition the last time it will be filed in 2021.

I am also shocked that we have not been informed of this at all. We luckily heard of it from a neighbour just before the deadline. As someone that lives in the square, who objected the last time around, I find the complete failure to notify me concerning. This suggests a complete lack of transparency and disregard for the residents who will be affected.

As a leaseholder of [REDACTED], I strongly **OBJECT** to the above proposal and request the opportunity to address the planning committee when the application is determined.

### **Grounds of appeal**

- **reduce available or provide insufficient car parking and no bicycle storage**

Leabank Square has an allocated number of parking spaces for the current number of homes. There are not enough spaces for 12 new flats to have a parking space. There is also no bicycle at all, which is already an issue for existing residents who have to leave their bikes outside their flats, chained to the fences (which is an eyesore). Or, carry them up the narrow staircases and hallways and into their flats, causing damage to the interiors. With these amenities already insufficient for the current number of residents, and no space for additional parking or bicycle storage, another 12 flats can not be accommodated.

- **access/safety problems**

As already stated the hallways are very narrow. Already 2 people can not pass each other on the stairs at one time. If the building needs to be evacuated quickly, it is a real concern that the extra number of residents will pose a health and safety risk.

- **impact environmental health and living standards**

Will a full assessment be carried out before permission is granted on the impact to environmental health; a) during the construction and b) once the homes are occupied? The road is very narrow and has on street parking. During construction, large trucks will need to drive and park on the street when parking is already at a premium. The construction itself will also produce large amounts of noise and pollution during a pandemic when many residents are forced to work from home. Once the new homes are occupied, residents in the square will be adversely affected by the additional noise, light pollution, loss of light and/or privacy - depending on where their home is situated.

- **negative impact on amenities and services**

Will the already outdated water, drainage and electricity systems be updated to accommodate such a rise in building capacity? Will there be extra space for waste disposal? The current allocated space is already too small and the bins are frequently overflowing causing an environmental risk. Extra space will need to be allocated for extra waste disposal services. Currently the plans propose that extra bins just be placed outside, which will result in further pests and fly tipping, which are already high problems for this block.

- **Design and appearance**

The design of the additional 2 floors is not at all in keeping with the design of the building itself. It will also look completely at odds with the rest of the buildings in the square. I strongly believe that, should this application be granted, it could set a dangerous precedent for further irresponsible developments that compromise the aesthetic of the area. It is unfathomable that a planning application can be approved to dump an additional 2 floors (a rise in capacity of 67%) onto an existing building that does not match in style, colour or even material.

- **the cumulative impact of new developments to local amenities and infrastructure**

As part of this planning application, consideration should be given to the cumulative impact of all the development work recently undertaken in the area. Whilst I understand the need for more affordable housing, I do not feel that the additional disruption this development will cause to existing residents can be justified for just 12 additional flats.

Furthermore on the LLDC website you describe a policy to “deliver a sustainable and healthy place to live and work” and of “safeguarding existing residential units and land.” For the reasons already stated above, this development would directly contravene these statements. The negative impact of noise pollution, additional parking shortages, design compromise etc would cause the existing residents substantial harm both personally and financially.

- **have a negative economic impact**

For all the reasons stated above, It can only be surmised that this will decrease the value of existing properties in the building. Once again, I remind you of your policy of “safeguarding existing residential units and land.” How can these plans be justified if they provide no benefit to the community that already resides there?

Please keep us informed. We, the residents, will continue to take every action to ensure this development does not go ahead.

Kind regards,

[Redacted signature]

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